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DRAUGHT BEER

13oz All 7 DOLLARS

A PINT PURSUITS LAGER	L BURDOCK APA
B GOODLOT FARMHOUSE	M COLLINGWOOD ESB
C LEFTFIELD CRAN SAISON	N ROLLING ROCK
D BLACKBELLOWS WHITE	O COLLINGWOOD VINTAGE
E DOMINION EARL GREY	P BURDOCK VERMONT BLOND
F BURDOCK TE SOUR	Q SHINY PINOT NOIR CIDER 50Z 6.00
G LEFTFIELD VERMONT IPA	R NICKELBROOK LIME CERES
H BRICKWORKS CIDER	S ELORA LODESTAR
I NICKELBROOK MAPLE PORTER	T ALEXANDER KEITHS
J BLACKBELLOWS MEMPHIS	U COBBLESTONE STOUT
K COLLINGWOOD WARP 9	V VAMS GINGER KOMBUCHA

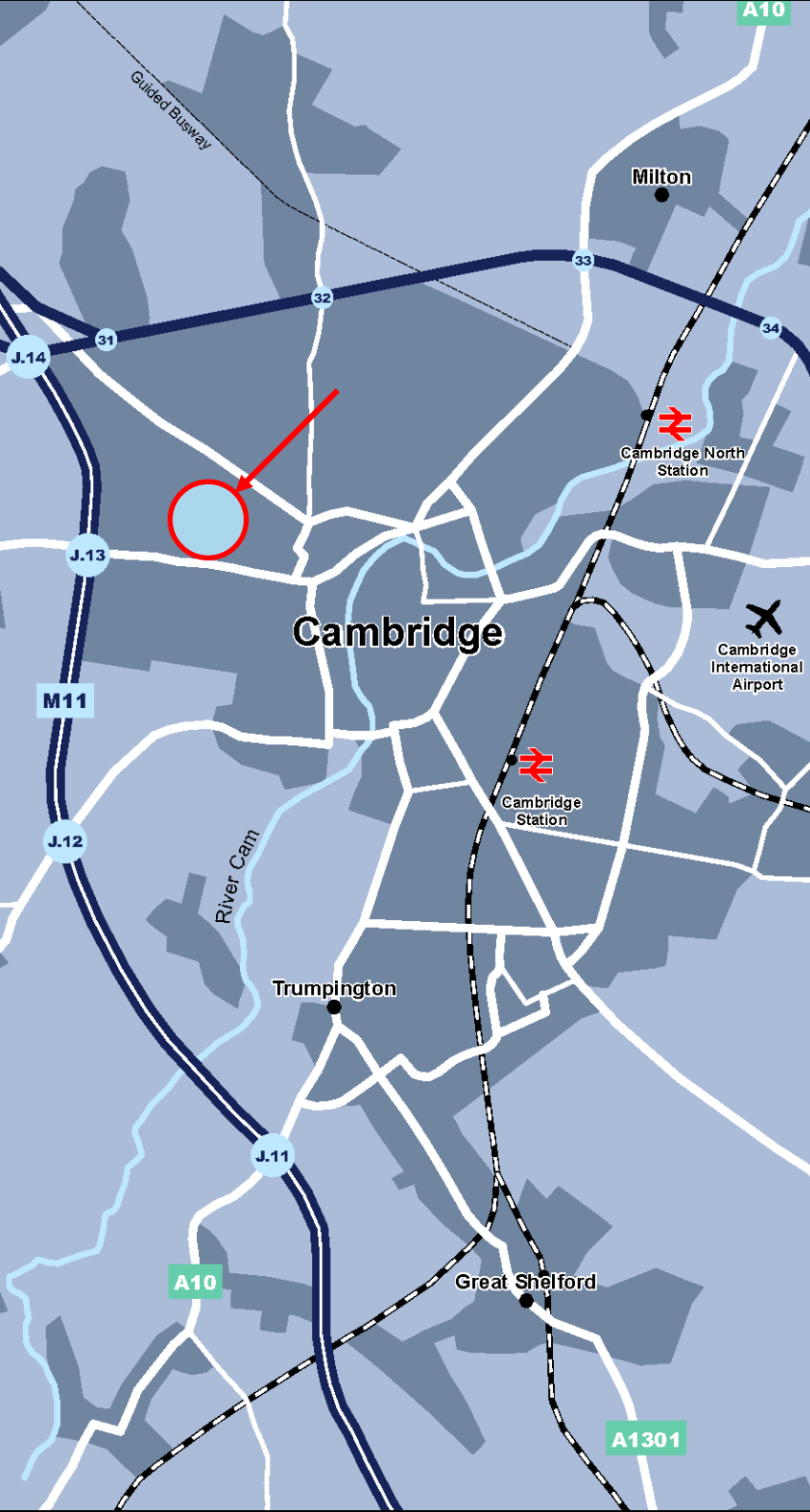
EAT. ENJOY. EDDINGTON.

Beans on Off

-Piri-Sébastien
Ethiopia
Hercho Mengistu
Peech/Syng/Chae

Feto

Anchoa Coffee
Ethiopia
Gup Ulega
Mogale/Grig/W



EDDINGTON, CB3

Eddington is located to the west of Cambridge city centre and is easily accessible by road via the M11, Huntingdon Road, and Maddingley Road. The local centre is well connected by sustainable transport options, including multiple public bus routes, extensive cycling infrastructure, and a Park & Ride hub to the south, adjacent to the West Cambridge research campus.

As a key part of the first phase of the University of Cambridge's North West Cambridge Development, Eddington introduces a new neighbourhood built around **The Square**—a pedestrian-friendly focal point that integrates social and community facilities. This central area offers a wide range of amenities, including a school, community centre, two hotels, and a major supermarket, creating a vibrant and inclusive urban environment.

In line with the University's vision to support independent occupiers, Eddington delivers a high-quality environment anchored by a large Sainsbury's supermarket. Independent occupiers include Green Nest, La Pizzica, Salon@No5, Outspoken Cycles, and Dulcedo Social, with R3FORM set to open in July 2025. These businesses contribute to a strong, connected community that supports the ethos of a sustainable and self-sufficient neighbourhood.

The original planning application proposed up to 3,000 homes and 2,000 student units, along with employment space, retail, educational facilities, hotels, and community buildings. This will be potentially increased to circa 5,650 homes. The first phase includes a mix of private housing, key worker accommodation, and student residences—over 1,850 are delivered or under construction. Currently, there are around 3,000 residents, with occupancy due to reach c. 5,000 by 2028 and c. 12,000 by completion of the development.

Two hotels, a primary school, and community facilities are now open. Many employees working within the surrounding employment zones also reside within the development.



ENRICH. ENGAGE. ENHANCE.

PUB / RESTAURANT TO LET

2,650 SQ FT (246.0 SQ M)

The unit will be delivered with a suspended floor and essential amenities, providing a flexible space ready for fit-out. Further specification details are available upon request.

Additionally, access to the premises is provided via a shared corridor, which connects directly to the street. Convenient on-street parking is available for delivery vehicles.

Accommodation:

Description	Sq. ft.	Sq. m
Ground floor	2,650	246.0

Areas are approximate, pending a new wall .

Use

Use is to be F&B (restaurant, pub, bar) within Class E use.

Estate Charge

There is a service charge to cover the insurance, maintenance and repairs of communal areas. The current estimate is £6.40 plus VAT per m. sq. (2024/25)

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal costs

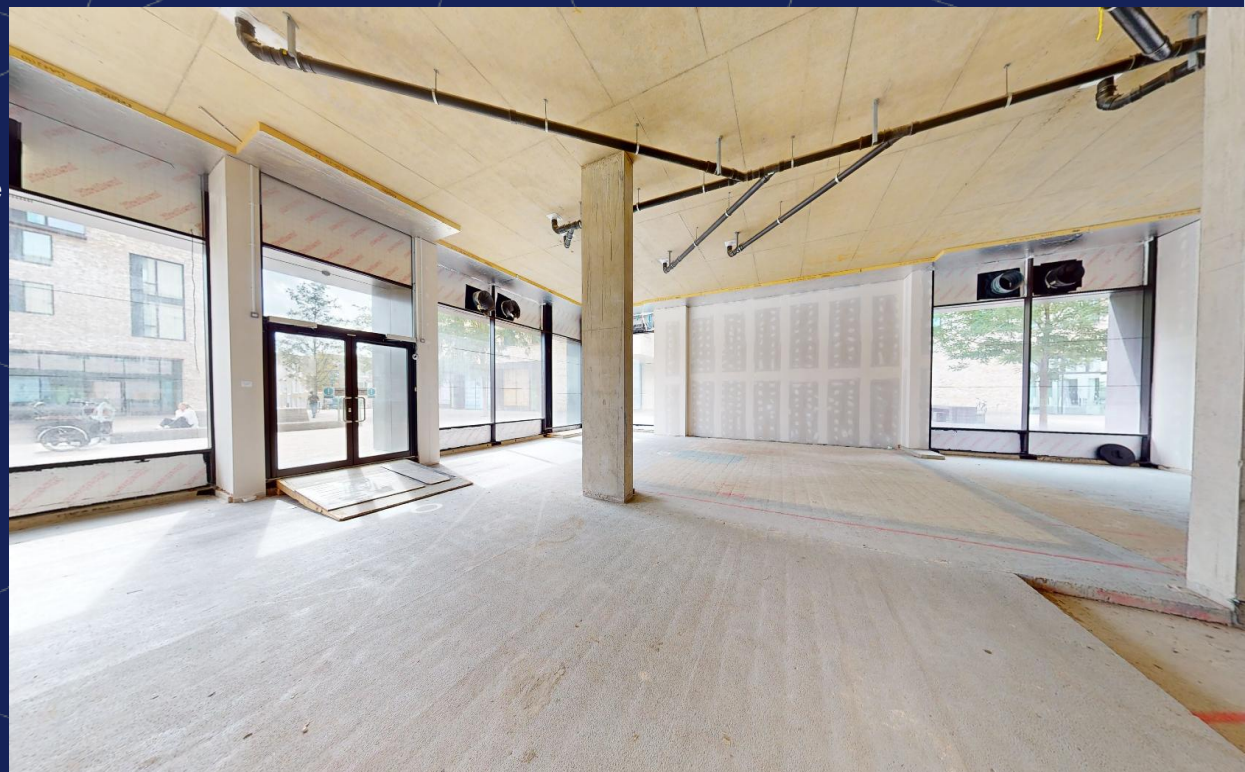
All parties to bear their own legal costs.

Business Rates

To be assessed.

EPC

To be assessed.



Lease

The unit is available on a new lease outside the Landlord and Tenant Act 1954, on effective full repairing and insuring terms. The lease will be subject to five yearly upwards only rent reviews.

Rental Guide

Further details available upon request. Rents will be exclusive of business rates, service charge and VAT.



EDDINGTON SQUARE

A mix of independent and anchor retailers within the square, hotel and neighbourhood.

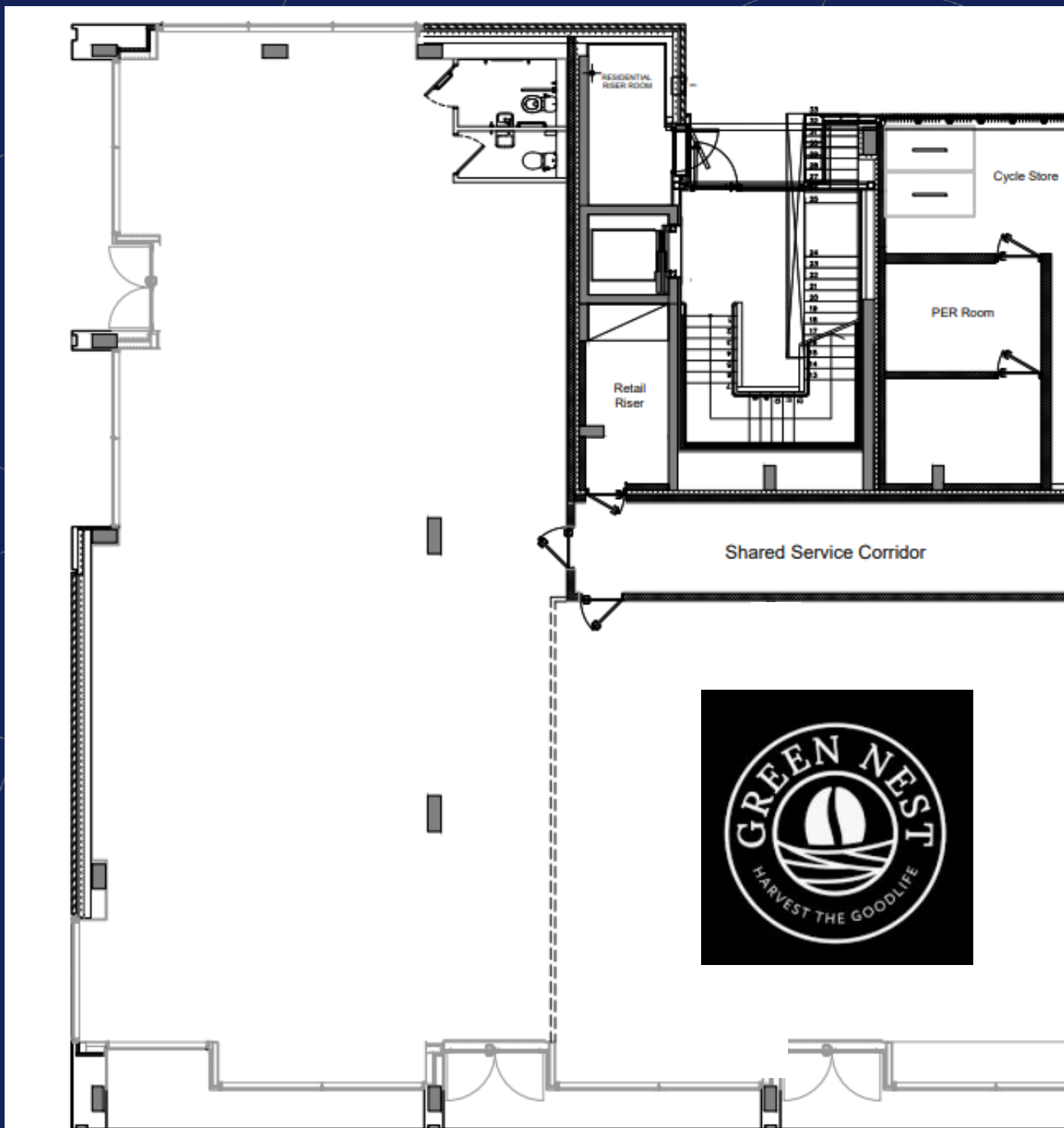


R3FORM

OPENING JULY 2025

6-7 EDDINGTON SQUARE





6-7 EDDINGTON SQUARE
Plans are in draft form only.



EDDINGTON

LOCATION



LOCATION



LOCATION



VIEW LOOKING NORTH FROM THE PARK & RIDE

RESIDENTIAL



Eddington Residential developer schemes and Eddington awards can be accessed via eddington-cambridge.co.uk and eddington-cambridge.co.uk/about-us/awards

Eddington Awards include:

- Housing Design Awards 2024
- British Home Awards 2020: Sustainable Development of the Year Winner

Eddington residential

- Knights Park – Hill
- Present Made – Houses / apartments to rent
- Lumo – Durkan Homes

THE SQUARE



Active placemaking within Eddington and The Square with multiple events throughout the year including:

- Eddington Carnival
- Eddington Beer Garden
- Eddington's Winter Warmer Christmas Festival

THE SQUARE



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