

OFFICE

TO LET



Richmond House, 16-20 Regent Street, Cambridge  
CB2 1DB



BTG  
Eddisons

# Richmond House , 16-20 Regent Street

Cambridge, CB2 1DB



Agreement

To Let



Detail

Office



Rent

£40,000 pa



Size

1,150 sq ft  
(107 sq m)



Location

Cambridge, CB2 1DB



Property ID

821.1210336

**For Viewing & All Other Enquiries Please Contact:**



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## Property

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Richmond House is a prominent period office building in Central Cambridge offering high quality modern offices. There is a staffed reception with the available offices on the lower ground and part first floors. The accommodation is predominantly open plan and benefits from air conditioning, suspended ceilings with LED lighting and carpeting throughout.

Private parking is available to the rear via separate agreement.

## Accommodation

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Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	ft <sup>2</sup>	m <sup>2</sup>
Suite B, First Floor	1,150	107

## Energy Performance Certificate

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Lower ground Floor offices - E (116)

First Floor offices - D (93)

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own

## Town & Country Planning

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We understand that the property has consent for uses falling within Class E (Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

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**Charging Authority:** Cambridge City Council  
**Description:** Offices and Premises  
**Rateable Value:** TBC

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

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The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

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**Suite B, First Floor - £40,000 per annum exclusive**

## Service Charge

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A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the property.

## VAT

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VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

# Location

The property is prominently located on Regent Street, a busy pedestrian route linking the City Centre with the central train station, and forms part of the Downing College site. The street has a vibrant mix of restaurants, bars and cafes. The property is opposite Parker’s Piece and also opposite the University Arms Hotel, Cambridge’s premier hotel. Public parking is available at the nearby Queen Anne multi-storey car park (540 spaces), and Grand Arcade (660 spaces). There is also metered parking in surrounding streets. Cambridge train station is approximately 15 minutes’ walk away and provides frequent services to London Kings Cross.







