

The Mall Bar Hill

OPENING
SOON

TheWorks.co.uk

Pets
at Home

Specsavers



Adjacent to

TESCO *extra*

Local Occupiers Include



Ladbrokes

haart

cardfactory

Johnsons
THE CLEANERS

Viking Way, Bar Hill, Cambridge, Cambridgeshire, CB23 8DZ

The Mall Bar Hill



The Mall, Viking Way comprises 29,904 sq ft (2,778.17 sq m) GIA of retail space. It is anchored by a 135,000 sq ft **Tesco Extra** and benefits from c.750 car parking spaces. Other retailers in include **Costa**, **Card Factory**, **Haart** and **Johnson Dry Cleaner**.

SERVICE CHARGE & INSURANCE

The current service charge budget is £2.30psf. The Landlord will insure the premises, the premiums to be recovered from the tenant.

SERVICES

The units have electricity and water connected.

ENERGY PERFORMANCE

EPC's are available upon request.

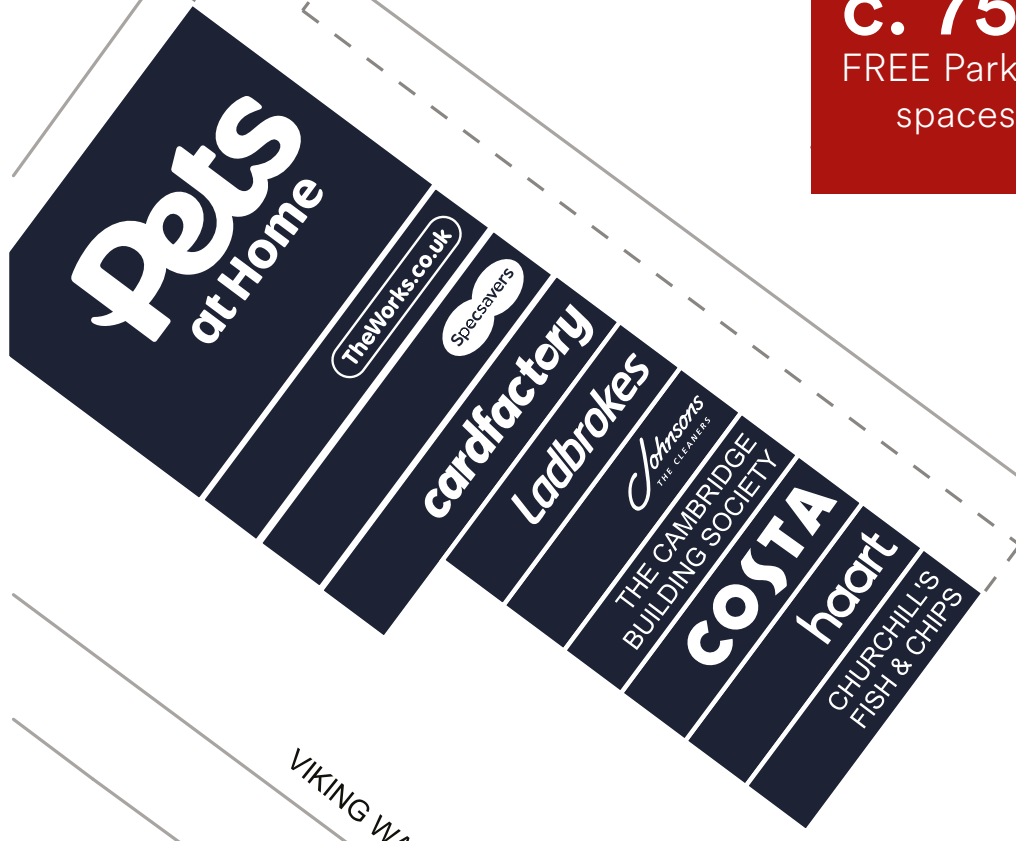
PLANNING

An incoming tenant must satisfy themselves that their proposed 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.

↑ **TESCO Extra**



c. 750
FREE Parking spaces

UNIT	NAME	SQ.FT	SQ.M
Unit 1-4	Pets at Home	6,943	645
Unit 5	The Works	3,122	290
Unit 6	Specsavers	2,013	187
Unit 7	Card Factory	1,998	186
Unit 8	Ladbrokes	1,480	137
Unit 9	Johnsons Cleaners	1,491	139
Unit 10	Cambridge Building Society	1,478	137
Unit 11	Costa	1,474	137
Unit 12	Spicerhaart Property Services	1,483	138
Unit 13	Fish 'n' Chick'n Ltd.	1,455	135



29,904 sq.ft
(2,778 sq.m)
total development



82.7%
economically active



708,059
unique addresses within
a 30 minute drive



c. 750
Parking spaces



LOCATION

Bar Hill is situated approximately 8 miles north west of Cambridge and 12 miles south east of Huntingdon on the A14.

Only 8 miles away, Cambridge is positioned at the tip of the Oxford-Cambridge Arc - a well-connected and strategically important area which is home to 3.7 million people and some of the UK's most productive and innovative towns and cities. Benefits from excellent and easy access to road, motorway and public transport networks.

CITIES

CITIES	DRIVE TIME	MILES
Cambridge	16 mins	8
Huntington	17 mins	12
Peterborough	40 mins	35
Northampton	55 mins	50
Central London	1 hour 10 mins	67
Birmingham	1 hour 30 mins	91

MAIN ROADS

MAIN ROADS	DRIVE TIME	MILES
M11	4 mins	3
A1(M)	14 mins	13
M1	50 mins	38
M25	45 mins	45

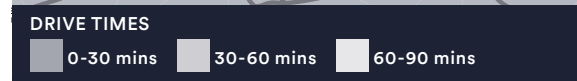
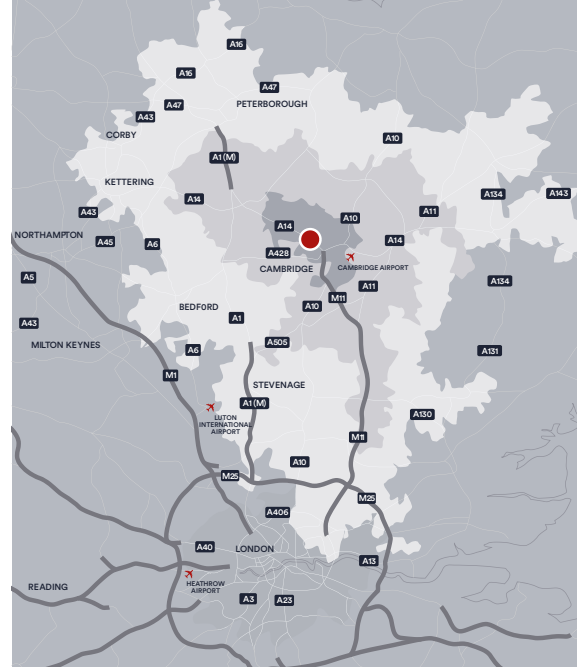
AIRPORTS

AIRPORTS	DRIVE TIME	MILES
London Stansted	30 mins	32
Luton	1 hour	44
Birmingham	1 hour 20 mins	84
East Midlands	1 hour 25 mins	89

PORTS

PORTS	DRIVE TIME	MILES
London Gateway	1 hour 5 mins	67
Felixstowe	1 hour 15 mins	75

SAT NAV: CB23 8DZ



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VIEWING Strictly via prior appointment with the appointed agents:

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