

## RETAIL OPPORTUNITIES EDDINGTON SQUARE

### In Brief

- **Final unit available** located within the central square of Eddington.
- Ranging in size between 75 sq. m (807 sq. ft.) – 277 sq. m (2,982 sq. ft.).
- Immediately available.
- Owned and managed by **The University of Cambridge**.
- A1, A3 or A5 uses (E class).
- Within local centre including school, nursery, hotel, apart hotel, housing, supermarket, bakery & café, hair salon.



**GROUND FLOOR RETAIL UNIT TO LET**  
**EDDINGTON SQUARE, CAMBRIDGE, CB3 1TT**



**UNIVERSITY OF  
CAMBRIDGE**

## Location

Eddington forms a new neighbourhood in Cambridge and the heart of the first phase of **The University of Cambridge's** Northwest Cambridge Development. The square is defined around its core place and creates a pedestrian friendly area together with social facilities around. With a mix of uses such as school, community centre, hotel and supermarket, the local centre offers amenities, facilities, variety, and choice.

As an extension to Cambridge, Eddington is keen to identify and provide spaces for local and small businesses to grow with the community at Eddington. Aligned with the University's vision, Eddington will provide a high-quality service and have retailers who will help build a strong and connected community and support their ethos of a sustainable neighbourhood. Incentives are available to reflect the growing status of our community and to help you flourish with us.

## Connectivity and Transport

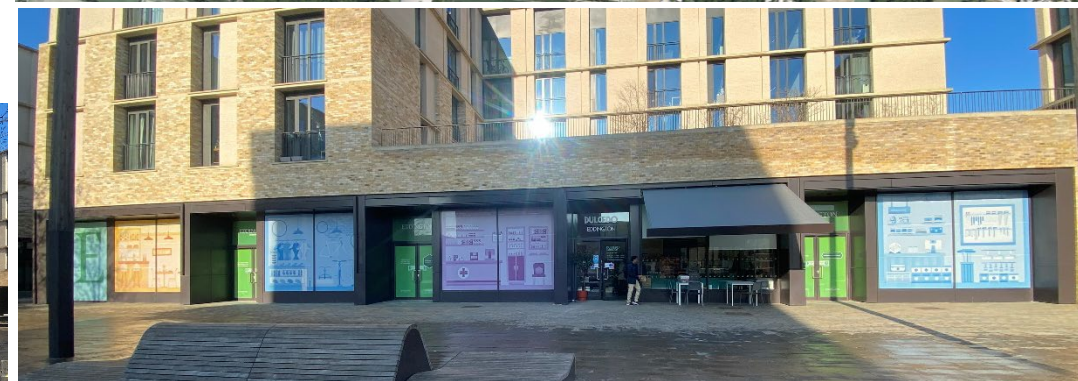
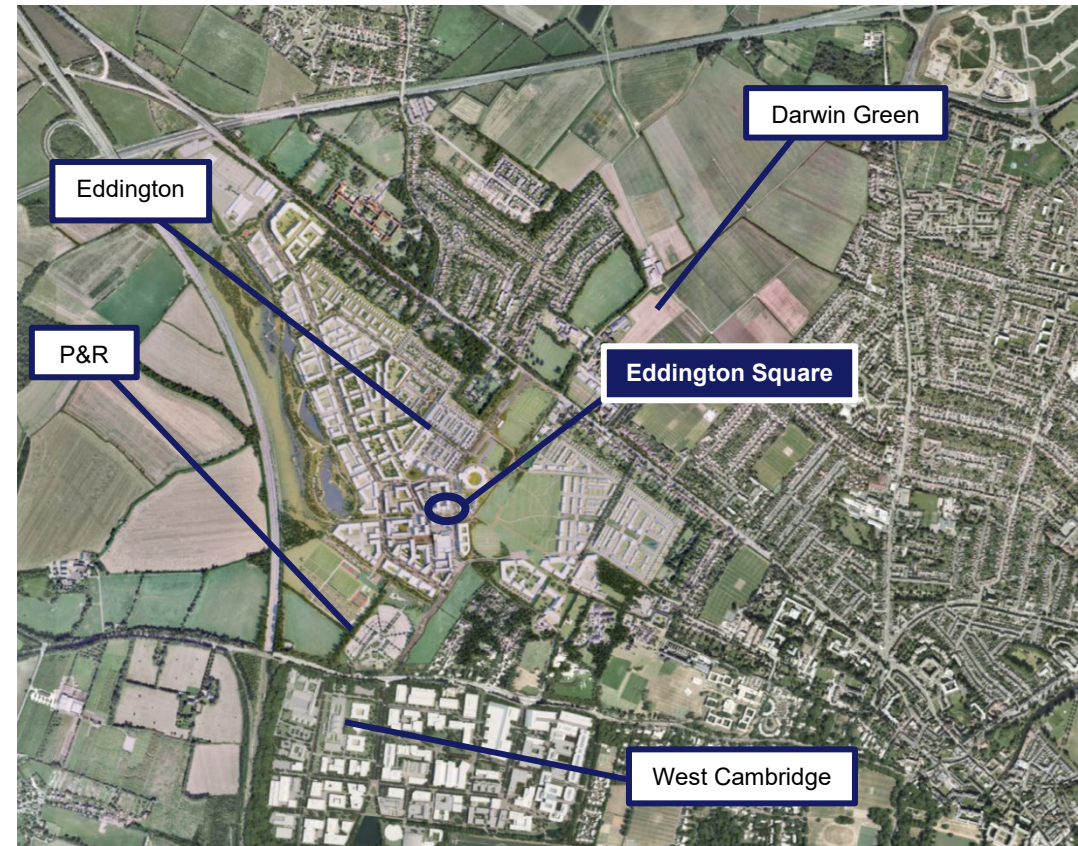
Eddington is situated west of Cambridge city centre and is accessible by road via the M11 and Huntingdon Road, both of which form the West and East boundaries of the development. The Eddington local centre is well connected with sustainable modes of travel. There are various public bus routes and connections using the primary road network with bus stops in the local centre. A Park and Ride hub is located south of Eddington, accessed via Madingley Road (5 – 10 min walk from Eddington local centre). The Ridgeway is a dedicated cycling and pedestrian link connecting the Girton neighbourhood in the north to the local centre and onward.

Cambridge city centre is 10 - 15 minutes cycling distance from the local centre, using the Ridgeway route. It is anticipated that West Cambridge in the South, and the Girton neighbourhood in the North are potential population catchments for the local centre. Both these neighbourhoods are 5 – 8 mins walk from the local centre.

## Residents

Current population is c.1,500 based on University and Private home occupancy. Phase 1 development (current phase) expects the population to increase to c.4,000 based on Planning consent, with transient population from student accommodation, hotel stays (incl. long stays at 4\* aparthotel), primary school of c.630 pupils, Sainsbury's and serving the neighbouring communities. When complete, this is expected to increase further to 10,000 based on home occupancy and employment.

Population growth at West Cambridge Academic and Research Innovation District (south of Madingley Road) is expected to increase significantly with the number of jobs increasing from the existing 4,000 to 15,000 once completed.



### Accommodation

The table below refers to each unit, their availability status, and approximate areas.

UNIT	SIZE (GIA)	AVAILABILITY
1 – 2 Eddington Square	190 sq. m. (2,045 sq. ft.)	Let - Dulcedo (Café/Bakery).
3 Eddington Square	75 sq. m. (807 sq. ft.)	Let – Outspoken (Bike shop).
4 Eddington Square	77 sq. m. (829 sq. ft.)	Let – La Pizzica (Pizzeria).
5 Eddington Square	77 sq. m. (829 sq. ft.)	Let – Harvest (Organic & Vegan groceries).
<b>6 – 7 Eddington Square</b>	<b>277 sqm (2,982 sq. ft.)</b>	<b>AVAILABLE</b> – Possible Restaurant/Food/Pub use.
8 – 10 Eddington Square	355 sqm (3,821 sq. ft.)	Under Offer – Leisure use.
11 Eddington Square	75 sq. m. (807 sq. ft.)	Under Offer –Health & Beauty use.

### Further Information

Plans of all available individual units are enclosed at the end of this document.

Units 3-7 will be serviced via a shared corridor to the rear of the units. This corridor is accessed from a street which has parking facilities for delivery trucks.

Units 8-11 will be serviced from the street side which has parking facilities for delivery trucks. Further details and plans can be provided upon request. A detailed tenant information pack is available to interested parties.



### Lease

The units are available on new leases outside the Landlord and Tenant Act 1954, on effective full repairing and insuring terms. The leases will be subject to five yearly upwards only rent reviews.

### Rental Guide

Further details depending upon intended use and size of units upon request. Rents will be exclusive of business rates, service charge and VAT.

### Planning

All the units have A1, A3 and A4 use (E Class).

### Service Charge

There is a service charge to cover the insurance and maintenance and repairs of communal areas, the current estimate is £7 per m. sq.

### Business Rates

To be assessed.

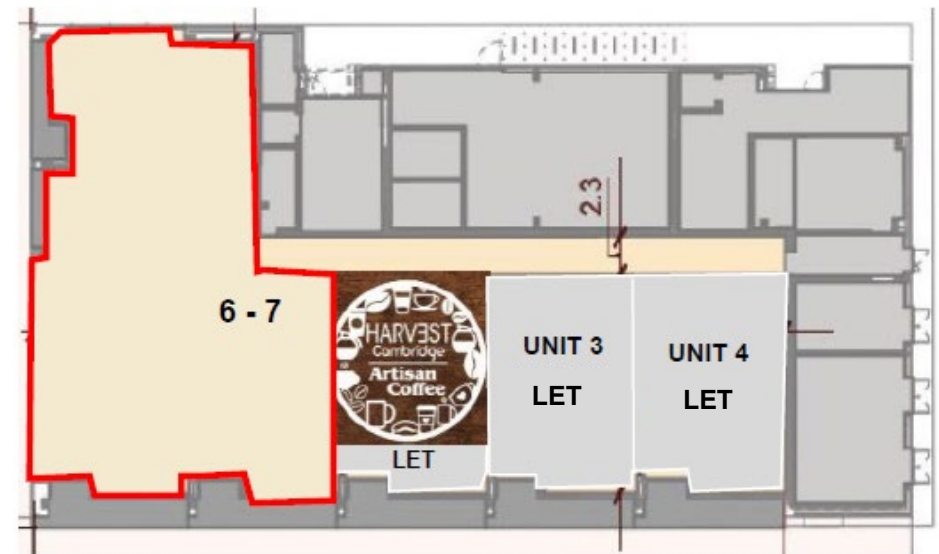


**1-2 Eddington Square LET**



**6-7 Eddington Square - AVAILABLE**

- 3 (LET - OUTSPOKEN)**
- 4 (LET - LA PIZZICA)**
- 5 (LET- HARVEST)**



8-10 Eddington Square

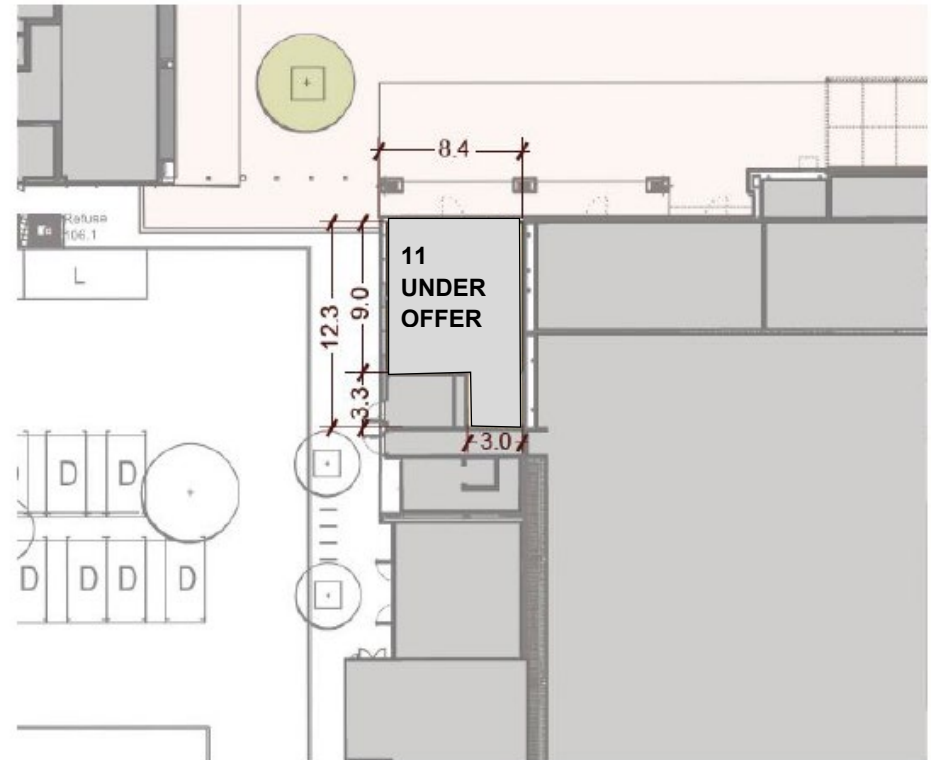
UNDER OFFER



\* All dimensions are in meters

11 Eddington Square

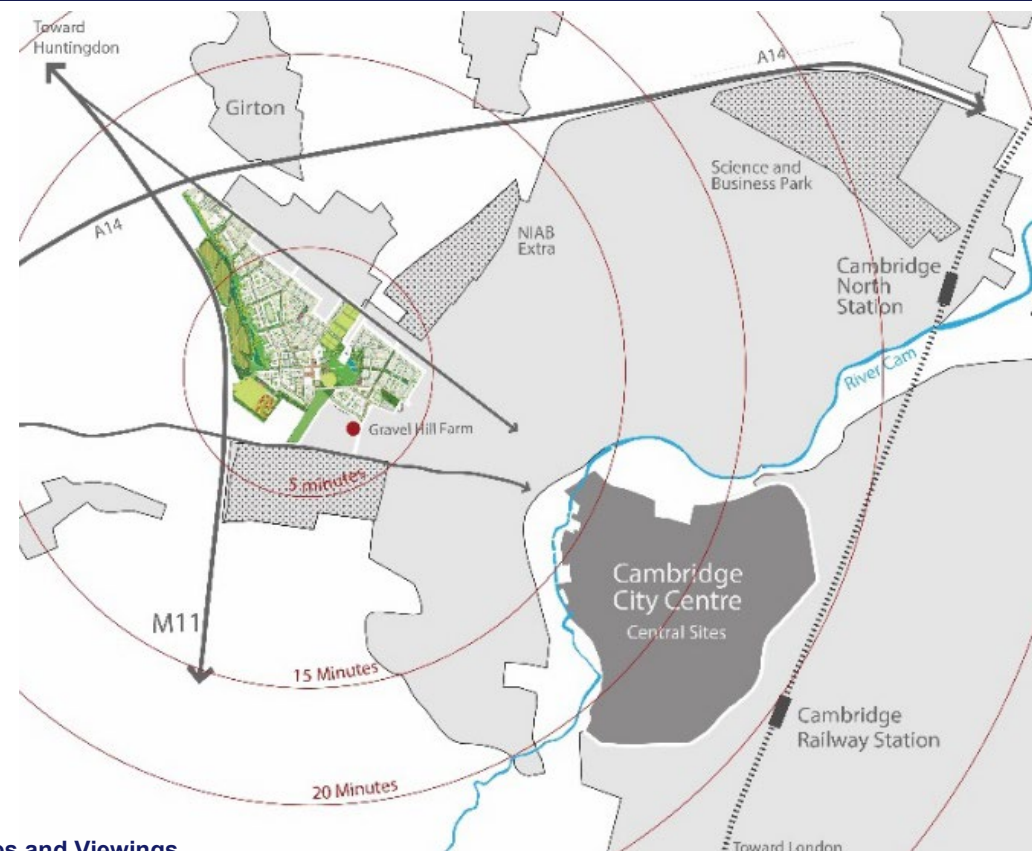
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\* All dimensions are in meters



# BIDWELLS



### Timing

Immediately available.

### VAT

The property is elected for VAT.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

Further information available upon request.

### Enquiries and Viewings

For further information and viewings, contact the agents below:

James Lankfer  
01223 841841

[James.lankfer@bidwells.co.uk](mailto:James.lankfer@bidwells.co.uk)

Matt Hallam  
07442 634355

[Matt.hallam@bidwells.co.uk](mailto:Matt.hallam@bidwells.co.uk)

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