

City-Centre Office with Exceptional Parking Provision



50 Cambridge Place
Cambridge, CB2 1NS

1,242 sq ft
115.4 sq m

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Key Highlights:

- High-quality self-contained office building
- Five car parking spaces
- Conveniently located off Hills Road
- Walking distance from Cambridge Station and City Centre
- VRF Air Condition
- LED lighting
- Full IT network trunking
- Plentiful natural light
- Fitted kitchens and WCs on each floor





Description:

Situated on a quiet cul-de-sac off Hills Road in Cambridge City Centre, the property offers high-quality, self-contained office accommodation over two floors. Specification includes:

- Five ANPR controlled car parking spaces adjacent to the property
- Modern VRF air-conditioning
- LED lighting
- Perimeter trunking (including LAN cabling throughout)
- Recently fitted WCs and kitchens on each floor
- Secure bicycle storage

Accommodation:

The accommodation comprises the following approximate Net Internal Areas:

First Floor:	479 sq ft
Ground Floor:	762 sq ft
Total:	1,242 sq ft

Terms & rent

The property is available on a new lease for a term by negotiation at a rent of £45 per sq ft per annum.

Rateable Value

Estimated Rates Payable (2025): £18.54 per sq ft per annum.

EPC

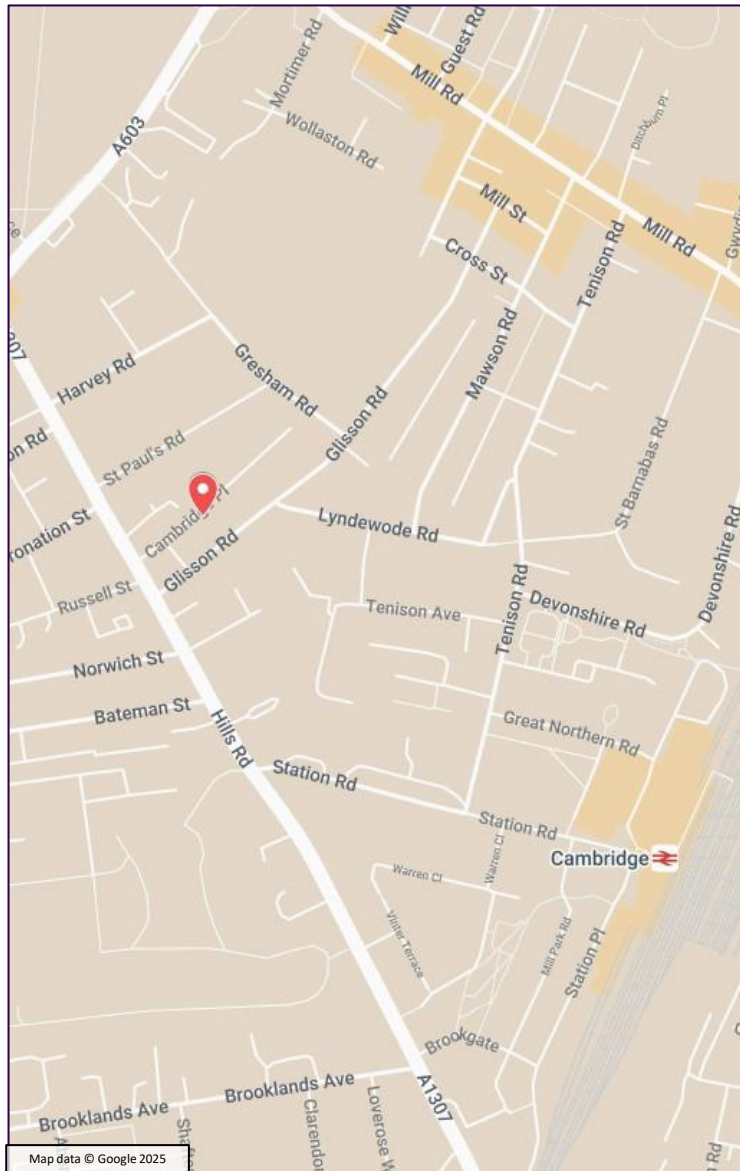
The property has an EPC of C (59).

VAT

We understand that VAT is payable on the rent.



Location



Cambridge Place is a quiet cul-de sac located off the bustling Hills Road to the South of Cambridge City Centre.

Cambridge railway station is a short walk away and provides frequent mainline services to destinations which include Cambridge North, Cambridge South (from 2026), London Kings Cross and London Liverpool Street.

The majority of properties on Cambridge Place are residential with a handful of other commercial units adjacent and opposite. A huge variety of shops, cafes, restaurants and pubs are nearby on Hills Road.

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Classification L2 - Business Data