



UNIT 4a

Caxton House  
Cambourne  
Cambridgeshire  
CB23 6JN

Occupiers Include

**Connells**  
*Ladbrokes*





### LOCATION

Cambourne is a rapidly growing settlement approximately 9 miles west of Cambridge city centre, with neighbouring villages including Hardwick, Bourn and Papworth Everard. The area benefits from excellent connectivity via the A428 dual carriageway, linking directly to the M11 and A14, providing access to Cambridge, London and the Midlands.

### DESCRIPTION

This retail unit comprises ground floor space within Caxton House, a mixed-use building located in Cambourne's commercial core. The property enjoys a prominent roadside position with visibility from Cambourne Business Park and the High Street.

- The surrounding area includes national occupiers such as Morrisons, Costa Coffee, and Premier Inn
- Nearby tenants include Domino's, Cambridge Building Society, Ladbroke's, and a range of independent cafés and salons

### UNIT SIZE

The unit is planned on ground floor only having an area of approximately 881 sq.ft (81.8 sq.m)

### RENT

£25,000 per annum (Exclusive of VAT, service charge, business rates and buildings insurance)

### BUSINESS RATES

Interested parties should verify the rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority

### SERVICES

All mains services are available

### TERM

10 year term

### ENERGY PERFORMANCE

EPC rating C:58. Further information available upon request

### PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease

### VAT

The property is elected for VAT and as such, VAT at the prevailing rate will be charged on all sums



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Retail Units On-Site



881 sq.ft

Unit Size



What Three Words  
noun.fight.yours

# CAXTON HOUSE

# SITE PLAN



## Charlie Sankey

07774 650 125  
CSanke@lcpproperties.co.uk

## Viewing

Strictly via prior appointment  
with the appointed agents

\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.