



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

£1,100 Per Month

TO LET



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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 Cambridgeshire 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.

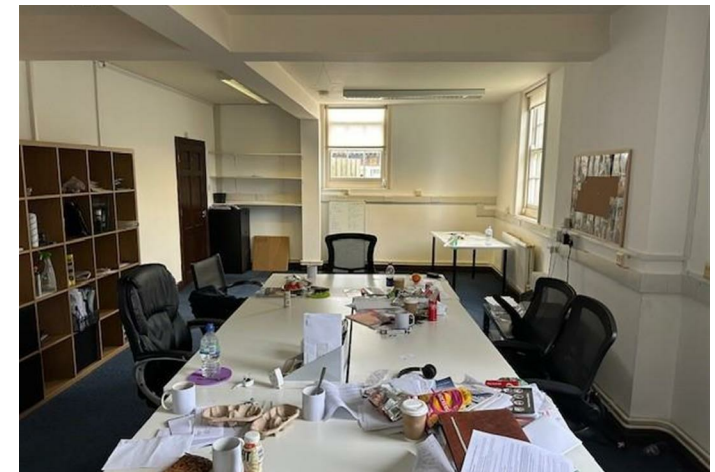
Rent

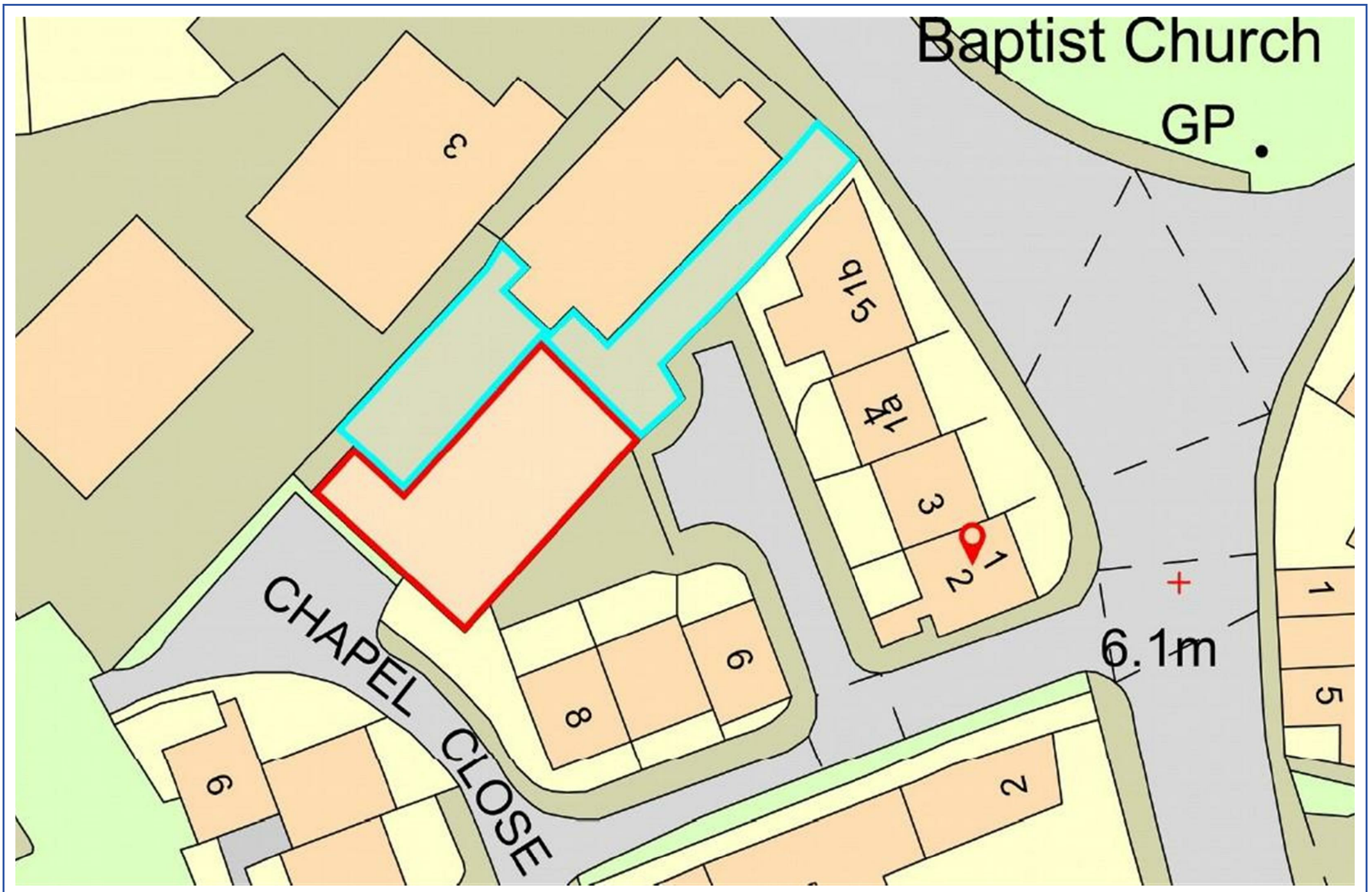
Unit D - £13,200 per annum

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.

