

01223 841841  
bidwells.co.uk

  
BIDWELLS



An opportunity to rent a commercial space in a rural location, with good access links to Cambridge and beyond

Rent - POA

**OFFICE UNIT / POTENTIAL LAB SPACE – TO LET**

**UNIT 1, DENNY LODGE BUSINESS PARK,  
CHITTERING. CAMBRIDGE. CB25 9PH**

### Enquiries

Henry Rintoul  
07386 678093  
henry.rintoul@bidwells.co.uk

Bidwells, Bidwell House, Trumpington  
Road, Cambridge, CB2 9LD

### Additional Information

#### Location

The property is located in the hamlet of Chittering, approximately 8 miles north of Cambridge and benefits from access via the A10.

#### Description

The property is located on Denny Lodge business park, with planning permission for use class E. Ideal for office space use, with the potential refurbishment into lab space. The unit extends to approximately 1,865 sq.ft GIA.

#### Key Features

- Two large conference rooms
- Open plan office space to first floor
- Car parking & communal courtyard
- Security alarm system
- Air-conditioning (Hot/Cold)
- Fire/Alarm panel
- Male & Female WC
- Shower room
- Independent kitchen
- Electric gate access
- Business Park CCTV

#### Access

The property is accessed via a hardcore track leading directly from School Lane, Chittering.

#### Rent

POA. One months' deposit will be payable prior to taking occupation.

#### Services

The unit benefits from mains electricity, water and internet. The tenant will be responsible for paying all rates utilities.

#### Repair and maintenance

Tenants are to maintain, repair and decorate the property. The landlord is responsible for maintenance of communal areas and servicing of alarm systems.

#### Terms

Flexible terms, but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

#### Business Rates

The building is rated and as such, any rates payable are the responsibility of the Tenant.

#### Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



### Energy Efficiency Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 67

This is how energy efficient the building is.

### Energy Performance Certification

To inspect the full EPC for this property please contact our office on 01223 841841. The graphs above show the property's energy efficiency and environmental impact rating.

### Viewings

Strictly subject to prior appointment.