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BIDWELLS



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

OFFICE UNIT – TO LET
UNIT 8, DENNY LODGE BUSINESS PARK,
CHITTERING, CAMBRIDGE, CB25 9PH

Enquiries

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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. The unit extends to approximately 1,324 sq.ft GIA.

Key Features

- Two conference rooms
- Open plan office space
- Car parking & communal courtyard
- Security alarm system
- Air-conditioning (Hot/Cold)
- Fire/Alarm panel
- Male & Female WC
- Independent kitchen located on mezzanine floor
- 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

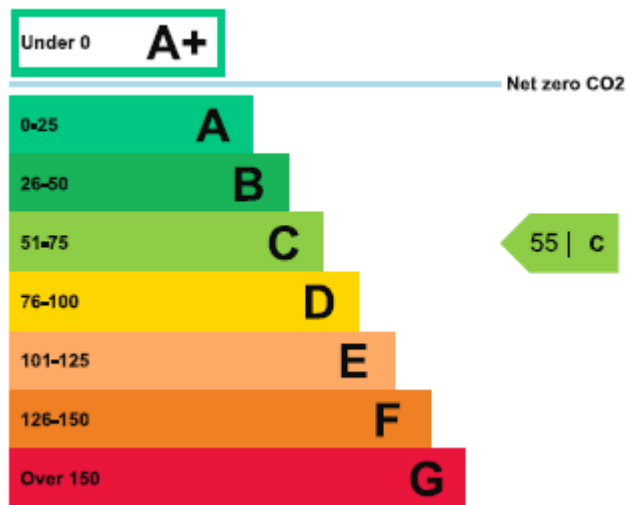
Flexible terms, but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

Business Rates

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



Energy Efficiency Rating



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.

Important Notice

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