



TO LET – Offices

Second Floor
Ravenscroft House
61 Regent Street
Cambridge
CB2 1AB

94.21 – 224.43 sq m
(1,014 – 2,415 sq ft)

- Air conditioned, open-plan offices
- Within walking distance of train station and city centre shops
- Flexible lease terms available
- Offices can be taken separately or together
- Two parking spaces available via separate license

Location

The property is located on Regent Street, a main arterial route into the City close to Cambridge's principal business district.

The property is situated within walking distance of the train station and historic City Centre with its numerous shops, restaurants and other amenities. Drummer Street Bus Station is situated close by, served by all Park & Ride routes.

Description

Two open plan office suites are available on the second floor. Each suite benefits from the following specification:

- LED lighting
- Air conditioning
- Suspended ceiling
- Perimeter trunking
- Carpeted throughout
- Brand new WC & shower facilities
- Secure bike storage

Accommodation

The property has the following approximate net internal areas:

Suite 3	-	94.21 sqm	(1,014 sqft)
Suite 4	-	130.22 sqm	(1,401 sqft)

Uniform Business Rates

The property is assessed as follows:

Suite 3 RV = £31,500
 Rates Payable = £15,719 p.a.

Suite 4 RV = £42,750
 Rates Payable = £21,333 p.a.

Interested parties are advised to make their own enquiries with Cambridge City Council Revenue Services on (01223) 457 706 in order to verify their rates liability.

Planning

We understand the premises are suitable for Office use (Use Class E).

Interested parties are advised to make their own enquiries as to their intended use to Cambridge City Council Planning Department (01223 457 200).

Terms

The property is available on a flexible lease at the following quoting rents:

Suite 3	£30,000 per annum
Suite 4	£42,000 per annum

VAT is applicable to the rent.

The offices are linked and can be taken together.

Two secure parking spaces are available via a separate license at a fee of £1,500 per annum, per space.

Service Charge

A service charge is payable with further details available upon request.

EPC

The property has an EPC rating of C (70).

Legal Costs

Each party to bear their own associated legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Edward Dodson
Tel: 01223 213 666
Email: edward.dodson@cheffins.co.uk

Alexander Smith
Tel: 01223 271 970
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Suite 3



Suite 4

CHEFFINS

