

# TO LET

121, CHESTERTON  
ROAD,  
CAMBRIDGE  
CB4 3AT

**15,712** sq ft  
**1,459.64** sq m

- Prominent Location
- Roof Top Parking Available
- Suitable for Office and Retail
- Less than 1 mile from Cambridge city cen

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## LOCATION

121 Chesterton Road is located less than one mile from Cambridge's historic city centre. Situated on the west side of Chesterton Road (A1303), the unit is within short walking distance from a number of University colleges, residential and student accommodation.

Local occupiers include Lloyds Bank, Barclays Bank, Sevenoaks Sound and Vision and Co-op Food. The unit is positioned on the corner between Croft Holme Lane and Chesterton Road with fluid vehicle traffic throughout the day.

## DESCRIPTION

Unit 1 (former Office Outlet) and Unit 3 (former Yoga Studio) are available to let individually or separately. Both units have Class E planning consent, which is suitable for a range of uses including retail and office.

The units benefit from large window frontages and exposure facing onto Chesterton Road. There are c. 27 secure and dedicated car parking spaces available on the roof, ideally positioned for employees or customers.

Unit 1 has disabled lift access to the second floor and car park. Unit 1 also has first floor ancillary space, storage, staff room and kitchen facilities.

Floor plans available.

## ACCOMMODATION

The measurements below have been calculated on a Gross Internal Basis (GIA).

Unit 1 13,246 sq ft / 1,230.58 sq m

Unit 3 2,300 sq ft / 213.67 sq m

Total 15,712 sq ft / 1,459 sq m

Name	Size
Unit One	13,246 sq ft (1,230.55 sq m)
Unit Two	5,000 sq ft (464.5 sq m)
<b>Total</b>	<b>2,300 - 15,712 sq ft (213.67 - 1,459.64 sq m)</b>

## TERMS

Details available on request.

## RENT

Rent on application.

## SERVICES/SERVICE CHARGE

Further details available on request.

## EPC

Available upon request.

## LEGAL COSTS

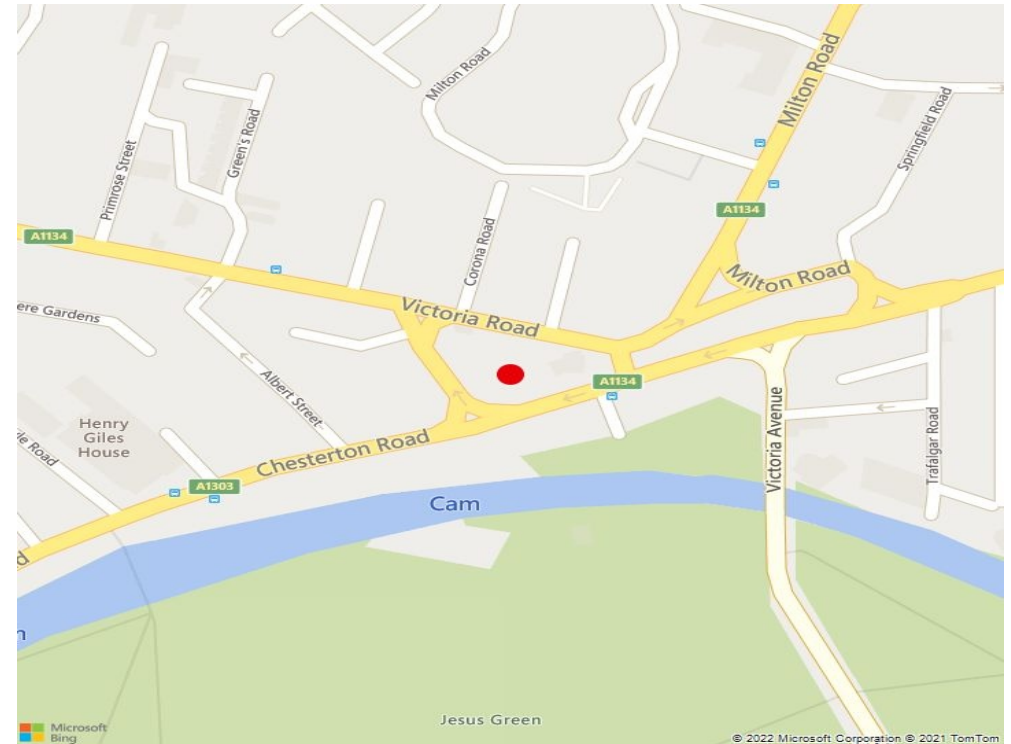
Each party are to bear their own legal and professional costs incurred in this transaction.

## VAT

We understand that VAT is payable on the rent.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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