

# EDUCATIONAL FACILITY: USE CLASS F1- TO LET



85 Hills Road, Cambridge, CB2 1PG

2,986 - 4,767 sq ft

277.42 - 442.89 sq m

**Carter Jonas**

## Key Highlights

- Attractive period property
- Within immediate proximity of Cambridge Station and walking distance of City Centre
- High quality modern internal specification
- Accommodation provided over Ground, First, Second and Basement floors



## Location

The property is located on Hills Road, in immediate proximity to the junction with Station Road. The property benefits from being approximately 550m from Cambridge Station and within walking distance of the City Centre (approximately 0.9 miles). Cambridge Station provides regular direct services to Cambridge North (4 mins), London Kings Cross (47 mins) and London Liverpool Street (1hr 12 mins). The area exhibits a mixture of nearby uses, which are predominantly commercial, with Station Approach acting as Cambridge's Central Business District. The landmark building Botanic House is just 120m away and Railpen's Botanic Place development, set to deliver 333,000 sq ft of best in class office stock, is located immediately opposite. Nearby occupiers include Apple, Microsoft, Deloitte, Mills & Reeve, Birketts and The Clayton Hotel.

## Description

The property comprises an attractive mid terrace period building of solid brick construction under a pitched and tiled roof. There is an attractive garden area to the rear suitable for cycle parking. It benefits from modern, high quality internal specification including LED lighting, part double glazed windows, carpeted and hardwood flooring, perimeter trunking, wall sockets, kitchenette and WC facilities. The large windows provide good levels of natural light throughout.

Accommodation is arranged over ground first, second and basement floors and currently provides a combination of open plan rooms and cellular teaching spaces.

## Accommodation

Area	Sq M	Sq Ft
Basement	116.85	1,258
Ground Floor	153.45	1,652
1 <sup>st</sup> Floor	105.77	1,138
2 <sup>nd</sup> Floor	66.82	719
<b>Total</b>	<b>442.89</b>	<b>4,833</b>

\*Areas provided on an NIA basis sourced from the VOA



## EPC

D:76

## Tenure

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

## Rent

Quoting: £150,000 per annum exclusive

## VAT

We understand VAT to be payable on all sums due.

## 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

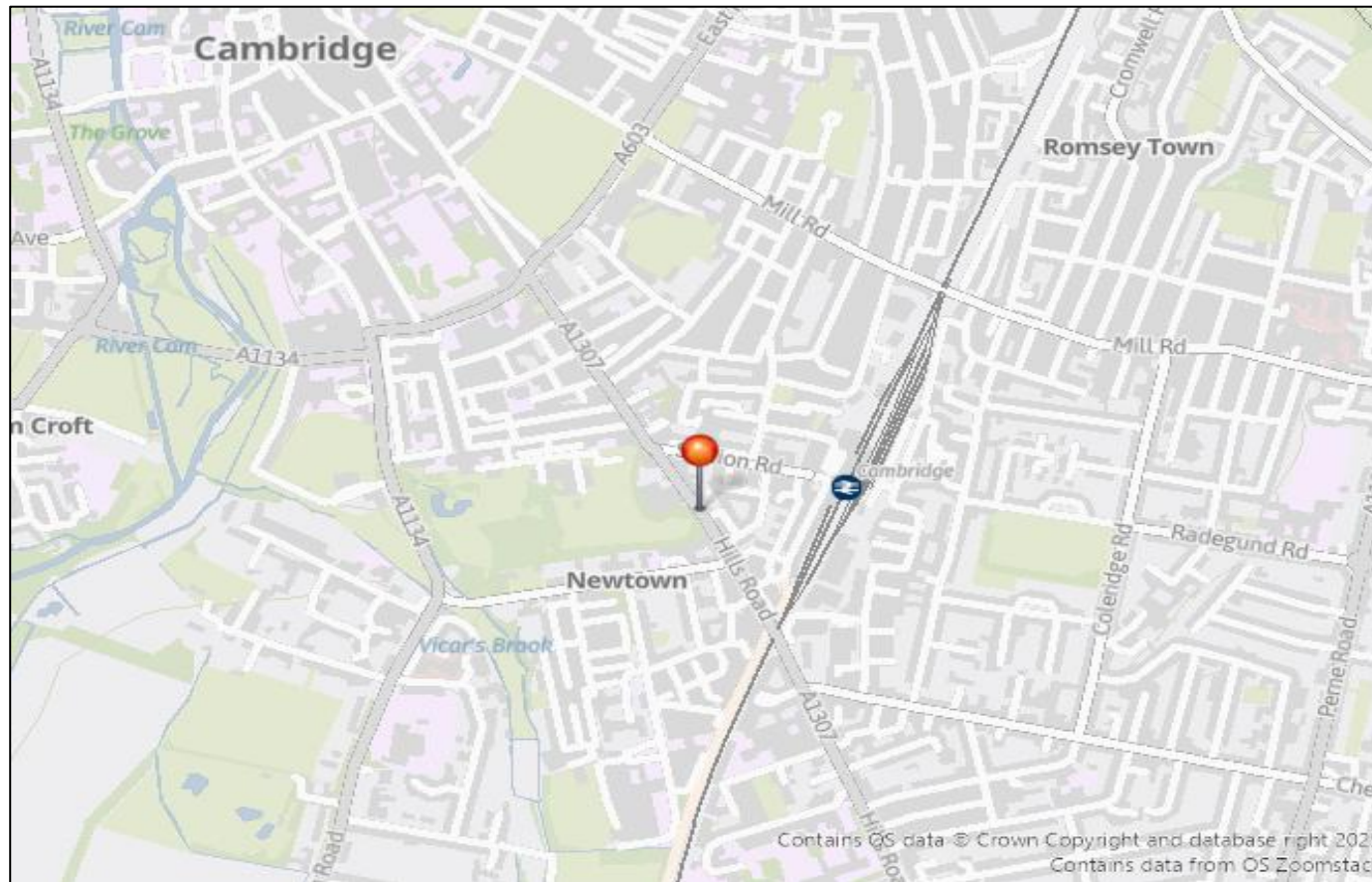
Each party to be responsible for the payment of their own legal costs.

## 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. October 2025.

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