

TO LET OFFICES

PART THIRD FLOOR, BATEMAN HOUSE

82 - 88 Hills Road, Cambridge, CB2 1LQ

2,638 sq ft (245 sq m)



Key Highlights

- City centre location with secure car parking
- Quality existing fit out in situ
- Local amenities within immediate vicinity
- Only 0.3 miles from Cambridge railway station

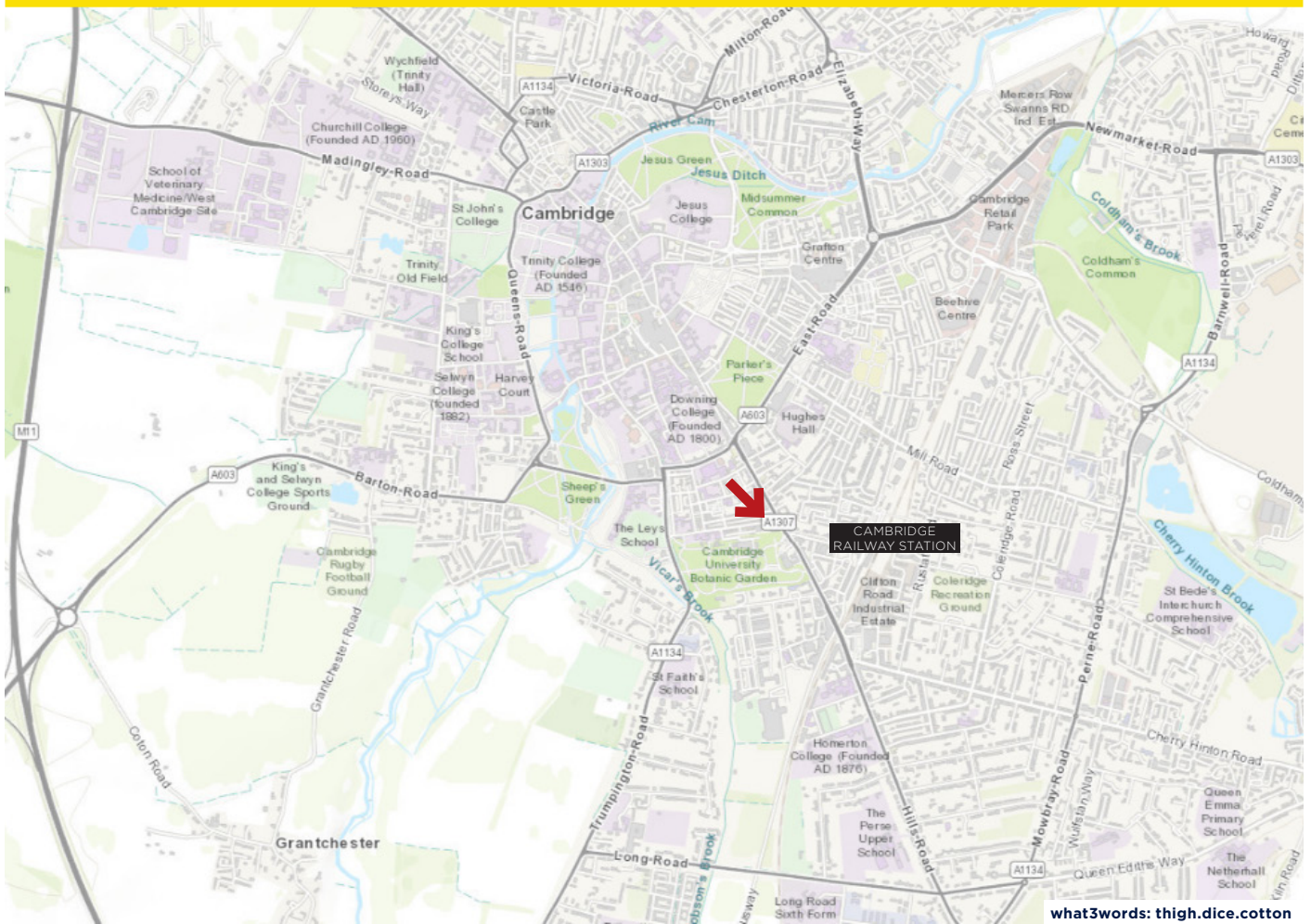


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Location

Bateman House is located on Hills Road, only 0.3 miles from Cambridge railway station and circa 0.7 miles to the city centre. Cambridge benefits from good road connections with the A14, A10 and M11 linking with the A1, M1 and M25.

Cambridge station provides mainline access to both London Kings Cross (48 minutes) and Liverpool Street (1 hour 7 minutes).

The immediate locality includes retail and leisure opportunities within immediate walking distance as well as access to a number of bus stops which serve the Park & Ride facilities. A range of well-known professional and technology occupiers are in the local area including Mott MacDonald, Birketts, Apple, Microsoft, Amazon, Thales Deloitte, Eversheds, Prowler IO, WeWork and Siemens.

The wider area now benefits from significant hotel, retail and open space facilities.

Description

The four storey building has direct access to Hills Road and the common reception area and core provides for toilet facilities, showers and passenger lift that was refurbished during 2015/2016 together with the common areas, with additional new showers installed in 2019.

There is a gate controlled car park to the rear, accessed via Bateman Street together with covered cycle storage.

The space benefits from high quality fit out including a meeting room, board room, as well as kitchen and break out areas.

Existing tenants with the building include The University of Cambridge, Intrasonics, Electric Imp, Gene Stack, Stone King and Tucker Gardner.

Accommodation

The suite has been measured on a NIA basis, the measurements are for guidance purposes only.

DESCRIPTION	SQ FT	SQ M
Part Third Floor	2,638	245

Floor plans are available upon request.

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Amenities

- Current fit out in situ, including furniture (can be removed)
- High quality kitchen and break out area in place
- Heating & cooling system in place
- Suspended ceilings and recessed lighting
- 5 parking spaces and cycle parking
- Male & Female toilets at each level (save ground)
- Shower facilities at ground and first floors
- 8 person passenger lift
- Electronic door entry systems

Lease Term

The space is available on a new lease direct from the Landlord for a term to be agreed.

EPC

The suite has an EPC rating of B (48) - please contact the agent for a copy.

Business Rates

The Valuation Office website assessment states that the Rateable Value under the 2017 Rating List for the suite is as outlined below. Interested parties are advised to confirm via Cambridge City Council.

Part Third Floor	£52,500
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Car parking spaces shall be separately reassessed.

Service Charge

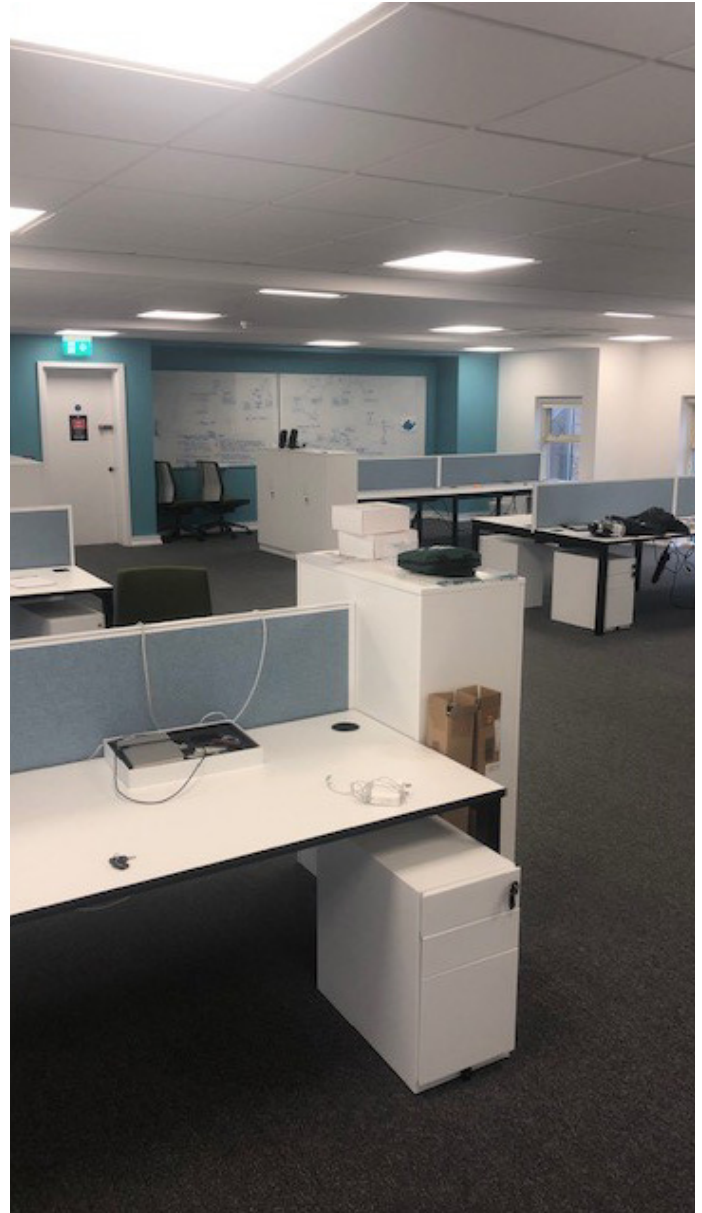
A maintenance charge is levied to cover a contribution towards repair and maintenance of external and common areas. Further details available on request.

Legal Costs

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

Services

We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.



VAT

All figures are quoted exclusive of VAT.

Viewing

Strictly by appointment only with sole agent Savills.

Contact

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