

Unit D, The Old Sunday School Chapel Street, Waterbeach,, Cambridge, CB25 9HR

£1,100 Per Month

TO LET

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 800 860

OFFICES

SUITE D - £1,100 PER MONTH
393 SQ FT (36.47 SQ M)

TO LET

• Detached character offices in central village location • Within walking distance of Waterbeach railway station • One off street parking space • Flexible lease terms available

Location
The property is situated off Chapel Street in the centre of the village and is five minutes walk from Waterbeach railway station. The village is located 6 miles north of Cambridge City centre, just off the A10, Cambridge to Ely road. The village also has a regular bus service.

Description
The premises comprise a ground floor office suite within a multi-let building with a shared reception and galleried atrium above, offices edged red on plan. The suite has recently been redecorated. The suite has a private kitchen area. Previous uses include a Sunday School, R & D facility and office / training establishment. One dedicated car parking space is located to the side of the premises edged blue on plan with other on-street parking nearby.

Floor Areas
Unit D - 393 sq ft (36.47.sq m)

All measurements are approximate.

Services
The landlord is responsible for the utility charges relating to gas, electricity and water. These will be recharged in the service charge. Broadband connections (including cable) are available however tenants are responsible for their own communication services.

Service Charge
Service charge will be levied for the cost of the utilities and the upkeep of the maintenance of the building, cleaning and communal areas and insurance. The cost of this service may vary on an annual basis but is approximately £1,500 per annum including electricity and gas.

Planning
Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Planning Department at South Cambridge District Council. Tel: 01954 713000

Business Rates
Current rateable value as from 1 April 2026 is £6,200.
Description: Office
Local Council: South Cambridgeshire District Council
Local Council Reference: 3922508070
Valuation Scheme Reference: 591408
Special Category Code: 203G

Lease Terms
The property is available on flexible lease terms by negotiation on a new lease. Office furniture can be included by separate negotiation.

Legal Costs
Each party is responsible for their own legal costs in this transaction.

EPC
The property has an EPC of D, valid until 10 December 2030. Certificate No: 3892-4435-1267-6475-2150. A copy of the EPC is available on request.

Rent
Unit D - £13,200 per annum

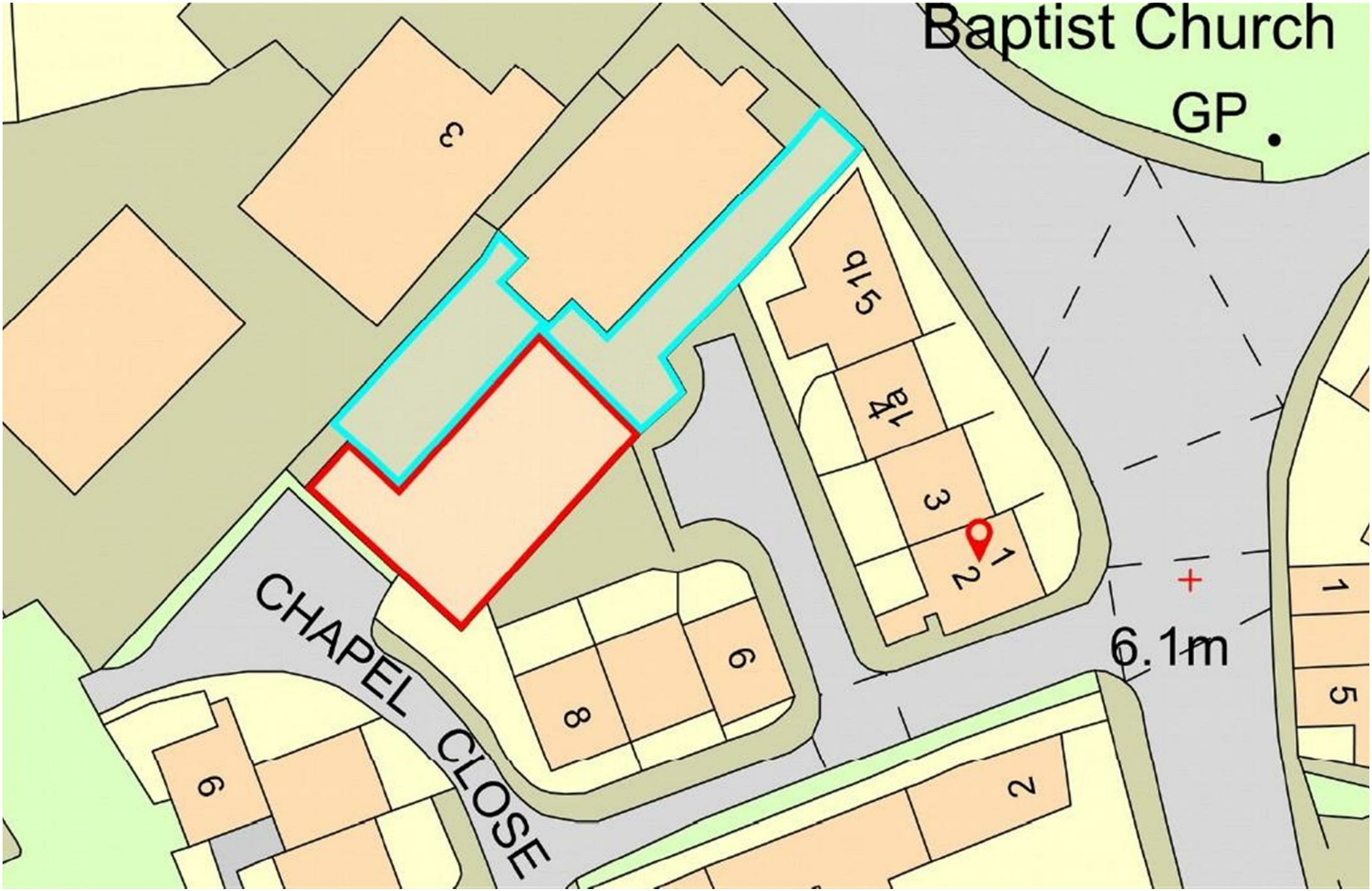
Rent is exclusive of service charge, insurance and all other outgoings. We understand that VAT will not be charged on the rent.

Viewings
Strictly by appointment with the sole agents, Redmayne Arnold & Harris. Contact: Nick Harris, Tel: 01223 819315, Email: nharris@rah.co.uk

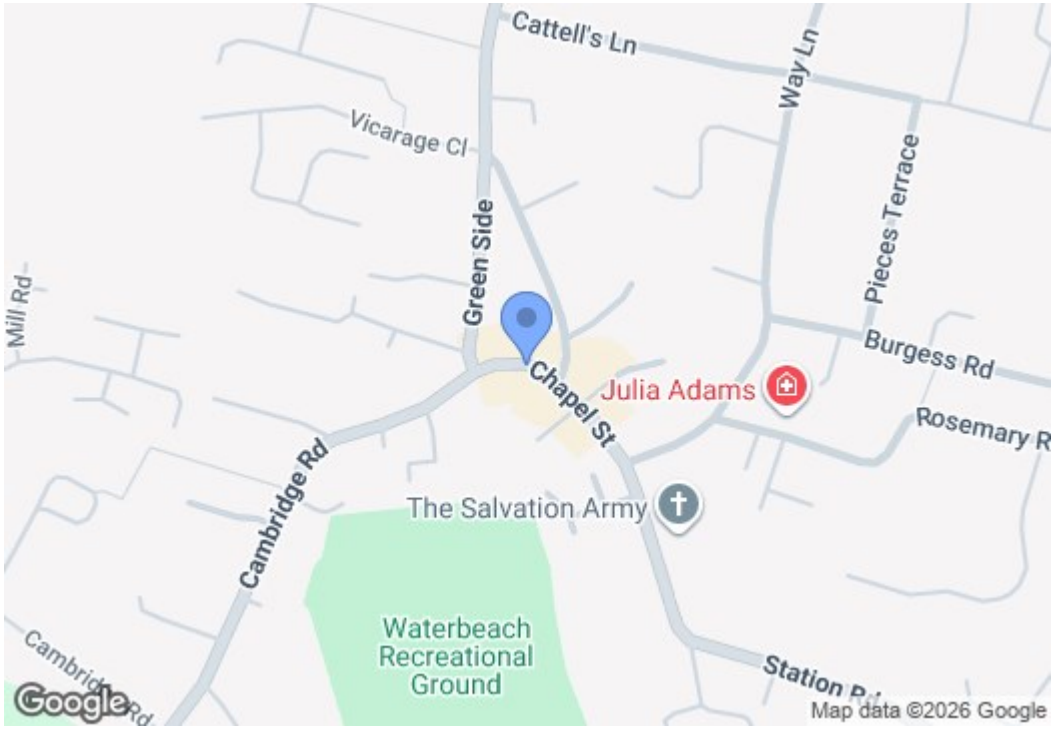








These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.


Cattell's Ln
Way Ln
Vicarage Cl
Green Side
Pieces Terrace
Mill Rd
Burgess Rd
Julia Adams
Chapel St
Rosemary R
Cambridge Rd
The Salvation Army
Waterbeach Recreational Ground
Station R
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