

# OFFICE - TO LET



4 Francis Court, High Ditch Road, Fen Ditton, Cambridge, CB5 8TE

2,167 sq ft  
201.4 sq m

**Carter Jonas**

## Key Highlights

- Attractive Barn Style Property
- Modern Ground and First Floor Office Accommodation
- Close Proximity to Cambridge City Centre and Only 0.5 Miles to J34 of the A14.
- Dedicated Onsite Parking
- Available Immediately



## Location

The property is situated on High Ditch Road, Fen Ditton, a sought-after riverside village approximately 3 miles northeast of Cambridge City Centre. The village is accessed from Newmarket Road, which is one of the main arterial routes from the East of Cambridge. The property is well connected located just 0.5 miles south of J34 of the A14, which provides access to the wider national road networks.

Cambridge North train station is in close proximity (0.8 miles) with the Newmarket Road Park and Ride just one mile away. The nearest bus stop is a 9-minute walk from the property.

## Description

The property provides quality office accommodation, which presents well, within an attractive barn style building of cavity brick construction, with timber cladding, under a pitched and tiled roof.

The accommodation is predominately open plan, arranged over both ground and first floors, with internal specification including comfort heating and cooling, perimeter trunking, LED strip and spot lighting, glass partitioned ground floor meeting room, carpeting throughout, storage cupboards, raised flooring in part, kitchen, double glazed timber frame windows and male, female and DDA compliant WC facilities.

The property benefits from front and rear entrances and 12 dedicated parking spaces plus visitor parking.

## Accommodation

Area	Sq M	Sq Ft
Ground Floor	99.8	1,074
1 <sup>st</sup> Floor	101.6	1,093
<b>Total</b>	<b>201.4</b>	<b>2,167</b>

\*Areas provided on an NIA basis



## Tenure

The leasehold interest of the property is available by way of a new lease with terms to be agreed.

## Rent

£51,000 per annum exclusive.

## EPC

D:97 - Copy of certificate available upon request.

## VAT

We understand VAT to be payable on all sums due.

## Service Charge

Information available on request.

## Business Rates

Information available on request.

## Anti Money Laundering

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

## Legal Costs

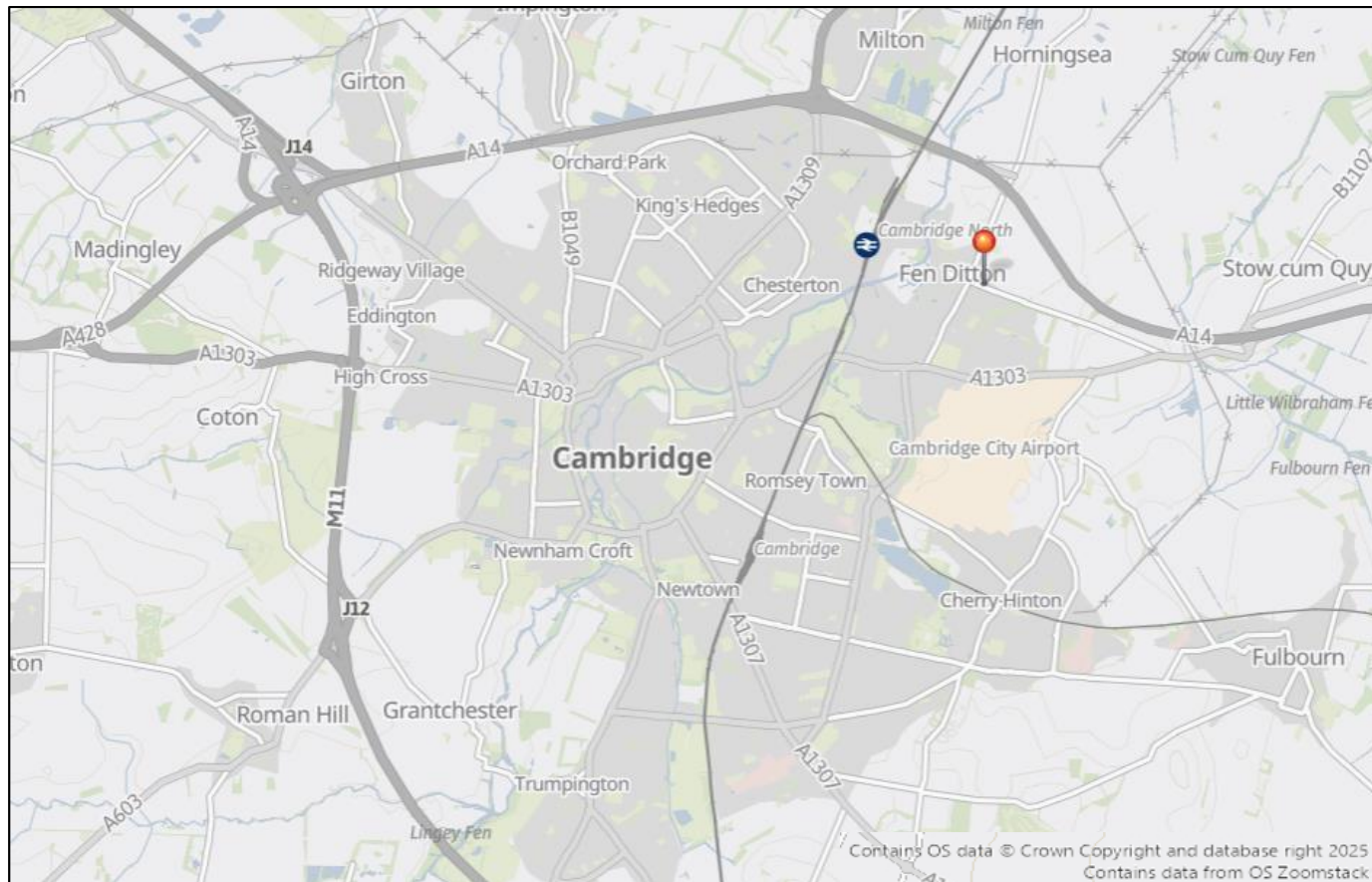
Each party to be responsible for the payment of their own legal costs.

## Viewing

Strictly by appointment with Carter Jonas.



## Location Map



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. July 2025.

**James Morton**

07977 705286 / 01223 558037  
James.Morton@CarterJonas.co.uk

**Callum Middleton**

07977 915782 / 01223 326817  
Callum.Middleton@CarterJonas.co.uk

**Carter Jonas**