

01223 467155

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OFFICE - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**74 EDEN STREET, CAMBRIDGE, CB1 1EL**

**Rent: £25,500 per annum**

**Size: 1,203 sq ft (112 sq m)**

- Modern self contained office unit
- Flexible lease terms
- Centralised location near the Grafton Centre
- Available from 24<sup>th</sup> July 2024



## LOCATION

The property is prominently located on Eden Street which is a 1 mile walk away from the Cambridge Train Station and there are multiple bus routes operating along East Road which is 0.2 miles away. East Road forms part of Cambridge's inner ring road and provides access to the local road network. The property is only 0.1 miles away from the Cambridge Grafton Centre, one of Cambridge's main covered retail and leisure centres. The property is a very short walk from Parker's and Christ's Pieces.



## DESCRIPTION

A self contained office building providing open plan accommodation throughout. The property benefits from gas fired central heating, a kitchenette, WCs and meeting room. The property has potential for a variety of different uses under Class E of the Planning Use Classes Order 2020.

## SERVICES

Mains electricity, gas and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

All measurements are approximate net internal areas:

74 Eden Street	1,203 sq ft	(112 sq m)
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## RENT

£25,500 per annum exclusive of insurance, services and all other outgoings. We understand that VAT is not payable on the rent.

## LEASE TERMS

Flexible lease terms available.

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £32,750

For the year commencing 1 April 2024 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

## EPC

The property has an EPC of E - 116. A copy of the EPC is available from the agent.

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons  
Incorporating Barker Storey Matthews  
Pound Hill  
Pound Hill House  
Cambridge  
CB3 0AE  
Contact:

Joe Berry  
[Joseph.berry@eddisons.com](mailto:Joseph.berry@eddisons.com)  
01223 467155 / 07977 231356

Ref: 7  
240626

For more information, visit [eddisons.com](http://eddisons.com)  
01223 467155

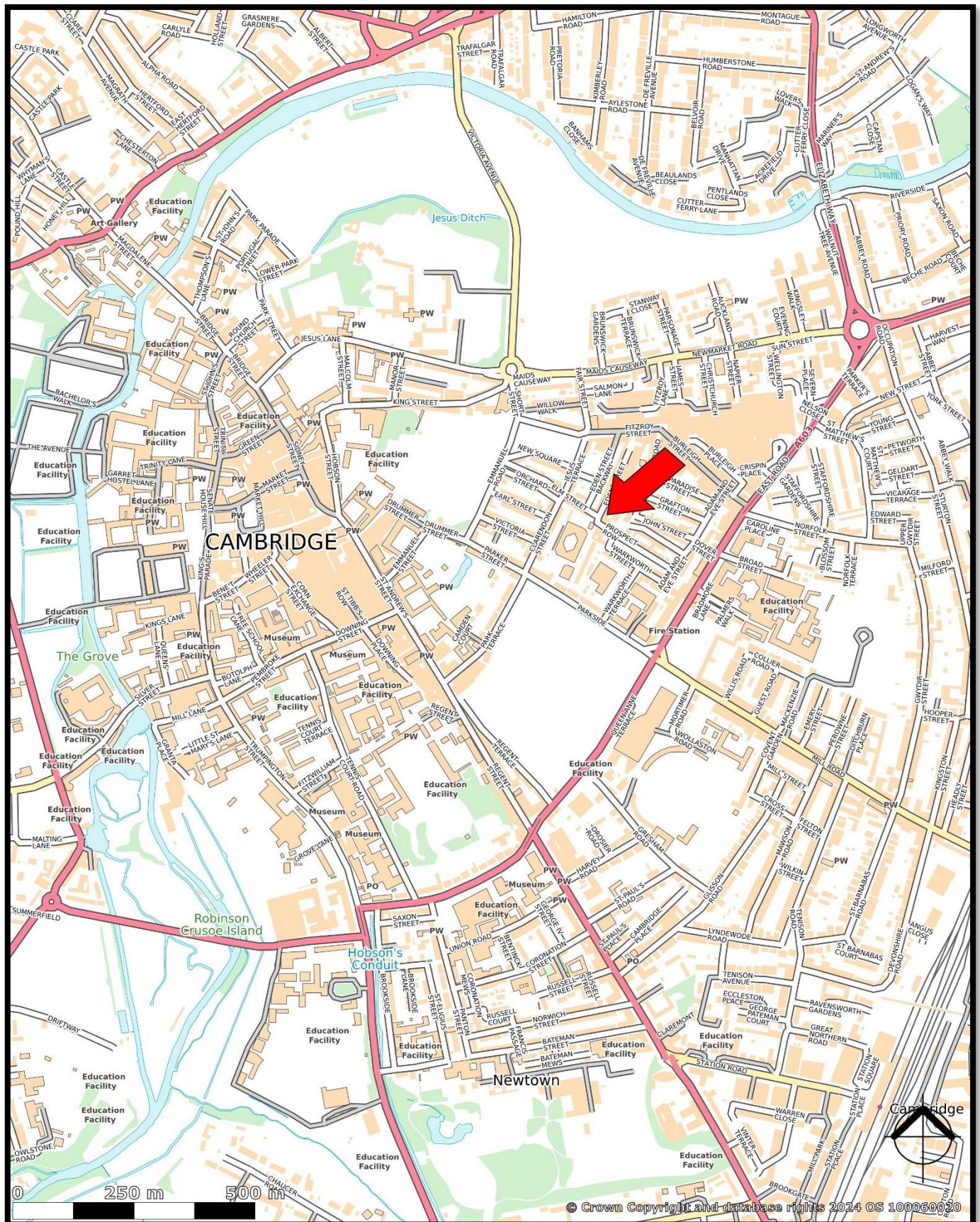
### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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For more information, visit [eddisons.com](https://eddisons.com)  
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