

TO LET

33-35 REGENT STREET,
CAMBRIDGE
CB2 1AB

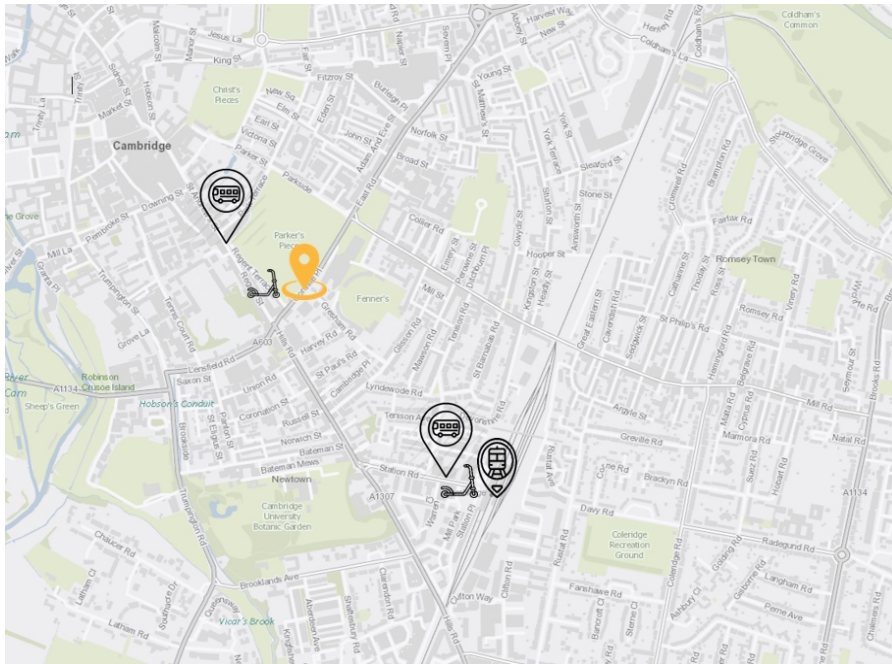
227 sq ft
21.09 sq m

- Prime Central Cambridge Location
- Ideal For 1 - 4 People

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LOCATION

Regent Street is a well established retail and office area and is one of the main arterial routes into the city centre. Surrounding occupiers include hotels, restaurants, public houses, retailers, estate agents, professional and financial services.

The property is located within walking distance of Cambridge City Centre and Drummer Street bus station. The railway station is approximately one miles walking distance with alternative option of E-scooter that is a 5 minute Journey from the Station.

DESCRIPTION

The premises form part of the larger 33-35 Regent Street address which comprises, 2 basement offices, two retails units on the ground floor and 4 residential flats on the first floor. This office is benefits from full height ceiling height, perimeter trunking, LED Strip Lights, phone line connection, radiator heating and shared access from front and rear. There is also shared access to a W/C.

TERMS

The property is available by the way of 12-month license.

RENT/PRICE

Annual License Fee: £6,780 payable monthly in advance.

SERVICES/SERVICE CHARGE

The service charge is included in the rental figure.

ACCOMMODATION

The suite has been measured in accordance with the

RATEABLE VALUE

Current: £6,780

Rates payable: £2,137.50

EPC

EPC - Rating E

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

Upon Application.

VIEWING

Strictly by appointment with agents.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. November 2022

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