

TO LET

Carter Jonas



**32 ST. ANDREWS STREET
CAMBRIDGE
CB2 3AR**

Town Centre | High Footfall Opportunity

- Available by way of a Lease Assignment
- B1 Use – Suitable for other uses STP
- High Footfall Location
- Situated Opposite John Lewis
- 3,712 Sq Ft

LOCATION

The Property is located on the corner of St Andrews Street and Downing Street. The property is situated opposite John Lewis in the historic Cambridge Town Centre.

St Andrews Street is one of the main arterial roads for pedestrians in to the town centre from the south and from the Cambridge Train Station.

Nearby occupiers include: John Lewis, Nandos, Revolution, All Bar One, Wagamamas and those situated within The Grand Arcade.

DESCRIPTION

The Property comprises of a 3 Storey office / building society with further strongroom storage accommodation in the basement. The ground floor is currently partitioned but could be opened to provide an open plan floor plate.

The first floor provides staff rooms, meeting rooms, open plan office accommodation, w/c and break out facilities.

The second floor provides further office accommodation and access to a/c provisions on the roof terrace.

Floor Plans are can be made available upon request.

TERMS

A copy of the lease is available by request but in summary:

Start Date: 1st December 2010
Term: 15 Years
Rent Reviews: 5 yearly
Passing Rent: £122,500 PAX
Break Option: 1st December 2020
Break Conditions: 6 Months Rent and Vacant Possession

RENTAL

£122,500 per annum.

ACCOMMODATION

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	1,363	126.62
Basement	194	18.02
First Floor	1,196	111.11
Second Floor	959	89.09
TOTAL	3,712	344.84

RATEABLE VALUE

Rateable Value: £99,000

Estimated Rates Payable (April 2017/18): £47,421.00

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

VAT

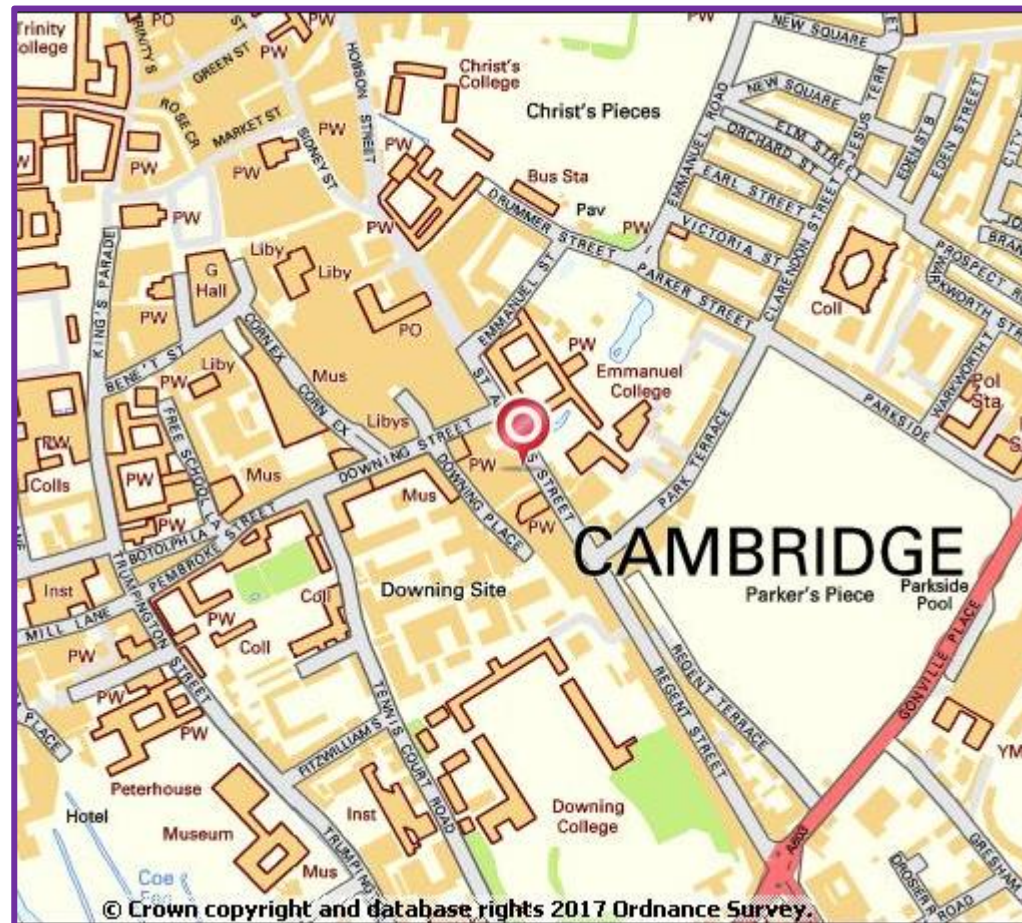
We understand that VAT is payable on the rent.

EPC

EPC: D (95)

Full EPC report available on request.





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IMPORTANT INFORMATION

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Experian Goad Plan Created: 04/12/2017
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50 metres

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