

# RETAIL OPPORTUNITIES EDDINGTON SQUARE

## In Brief

- All located within the central market square of Eddington
- Ranging in size between 75 sqm (807 sq. ft.) – 355 sqm (3,821 sq. ft.)
- Immediately available
- Owned and managed by **The University of Cambridge**
- A1, A3 or A5 uses (E class)
- Within local centre including school, nursery, hotel, apart hotel, housing, supermarket, bakery & café, hair salon



**GROUND FLOOR RETAIL UNITS TO LET**  
**EDDINGTON SQUARE, CAMBRIDGE, CB3 1TT**



**UNIVERSITY OF  
CAMBRIDGE**

## Location

Eddington forms a new neighbourhood in Cambridge and the heart of the first phase of **The University of Cambridge's** Northwest Cambridge Development. The square is defined around its core place and creates a pedestrian friendly area together with social facilities around. With a mix of uses such as school, community centre, hotel and supermarket, the local centre offers amenities, facilities, variety, and choice.

As an extension to Cambridge, Eddington is keen to identify and provide spaces for local and small businesses to grow with the community at Eddington. Aligned with the University's vision, Eddington will provide a high-quality service and have retailers who will help build a strong and connected community and support their ethos of a sustainable neighbourhood. Incentives are available to reflect the growing status of our community and to help you flourish with us.

## Connectivity and Transport

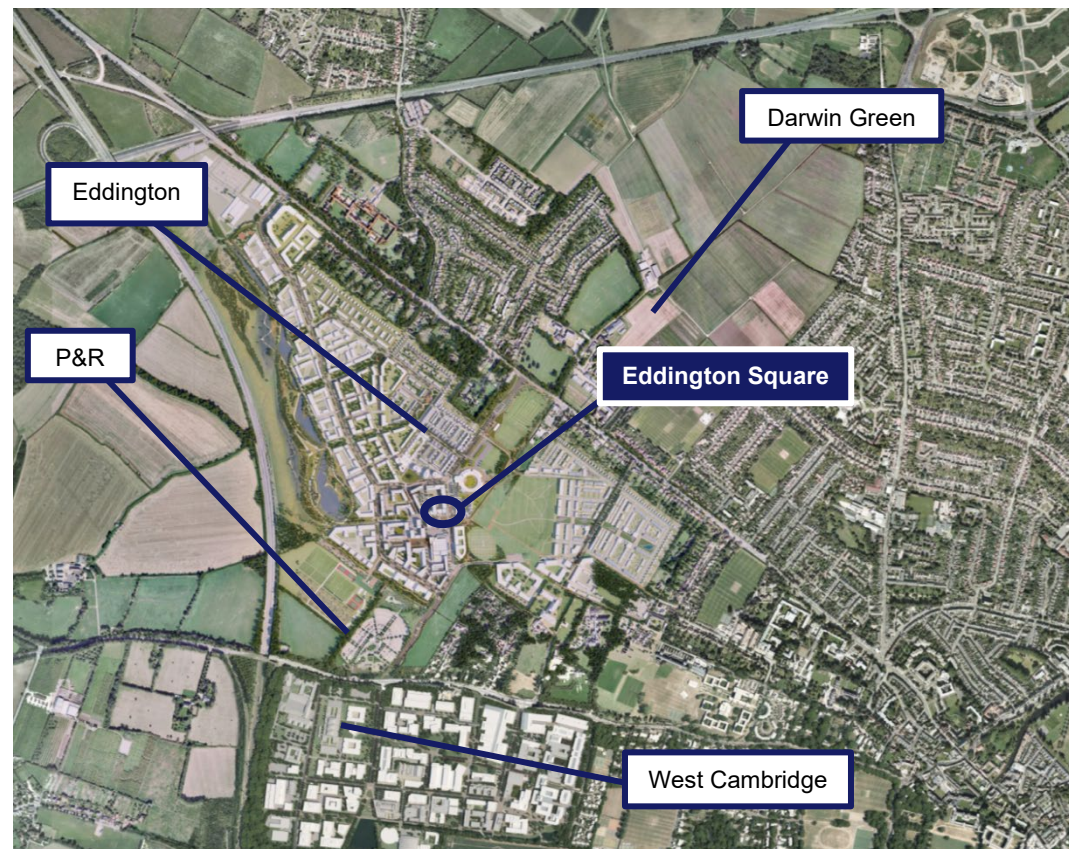
Eddington is situated west of Cambridge city centre and is accessible by road via the M11 and Huntingdon Road, both of which form the West and East boundaries of the development. The Eddington local centre is well connected with sustainable modes of travel. There are various public bus routes and connections using the primary road network with bus stops in the local centre. A Park and Ride hub is located south of Eddington, accessed via Madingley Road (5 – 10 min walk from Eddington local centre). The Ridgeway is a dedicated cycling and pedestrian link connecting the Girton neighbourhood in the north to the local centre and onward.

Cambridge city centre is 10 - 15 minutes cycling distance from the local centre, using the Ridgeway route. It is anticipated that West Cambridge in the South, and the Girton neighbourhood in the North are potential population catchments for the local centre. Both these neighbourhoods are 5 – 8 mins walk from the local centre.

## Residents

Current population is c.1,500 based on University and Private home occupancy. Phase 1 development (current phase) expects the population to increase to c.4,000 based on Planning consent, with transient population from student accommodation, hotel stays (incl. long stays at 4\* aparthotel), primary school of c.630 pupils, Sainsbury's and serving the neighbouring communities. When complete, this is expected to increase further to 10,000 based on home occupancy and employment.

Population growth at West Cambridge Academic and Research Innovation District (south of Madingley Road) is expected to increase significantly with the number of jobs increasing from the existing 4,000 to 15,000 once completed.



**Accommodation**

The table below refers to each unit, their availability status, and approximate areas.

UNIT	SIZE (GIA)	AVAILABILITY
<b>1 – 2 Eddington Square</b>	<b>190 sq. m. (2,045 sq. ft.)</b>	<b>Let</b> - Dulcedo (Café/Bakery) relocating.
<b>3 Eddington Square</b>	75 sq. m. (807 sq. ft.)	<b>Under Offer</b> – Bike shop.
<b>4 Eddington Square</b>	<b>77 sq. m. (829 sq. ft.)</b>	<b>Under Offer</b> – Food use.
<b>5 Eddington Square</b>	77 sq. m. (829 sq. ft.)	<b>Let</b> – Harvest (Organic & Vegan Groceries).
<b>6 – 7 Eddington Square</b>	<b>277 sqm (2,982 sq. ft.)</b>	<b>Available</b> – Possible Restaurant/Food/Pub use.
<b>8 – 10 Eddington Square</b>	355 sqm (3,821 sq. ft.)	<b>UNDER OFFER</b> – Leisure use.
<b>11 Eddington Square</b>	<b>75 sq. m. (807 sq. ft.)</b>	<b>AVAILABLE</b> – Possible Health & Beauty use.

**Further Information**

Plans of all available individual units are enclosed at the end of this document.

Units 3-7 will be serviced via a shared corridor to the rear of the units. This corridor is accessed from a street which has parking facilities for delivery trucks.

Units 8-11 will be serviced from the street side which has parking facilities for delivery trucks. Further details and plans can be provided upon request. A detailed tenant information pack is available to interested parties.



**Lease**

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

**Rental Guide**

Further details depending upon intended use and size of units upon request. Rents will be exclusive of business rates, service charge and VAT.

**Planning**

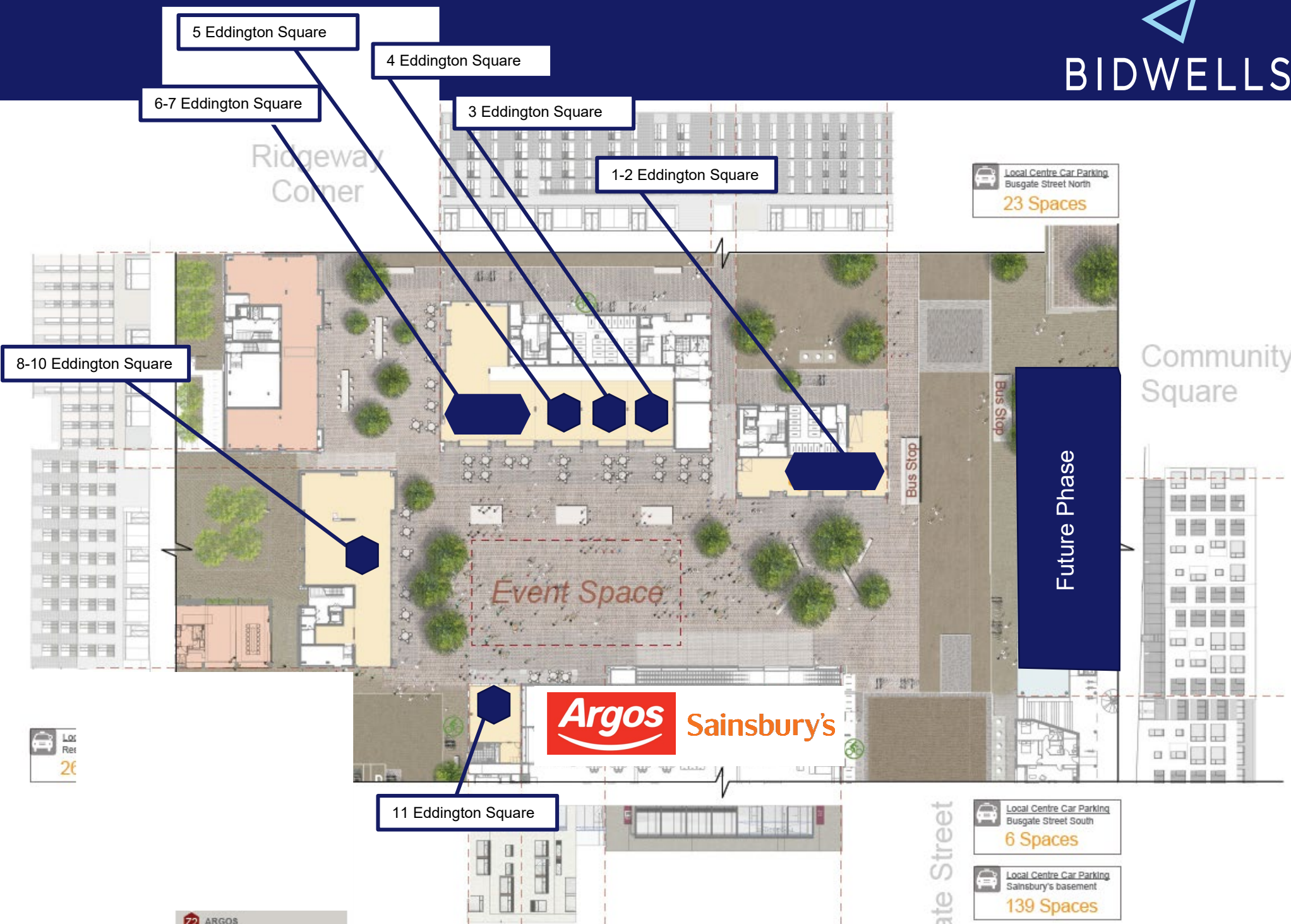
All the units have A1, A3 and A4 use (E Class).

**Service Charge**

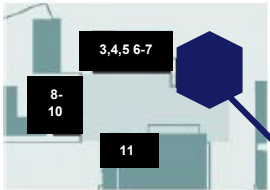
There is a service charge to cover the insurance and maintenance and repairs of communal areas, the current estimate is £7 per m. sq.

**Business Rates**

To be assessed.



- Z2 ARGOS
- Z3 SAINSBURYS
- CPDA SPACES

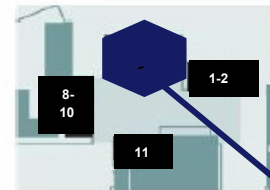


1-2 Eddington Square

LET



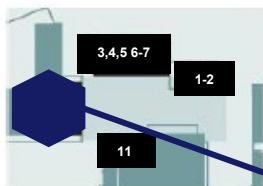
\* All dimensions are in meters



3 (UO), 4 (UO), 5 (LET), & 6-7 Eddington Square

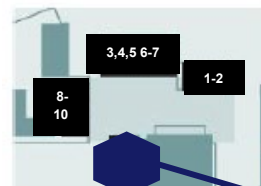


\* All dimensions are in meters

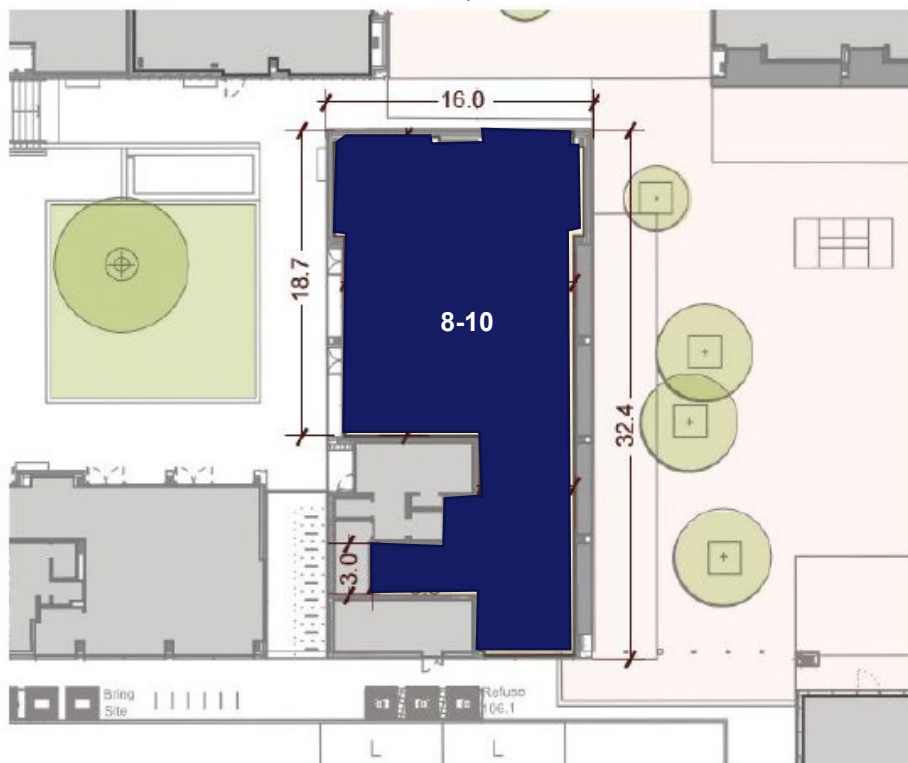


8-10 Eddington Square

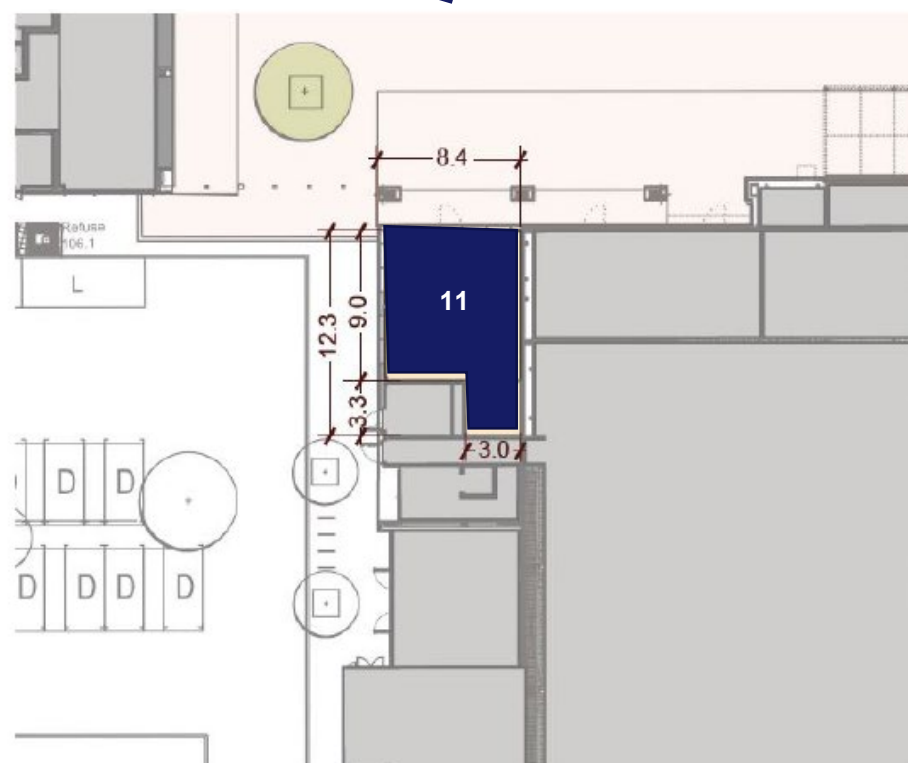
**UNDER OFFER**



11 Eddington Square



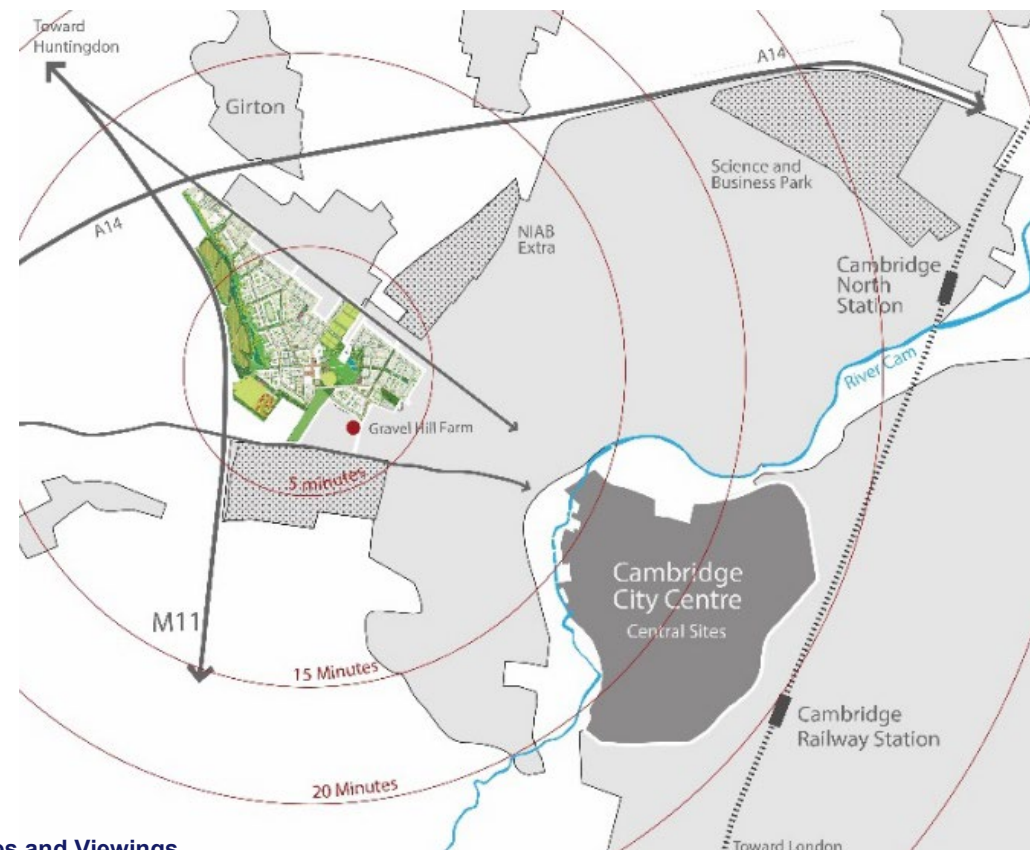
\* All dimensions are in meters



\* All dimensions are in meters



# BIDWELLS



### Timing

Immediately available.

### VAT

The property is elected for VAT.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

Further information available upon request.

### Enquiries and Viewings

For further information and viewings, contact the agents below:

James Lankfer  
01223 841841

[James.lankfer@bidwells.co.uk](mailto:James.lankfer@bidwells.co.uk)

Matt Hallam  
07442 634355

[Matt.hallam@bidwells.co.uk](mailto:Matt.hallam@bidwells.co.uk)

### Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection.

Your statutory rights are not affected by this notice.

