



MARLEIGH

Newmarket Road, Cambridge

RETAIL, CAFÉ AND OFFICES
AVAILABLE OCTOBER 2021

LETTINGS AGREED



MARLEIGH SQUARE, NEWMARKET ROAD, CB5 8AA
CAMBRIDGE



ALL ENQUIRIES
01223 755110

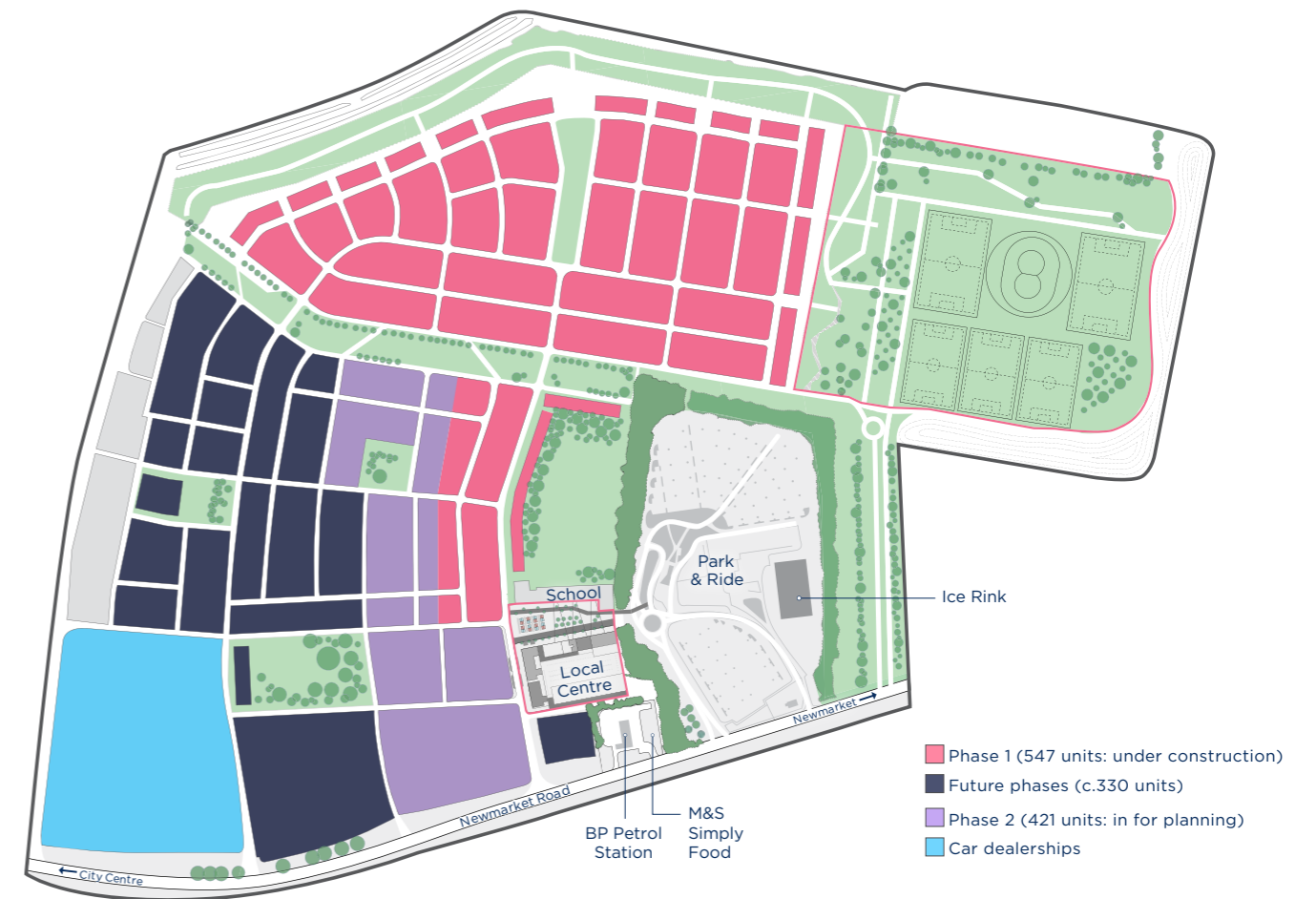


LOCATION

MARLEIGH IS LOCATED ON THE NORTH-EAST EDGE OF CAMBRIDGE, APPROXIMATELY TWO 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.



BY BIKE



- 1.5 MILES
Cambridge North Station
- 1.8 MILES
Cambridge Business Park
- 2.5 MILES
Cambridge Science Park
- 3.1 MILES
Cambridge Station
- 3.5 MILES
Cambridge Market Square

BY CAR



- 1.5 MILES
A14 (Access to M11)
- 3 MILES
Cambridge Station
- 3 MILES
City Centre Grand Arcade
- 4 MILES
Cambridge Business Park
- 5 MILES
Cambridge Science Park
- 6 MILES
Cambridge North Station

Source: Google Maps



A NEW DESTINATION FOR CAMBRIDGE

WITH UP TO 1,300 NEW HOMES, GREEN SPACES AND FANTASTIC AMENITIES, MARLEIGH WILL BE A NEW DESTINATION FOR CAMBRIDGE, WITH ITS OWN STRONG COMMUNITY.

Marleigh Square, where the commercial units are located, will be at the heart of this community. It will host regular events and markets, and feature external seating for a café. There will also be 10 on-street short stay car parking spaces.

Marleigh is an excellent location for a range of retail or commercial businesses, offering purpose-built, high quality accommodation, and access to a large target market.

Situated to the north of Newmarket Road and adjacent to the Newmarket Road Park & Ride, Marleigh has excellent transport links and accessibility. There is a direct pedestrian link to the Park & Ride, with 873 parking spaces, and regular bus services to and from Cambridge city centre.



KEY FEATURES

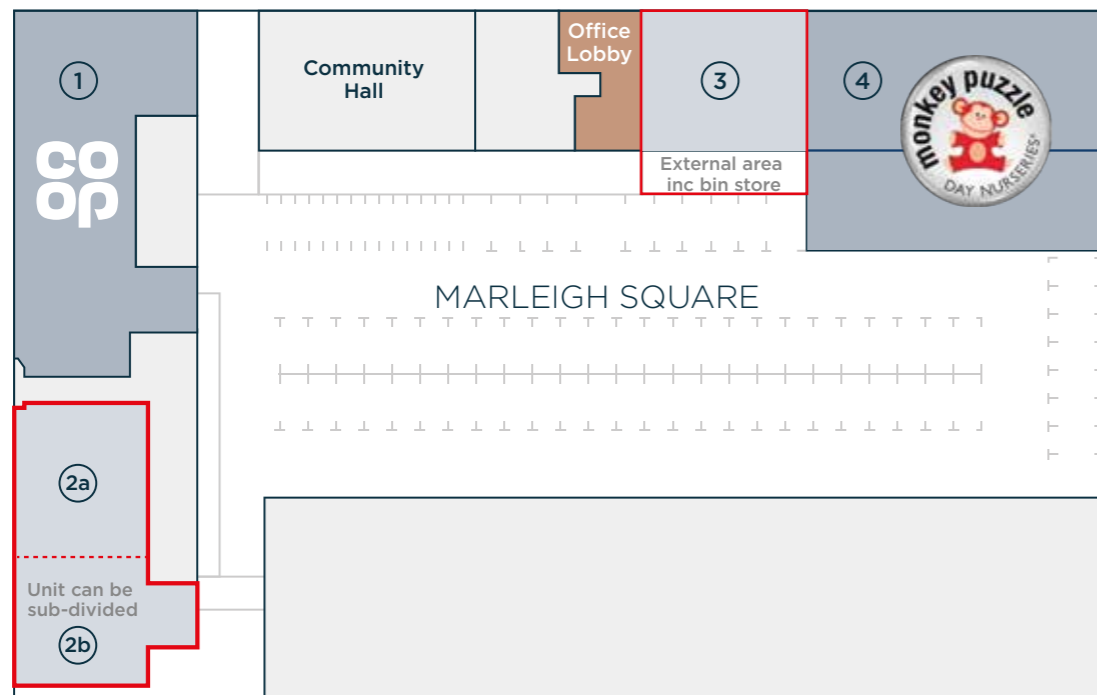
- 1,300 new homes
- 420-place primary school open from September 2022
- New park
- Marleigh Square with space for events and seating
- Community centre
- Sports pitches
- Allotments and woodland walks



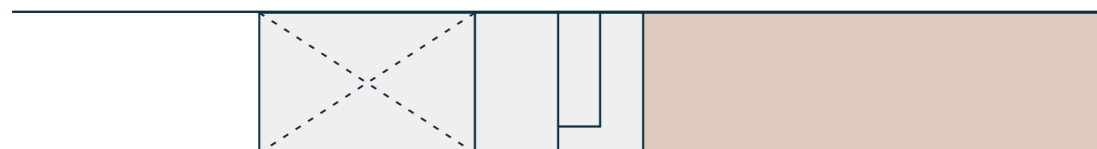
COMMERCIAL SPACE AVAILABLE

THE DETAILS

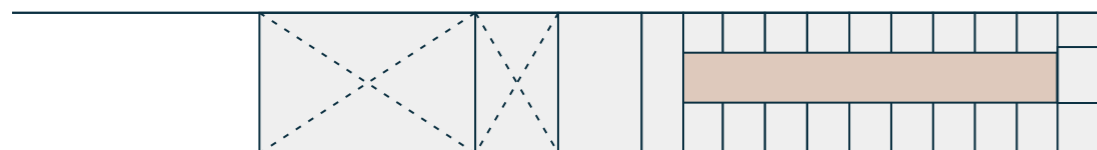
GROUND FLOOR



PODIUM



MEZZANINE



ACCOMMODATION

UNIT	SQ FT	SQ M	USE
GROUND			
1	LET TO CO OP		
2	3,144	292	Retail (A1)
*This unit could be subdivided as follows:			
2a	1,511	140.4	Retail (A1)
2b	1,631	151.5	Retail (A1)
3	1,781	165.5	Café (A3)
*Ext area to rear	573	53.2	
4	LET TO MONKEY PUZZLE		
Office Lobby	740	69	Office (B1)
PODIUM			
Office	4,338	403	Office (B1)
MEZZANINE			
Office	1,733	161	Office (B1)

GET IN TOUCH

For more information on the commercial opportunities at Marleigh, or to arrange a viewing, please contact the sole leasing agents:

RETAIL:

Neil Perrin
 E: nperrin@mprealestate.co.uk
 M: 07539 582582

OFFICES:

Andrew McGahey
 E: amcgahey@mprealestate.co.uk
 M: 07834 566739

LEASE TERMS

The units are available on new leases on terms to be agreed

BUSINESS RATES

The premises have yet to be assessed for rating purposes.

EPC

An EPC will be prepared following practical completion

TIMINGS

Units ready Q4 2021

“A variety of commercial spaces, conveniently located for the many residents of Marleigh and Cambridge East.”

COMMERCIAL SPACE WITH HILL



The Scene, Walthamstow



Eddington market Square



Fish Island Village

HILL IS AN AWARD-WINNING HOUSEBUILDER AND ONE OF THE LEADING DEVELOPERS IN LONDON AND THE SOUTH EAST OF ENGLAND, DELIVERING BOTH PRIVATE FOR SALE AND AFFORDABLE HOMES.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic countryside.

Hill prides itself on putting its customers first and was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021. Hill has also won over 450 industry awards in the past 20 years.

With a staff of over 650, the company operates from five strategically located offices across the South East, with its head office based in Waltham Abbey.

Hill builds in excess of 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations. The commercial spaces Hill creates are carefully considered to complement the developments they are sited on, and serve their communities.

In 2019, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

[hill.co.uk](https://www.hill.co.uk)



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Hill
The Hill Group