



TO LET – RETAIL OPPORTUNITY AVAILABLE START OF 2026

Cambridge South, CB2

greateranglia

Location:

The new railway station will be situated at the heart of the growing Cambridge Biomedical Campus and Addenbrooke's hospital.

The Station will serve medium and long-distance trains on the route from London Liverpool Street, London Kings Cross, Norwich and other stations.

Cambridge South Station is estimated to handle 1.8 million passenger journeys annually once operational. It is expected to serve passengers, patients, visitors, and employees connected to the Cambridge Biomedical Campus.

**Estimated
1.8m footfall
Annual Footfall***



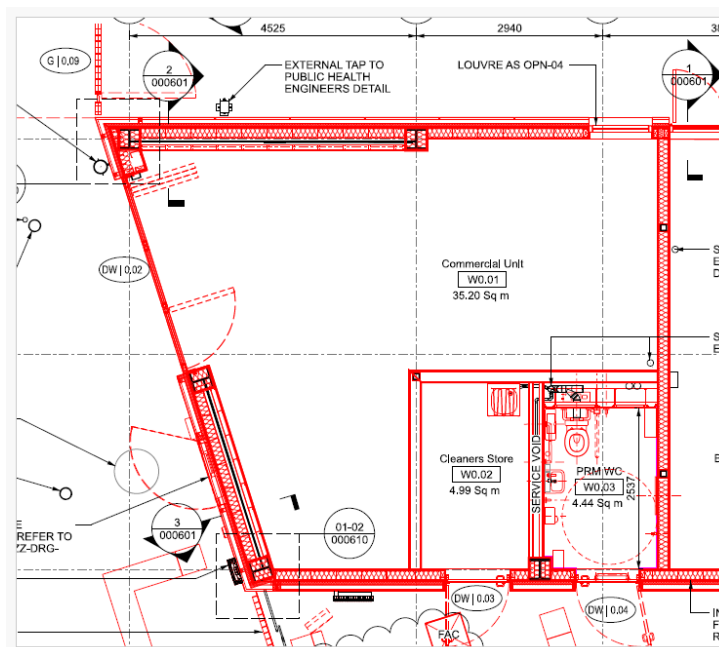
* Footfall figures from the business plan supporting station development

Retail Unit

Positioned directly outside the main station entrance, this versatile 378.9 sq. ft unit offers excellent visibility with a striking glazed frontage that draws in passing footfall.

The flexible open-plan layout makes it ideal for a variety of uses, with all storage cleverly contained within the footprint for maximum efficiency.

Perfectly suited to a Grab & Go coffee concept, food-to-go retailer, or convenience brand, this unit is designed to capture the attention of daily commuters and visitors alike.



Mobile Pitch

An additional tender opportunity is now available for a prime mobile operator pitch, strategically positioned within the station's pick-up and drop-off area. This high-footfall location offers excellent exposure to commuters, visitors, and passers-by throughout the day.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees

Abellio Greater Anglia Limited is a company registered in England and Wales with company number 06428369 and as lessor of this property gives notice that:

- (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract.
- (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.
- (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order.
- (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required.
- (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.



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