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Office – 981 sq ft (91sq m)

## 8 ROSE CRESCENT, CAMBRIDGE, CB2 3LL TO LET

### In Brief

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

### 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.

### Description

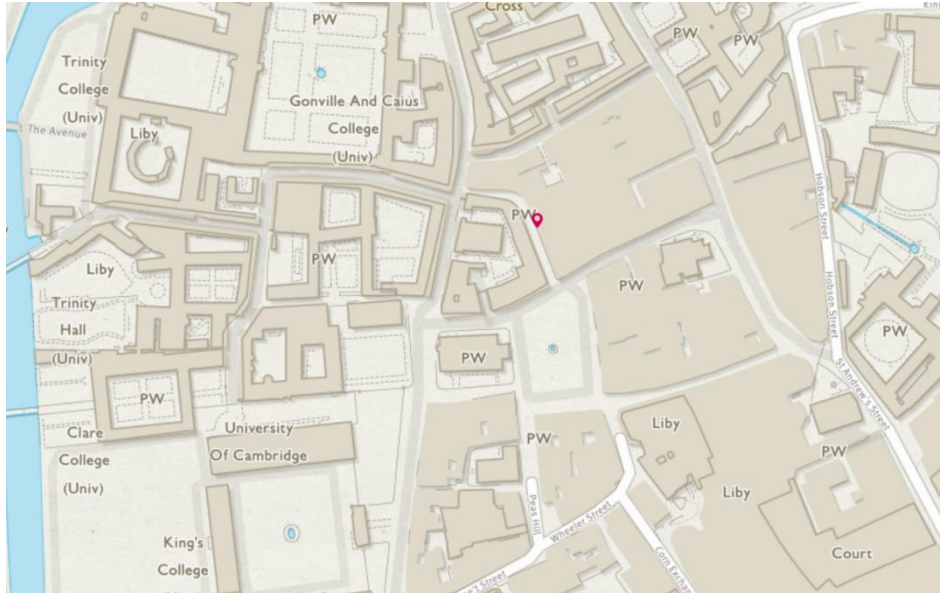
First and second floor healthcare clinic/office accessed via entrance on Rose Crescent. Cellular offices with historic features and storage space. The space features 4 windows overlooking this iconic street.

The office includes the following features:

- WC and Kitchenette
- Gas
- Heating
- Private Entrance

### Town Planning

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



### Accommodation

The accommodation provides the following net internal area:

**91 sq m 981sq ft**

## Additional Information

### Terms

The suite is available on a new effective full repairing and insuring lease for a term to be agreed.

### Business Rates

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

### Legal Costs

Each party to bear their own legal costs.

### EPC

Available upon request,

### Postcode

CB2 1LL

### Enquiries

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