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An opportunity to rent a commercial space in a rural location, with good access links to Cambridge and beyond
Rent - £15 per sq.ft.

OFFICE UNIT / POTENTIAL LAB SPACE – TO LET

**UNIT 1, DENNY LODGE BUSINESS PARK,
CHITTERING, CAMBRIDGE, CB25 9PH**

Enquiries

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Bidwells, Bidwell House, Trumpington
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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, with the potential refurbishment into lab space. The unit extends to approximately 1,865 sq.ft GIA.

Key Features

- Two large conference rooms
- Open plan office space to first floor
- Car parking & communal courtyard
- Security alarm system
- Air-conditioning (Hot/Cold)
- Fire/Alarm panel
- Male & Female WC
- Shower room
- Independent kitchen
- Electric gate access
- Business Park CCTV

Access

The property is accessed via a hardcore track leading directly from School Lane, Chittering.

Rent

£15 per sq.ft. 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.

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Energy Efficiency Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

67

This is how energy efficient the building is.

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.