

185 East Road
Cambridge
CB1 1BG

City centre office building with
car parking, opposite Anglia
Ruskin University

1,144 sq ft

TO RENT



Location

The property is located on East Road, a main arterial route into Cambridge city centre. The area is populated by a mix of retail, commercial, residential and local services and amenities.

Anglia Ruskin University and Parkers Piece is a short distance to the south, off East Road, with the Grafton Centre directly to the north.

Description

The building is arranged over three floors and provides a mix of large open plan offices that have recently been comprehensively redecorated.

The building comes equipped with kitchen and W.C facilities, gas fired central heating, suspended ceilings with LED lighting. The property would be suitable for a range of business operating under the E Class planning use.

Externally there is an area to the rear of the property providing two car parking spaces and cycle parking.

Quoting Terms

The property is available to let on a lease upon term to be agreed.

Use

The property benefits from an E Class use.



Accommodation

Name	sq ft	sq m
Ground Floor	326	30.28
First Floor	392	36.42
Second Floor	426	39.58
Total	1,144	106.28

Rents, Rates and Charges

Rent (per annum exclusive)	£28,600
Business Rates Payable	£17,964
Service Charge	N/A
VAT	TBC
EPC	C (53)

Legal Costs

Each party to be responsible for their own costs.

Possession

Upon completion of legal formalities.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

These particulars do not constitute, nor constitute any part of, an offer or contract and are issued on the strict understanding that all negotiations are conducted through Robinson Layer. All measurements are approximate and unless stated otherwise, all prices and rents quoted are exclusive of VAT.

Viewings and further information

Steven Harvey

Tel: 01223 300966

Mob: 07899 991858

Email: sjh@robinsonlayer.co.uk



Robinson Layer LLP

11 Signet Court, Swann Road,
Cambridge CB5 8LA

T: **01223 300966**

E: agency@robinsonlayer.co.uk

robinsonlayer.co.uk