



8 ROSE CRESCENT,
CAMBRIDGE, CB2 3LL

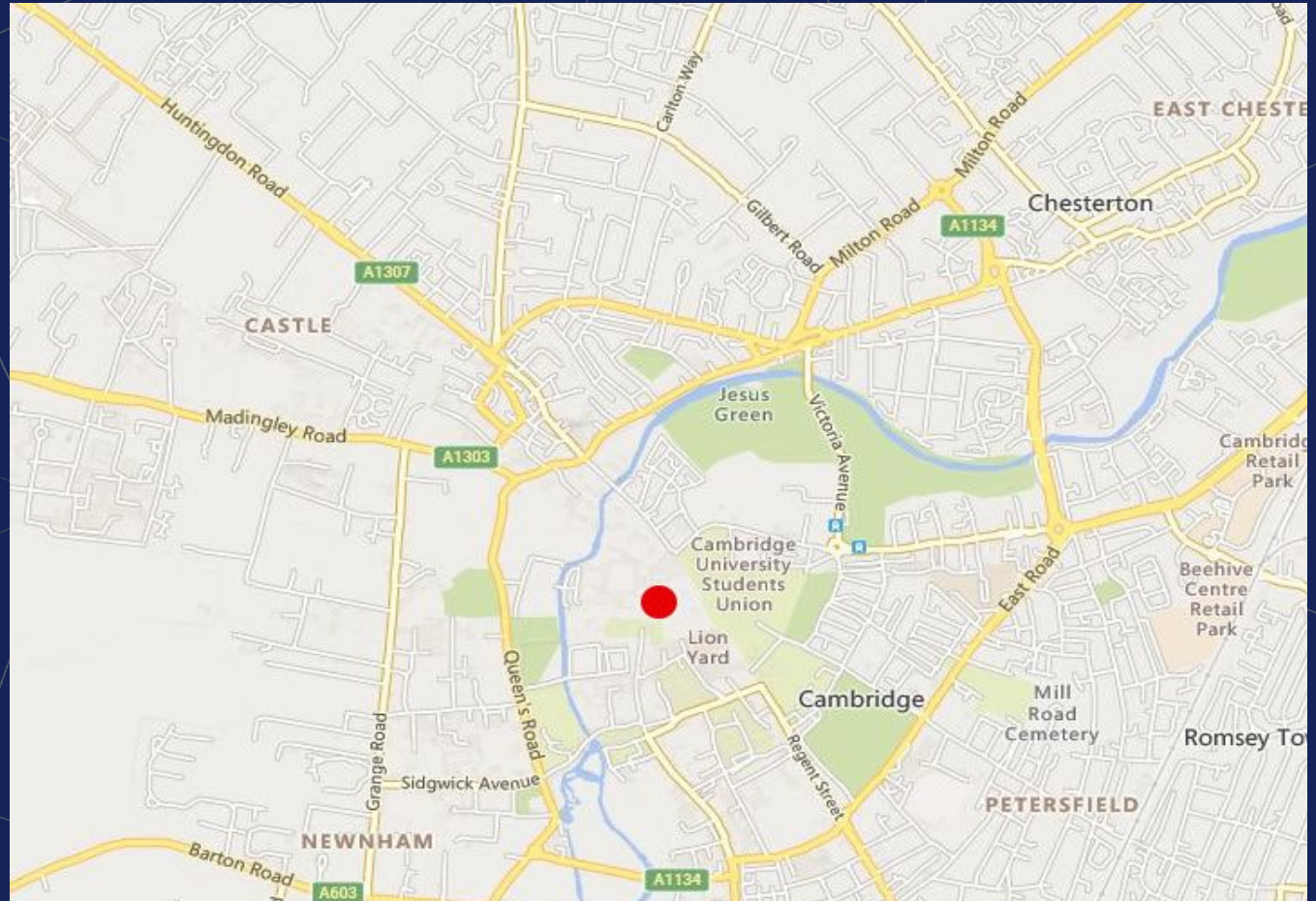
TO LET | OFFICES: 908 SQ FT (84.35 SQ M)


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LOCATION

A first-floor office available on Rose Crescent which is in central Cambridge within short walking distance of the market and Grand Arcade shopping centre. Rose Crescent features occupiers such as Cellini, Le Creuset, Crabtree & Evelyn, Franca Manca and Mint Velvet

Rose Crescent is also within walking distance of Drummer Street bus station and Cambridge train station. The train station provides fast and frequent links to London with King's Cross just 50 minutes away and London Liverpool Street 1 hour and 15 minutes. The city rail/bus services operate every 10 minutes during normal business hours from Emmanuel Street to the train station.



SUMMARY



Description

First and second floor healthcare clinic/office accessed via entrance on Rose Crescent.

Cellular offices with historic features and storage space. The space features 4 windows overlooking this iconic street.

Specification includes:

- Self-contained office accommodation
- City centre location
- Good transport links and amenities
- Views over historic street
- WC and Kitchenette
- Gas heating
- Private entrance
- D1 Use Class

Town Planning

The existing use under the Town and Country Planning Act 1987 as amended comes under Class D1, non-residential institutions.

Additional information

Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

Business Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Available upon request.

Postcode

CB2 3LL

ACCOMMODATION

Net Internal Area:

Description	Sq ft	Sq m
First Floor	908	84.35



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GALLERY



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