



## TO LET – Office

Suite 6, Third Floor  
Ravenscroft House  
61 Regent Street  
Cambridge  
CB2 1AB

128.25 sq m (1,380 sq ft)

- Air conditioned, open-plan office
- Central Cambridge location
- Within walking distance of train station and city centre shops
- Recently refurbished
- Flexible lease terms available

## 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

Suite 6 is available on the third floor at Ravenscroft House and features views over Parker's Piece. The property comprises an open plan office with 2 meeting rooms and a kitchen.

The property 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 an approximate total net internal floor area of 128.25 sq m (1,380 sq ft).

## Uniform Business Rates

The property is assessed as follows:

Rateable Value	£42,000
Rates payable (2022/23)	£20,958

The rates are based on a uniform business rate of 0.499. 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 a rent of **£41,500 per annum exclusive**.

VAT is applicable to the rent.

## Service Charge

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

## EPC

The property is awaiting an EPC assessment.

## Legal Costs

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

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

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# CHEFFINS



