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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

The landlord intends to refurbish the unit once lease terms have been agreed.

**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 1324 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
- 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

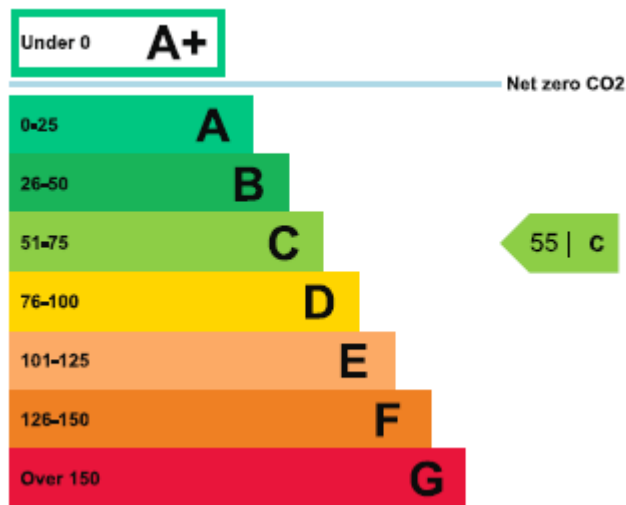
Flexible terms, but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

#### 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.

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