

# The Hangar, Marleigh Square

CAMBRIDGE, CB5 8BX

To Let - First Floor Offices - 6,241 sq ft (579.8 sq m)







### KEY HIGHLIGHTS

- Range of amenities nearby including; Co-op, nursery, primary school and gym
- 3 car parking spaces and cycle parking
- Self contained with WCs, showers and kitchen
- Adjacent to Newmarket Road Park & Ride with great access to city centre

## DESCRIPTION

The Hangar comprises a modern hub, located in Marleigh Square.

The building accommodates a community centre, café, Monkey Puzzle Day Nursery and bespoke office accommodation at first and mezzanine levels.

The accommodation offers an occupier double height open plan offices with mezzanine offices running through the centre of the property.

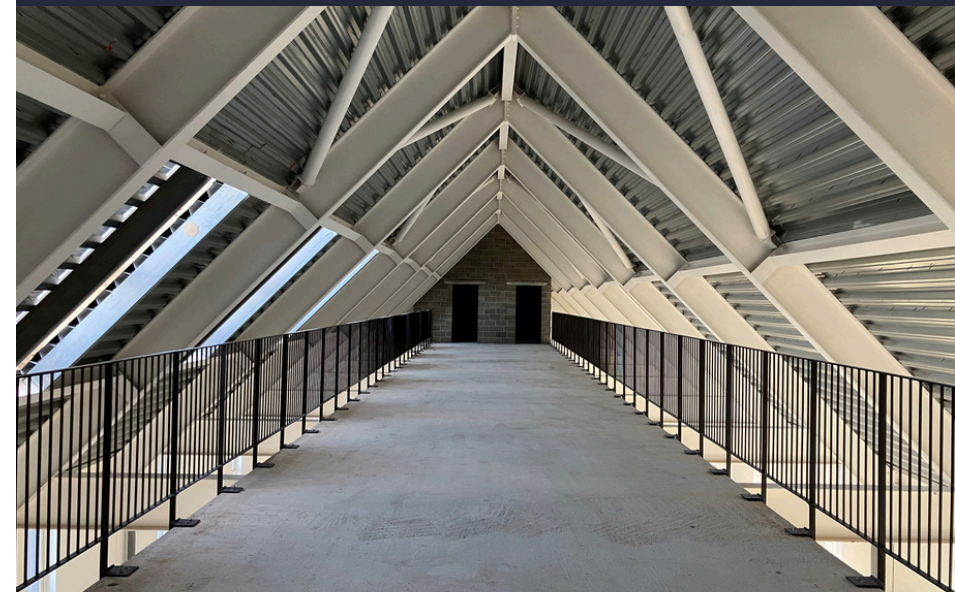
The suite has been finished to shell & core and has fibre-optic broadband, electric heating and a lift.

Lighting, HVAC systems and floor coverings are all able to be specified by an incoming occupier.

## ACCOMMODATION

The property has been measured on a net internal basis as highlighted below. All figures are quoted for guidance purposes only.

Floor	Sq Ft	Sq M
Mezzanine - Lobby	224	20.81
Mezzanine	1,677	155.80
First	4,340	403.20
<b>Total</b>	<b>6,241</b>	<b>579.81</b>





## LEASE TERMS

The property is available by way of a new lease on effectively full repairing and insuring terms to be agreed. Full details of quoting terms are available upon request, please contact the agents for further details

## SERVICE CHARGE

There will be a service charge payable for the maintenance, repair and upkeep of the external and communal areas of the building, as well as the wider estate. Please contact the agent for details.

## EPC

The property has an EPC rating of (-4)A+. Please ask the agent for a copy.

## BUSINESS RATES

The Valuation Office website assessment states that the Rateable Value under the 2023 Rating List is £XX. Prospective occupiers are advised to confirm via Cambridge Council to calculate the Rates Payable for the current year.

## VAT

All figures are quoted exclusive of VAT.

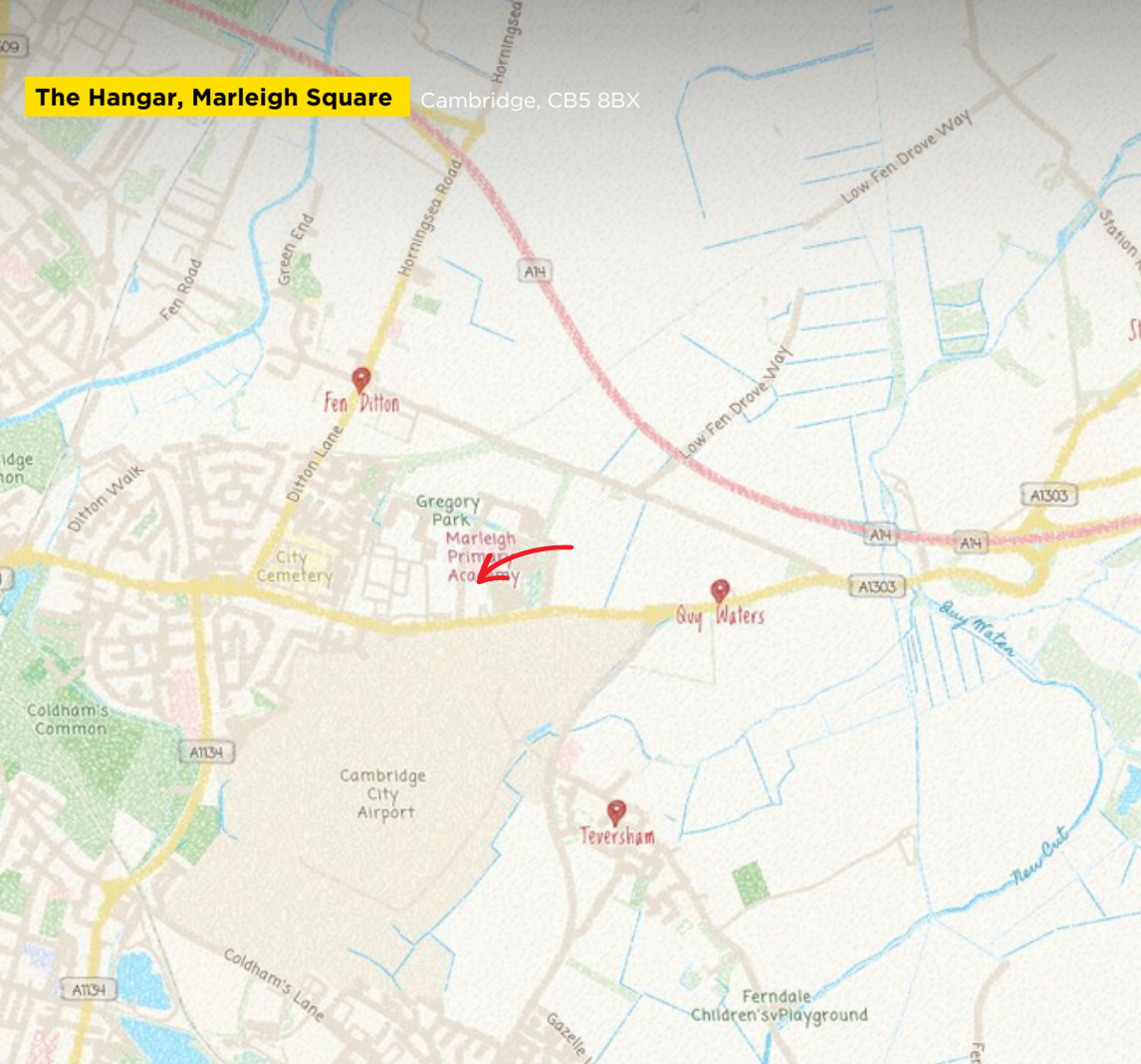
## LEGAL COSTS

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



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Cambridge, CB5 8BX



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## LOCATION

Marleigh is located on the north-east edge of Cambridge, approximately three miles from the historic city centre.

Known for its revered university, Cambridge is a thriving city with a booming technology sector, excellent education, stunning architecture and beautiful green spaces.

It is popular with families, professionals and, of course, students. A vibrant cultural scene, plenty of sporting and leisure amenities, and world-class opportunities make Cambridge an extremely attractive place to live, work and study.

## VIEWINGS

Strictly by appointment only with joint sole agents Savills and MP Real Estate.

## CONTACT

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