



## Ground floor retail at Novotel Hotel

Ground Floor 2,185 sq. ft (203.0 sq. m)

# RETAIL UNIT, NOVOTEL, 2 CAMBRIDGE SQUARE, CAMBRIDGE NORTH, CAMBRIDGE, CB4 0AE RETAIL TO LET

### In Brief:

- Situated on the ground floor of a **217 bed Novotel** at **Cambridge North Train Station**.
- Nearby retailers include **East of England Co-op** and a **Costa kiosk** in the station.
- Opposite **new office buildings**.
- Close to **Cambridge Science Park, Cambridge Business Park**, and served regularly by buses including **Park & Ride service**.
- **Developer shell** specification including shop front and **capped services**.
- **Immediately available** on a **new lease**.
- **Retail uses (E class)**.

### Location

Cambridge Square provides a unique opportunity to be situated within an established business quarter within a growing community located opposite **Cambridge North Station**. Future phases of the site are to include further office, labs and residential development.

The retail unit is based on the ground floor of newly opened, 4\*, 217-bed **Novotel** with nearby office occupiers such as **Samsung**, **Newflex business centre**, and **Global accountancy firm**. The closest retail offering is an **East of England Co-op** and **Costa Coffee Kiosk** within the station.

The unit has two large entrance doors facing Cambridge Square and the Station with prominently large glass frontage wrapping around the side of the unit.

### Lease

Available on new lease under the E use Class for a term to be agreed.

### Rental Guide

Rental guide on application.

### Planning

Retail and associated non-food uses only.

### Business Rates

The Valuation Office Agency assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

Rateable Value 2023 To be assessed.

The property may benefit from the business rates holiday but interested parties are advised to make their own enquiries of the City Council (01223 457705).

### EPC

The property has an energy rating B(31). Full details available on request.

### Legal Costs

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

### VAT

The property is elected for VAT. All figures quoted are exclusive of VAT.

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### Accommodation

The premises are arranged over ground with the following approximate area:

Ground Floor: 2,185 sq. ft (203 sq. m)

The unit has rear access and loading. There unit is to a shell finish and benefits from capped services.

### Immediately available.

### Enquiries and Viewings

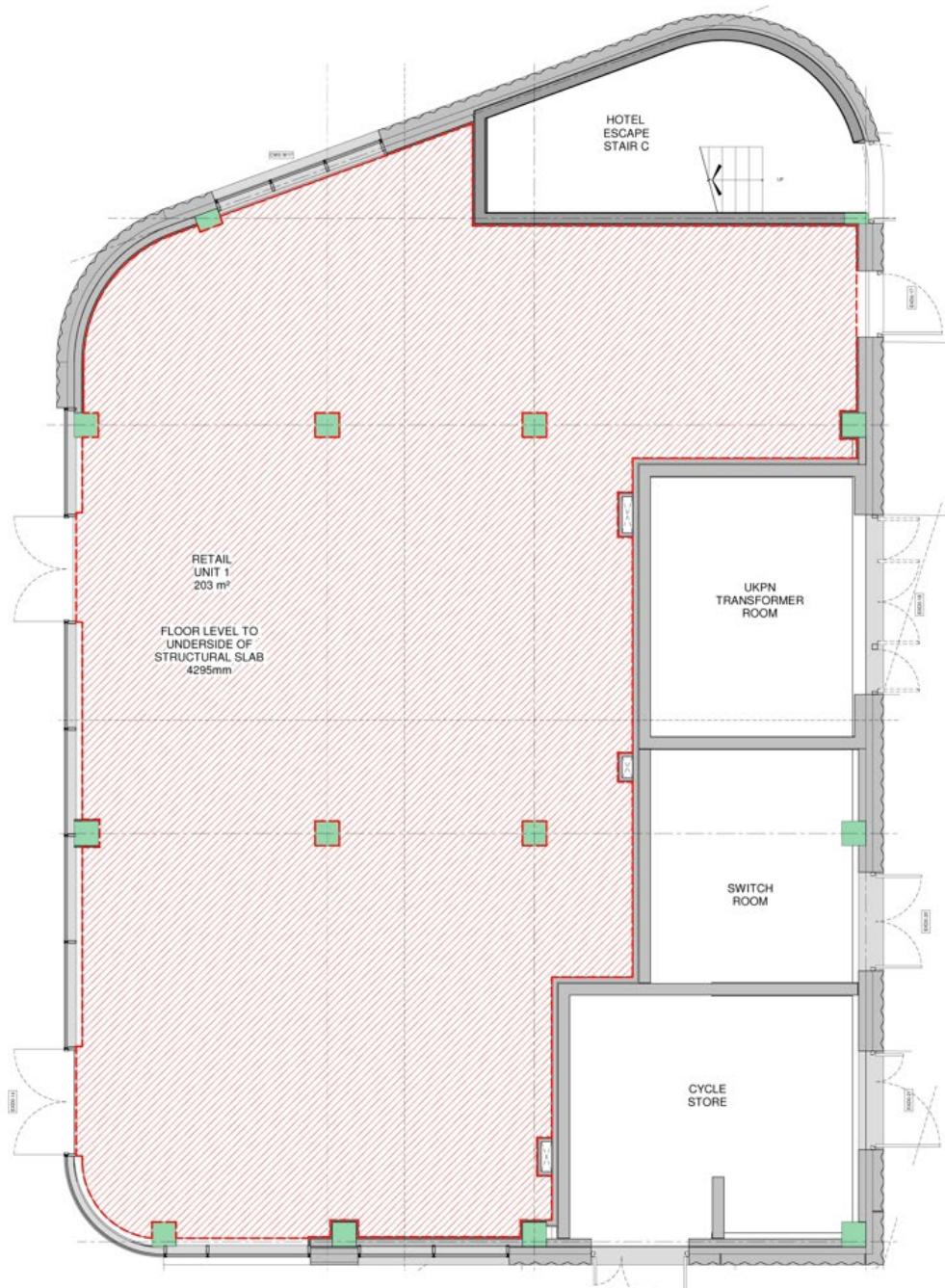
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# FLOOR PLAN:



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