

OFFICES

TO LET

PART 1ST FLOOR
BATEMAN
HOUSE, 82-88
HILLS ROAD,
CAMBRIDGE,
CAMBRIDGESHIRE
CB2 1LQ

931 sq ft
86.49 sq m

- Walking Distance to Cambridge Station
- Recently Refurbished
- Shower Facilities
- Available October 2020

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LOCATION

Bateman House is located on Hills Road, just off Station Road in the centre of Cambridge. Located within walking distance of Cambridge central train station (0.3 miles), the property is ideally situated within an established business district.

Cambridge Railway Station lies to the south east of the property approximately 0.3 miles away, providing direct services to London Kings Cross (approx 45 mins). The M11 motorway (Junction 12), is located to the west of Cambridge and connects to Stansted Airport and London. The A14 (Junction 35) dual carriageway, located to the east of Cambridge, provides connections to Bury St Edmunds to the east and Huntingdon and the Midlands to the west.

Surrounding occupiers include Apple, Microsoft, Mott Macdonald, Prowler IO, WeWork, Birketts and a number of other national and local businesses. There are plenty of local amenities including Tesco, Co-op and local restaurants, bakeries and cafes. Cambridge historical city centre is also a 15 minute walk away.

DESCRIPTION

The office is located on the first floor to the front of the property with views over Hills Road and Bateman Street.

The suite has undergone a recent refurbishment which provides;

- Raised access flooring with carpeting
- Suspended Ceilings with LED Lighting
- New Heating and Cooling system
- Male / Female WC's and Shower facilities in the common parts
- Passenger lift
- Electronic secure door entry system

The suite benefits from its own

entrance off the common parts and a balcony over Hills Road.

Full floor plans and specification can be made available on request.

ACCOMMODATION

The anticipated accommodation below is subject to on-site measurements upon completion of the sub-divisional works.

Name	Size
Part First Floor	931 sq ft (86.49 sq m)
Total	931 sq ft (86.49 sq m)

TERMS

The suite is available by way of a sub-let. The sub-lease is for a term up until 30 May 2025 to be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT

On application.

SERVICES/SERVICE CHARGE

There is a service charge payable for the maintenance and cleaning of the common parts. Please contact the agents for further details.

RATEABLE VALUE

Rates to be re-assessed.

EPC

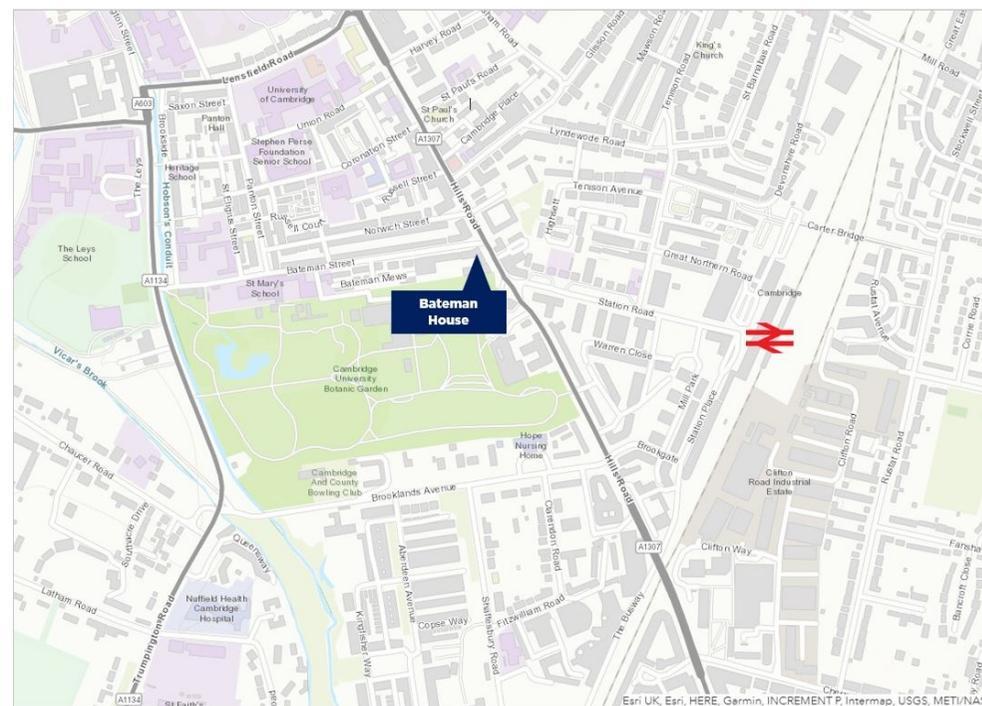
EPC: B (35).

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

We understand that VAT is payable on the rent.



CONTACT

Sebastian Denby
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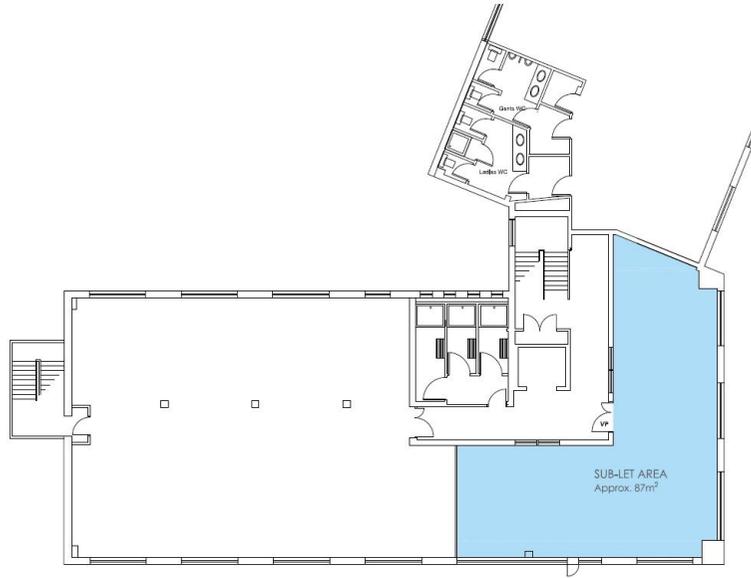
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IMPORTANT INFORMATION

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Sub - Let Space
 Station House, 80-89 Hills Road, Cambridge CB2 1LQ
 Scale 1:50

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coeb
 making space work

Project Name	Station House, 80-89 Hills Road, Cambridge CB2 1LQ
Client	Coeb
Project Manager	Charles Clark
Project Start	15/01/2023
Project End	15/01/2023
Project Status	Completed
Project Budget	£100,000
Project Value	£100,000
Project Risk	Low
Project Complexity	Medium
Project Location	Station House, 80-89 Hills Road, Cambridge CB2 1LQ
Project Contact	Charles Clark
Project Email	Charles.Clark@carterjonas.co.uk
Project Phone	01223 326828



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