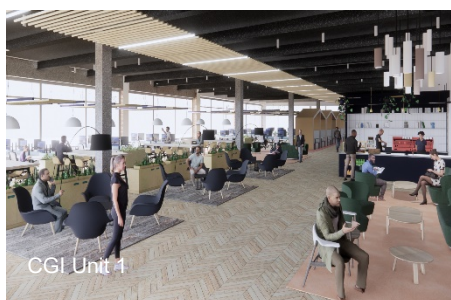
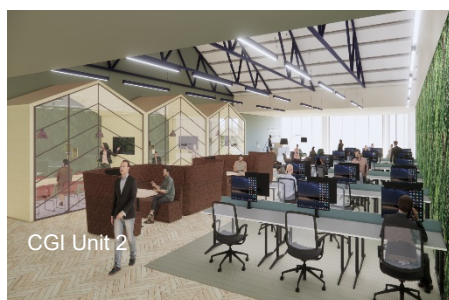




CGI elevation



CGI Unit 1



CGI Unit 2

Office (or other Class E use)

Ground and first floor – 2,300 – 20,800 sq ft  
(213.68 – 1,932 sq m)

#### In Brief

- Central location and excellent prominence
- Air conditioning
- Great parking ratio
- Refurbishment options available within 4 week programme
- Flexible lease terms programme

**121 CHESTERTON ROAD,  
MITCHAM CORNER, CAMBRIDGE, CB4 3AX  
TO LET**

### Location

Located on Chesterton road, opposite Jesus Green, a short walk from Cambridge city centre.

Benefitting from a number of amenities including shops, banks, pubs and cafes.

The property is located by the City's inner road network allowing access to the regional road network including the A14 and M11.

Both Cambridge North and Cambridge Railway station are a short distance away with fast and regular services to London Kings Cross.

### Description

Property can be taken as seen or there is a programme of refurbishment works that can be implemented within c. 4 weeks.

### Accommodation

#### Unit 1 (Former Staples/Office Outlet)

Ground Floor – 11,388 sq ft  
First Floor – 2,024 sq ft  
Total - 13,412 sq ft  
Car Park 27 spaces

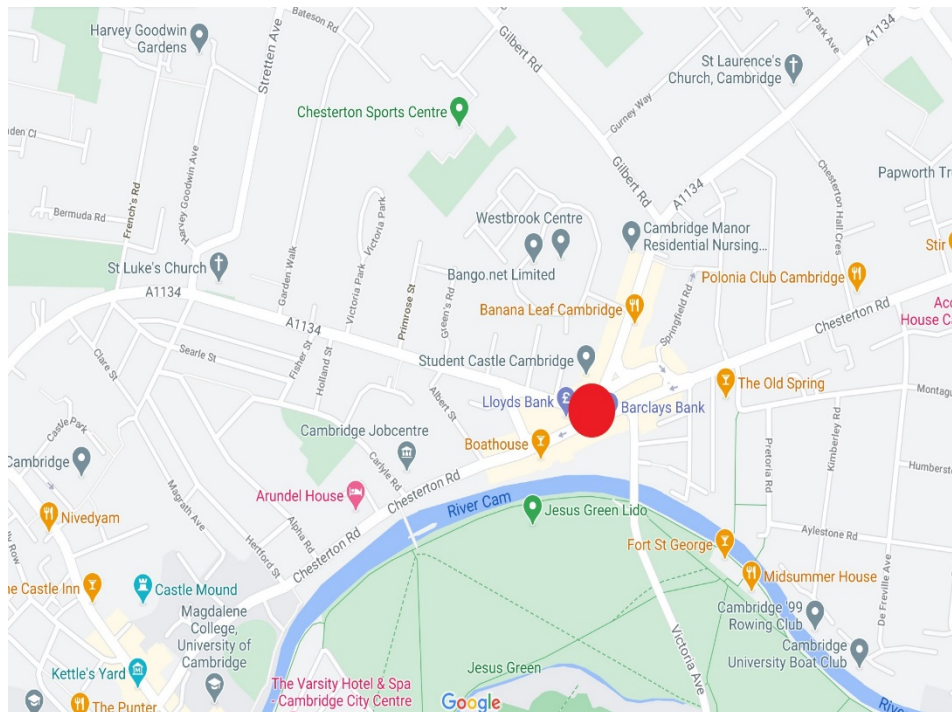
#### Unit 2 (Former Evans Cycles)

Ground Floor – 5,059 sq ft

#### Unit 4 (Former Yoga Studio)

First Floor – 2,300 sq ft

Total potential Ground Floor Area – 16,477 sq ft  
Total Potential First Floor Area – 4,324 sq ft  
**Total Potential Area – 20,800 sq ft**



### Additional Information

#### Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

#### Rates

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

#### Legal Costs

All parties to bear their own legal costs.

#### EPC

Available upon request.

#### Postcode

CB4 3AX

#### Enquiries

Max Bryan  
07793 808114  
max.bryan@bidwells.co.uk

Jack Vestey  
07971770409  
Jck.vestey@bidwells.co.uk

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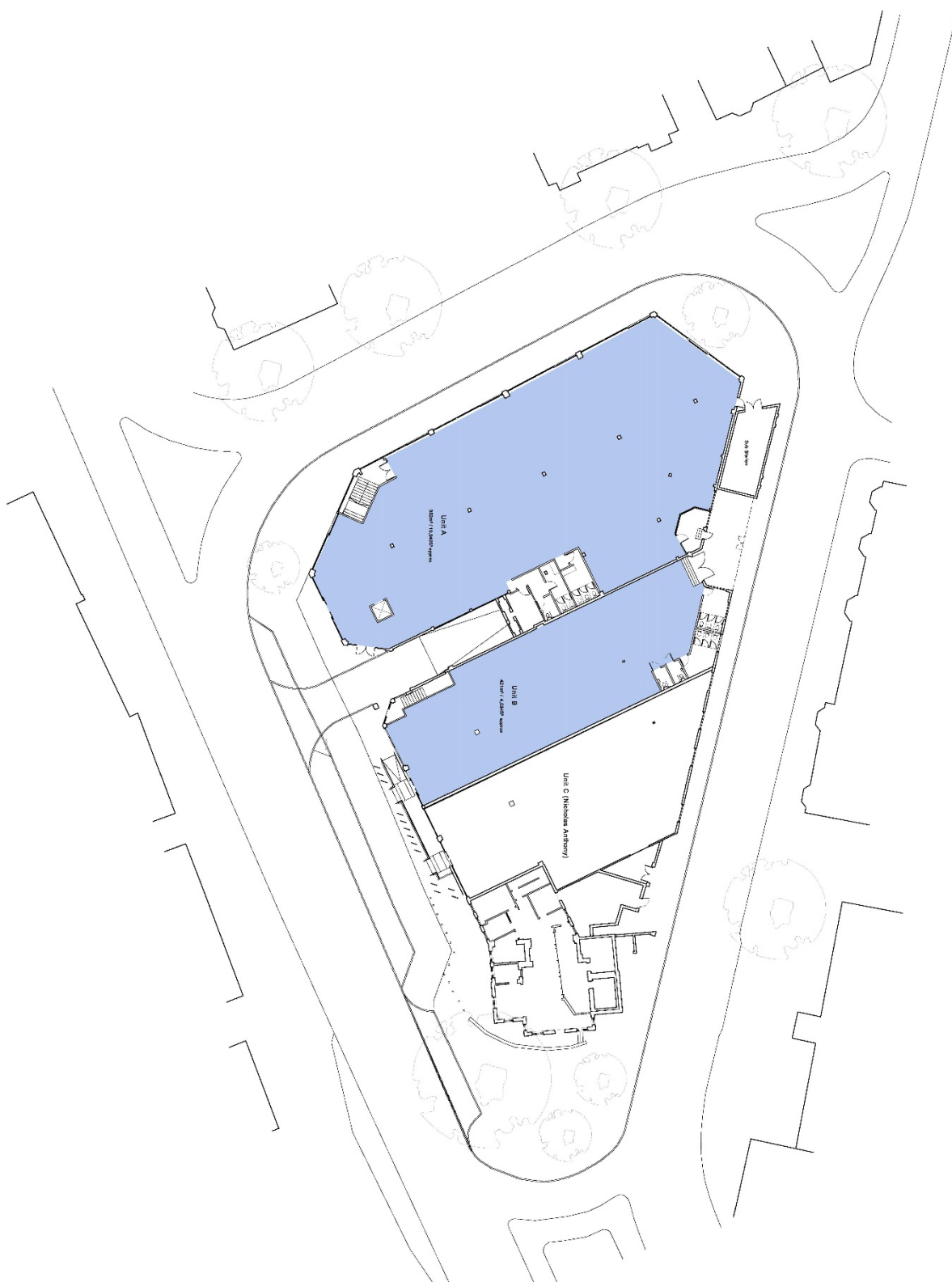
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## Proposed Ground Floor Plan

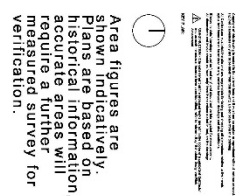


Area figures are shown indicatively. Plans are based on historical information, accurate areas will require a further measured survey for verification.

**NOTES**

5plus architects

PRODUCED BY	PRODUCED BY	PRODUCED BY	PRODUCED BY
Metaphor's Corner	Metaphor's Corner	Metaphor's Corner	Metaphor's Corner
Cambridge	Cambridge	Cambridge	Cambridge
TEL:	TEL:	TEL:	TEL:
Proposed Grand Floor	Proposed Grand Floor	Proposed Grand Floor	Proposed Grand Floor
Customer Management Plan	Customer Management Plan	Customer Management Plan	Customer Management Plan
55 x 6	55 x 6	55 x 6	55 x 6
1200	1200	1200	1200
AW	AW	AW	AW
JB	JB	JB	JB
Information	Information	Information	Information
PRODUCED BY	PRODUCED BY	PRODUCED BY	PRODUCED BY
059515	059515	059515	059515
0000	0000	0000	0000
0	0	0	0



1974	1975	1976
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