

Office To Let – One Station Square



First Floor Suite, One Station Square, Cambridge, CB1 2GA

2,999 sq ft
278.6 sq m

Carter Jonas

Key Highlights

- Prime office location adjacent to Cambridge Station
- High-quality self-contained Grade A office suite
- Bright, contemporary workspace with excellent natural light
- Exceptional connectivity to London King's Cross, Liverpool Street and Stansted Airport
- Extensive local amenities including cafés, pubs, restaurants, supermarkets and hotels
- Secure car and cycle parking with end-of-journey facilities
- Available by way of an assignment or sublease



Location

One Station Square occupies a highly prominent position within the Station Road development, opposite Station Square and immediately adjacent to Cambridge Railway Station. The property sits at the heart of the CB1 commercial district, offering excellent visibility and accessibility for occupiers.

Cambridge city centre, including Market Square and the Grand Arcade, is within walking distance, while Cambridge Railway Station provides direct and frequent services to London King’s Cross, Liverpool Street and Stansted Airport. The area is also well served by local bus routes and cycle infrastructure.

The surrounding environment is well established and vibrant, characterised by a strong mix of leading corporate and technology occupiers, together with high-quality retail, leisure and hotel amenities. Nearby operators include The Clayton Hotel, Amazon, Microsoft, and Samsung, alongside a wide range of cafés, pubs, restaurants and convenience retailers, creating a thriving and well-connected business hub.

Description

The property comprises a high-quality first floor office suite within One Station Square, benefitting from a staffed concierge service. The suite provides a bright, contemporary workspace with excellent natural light and attractive views overlooking Cambridge Station and Station Square.

The accommodation is available either as CAT A or as a fully fitted space (subject to negotiation). At current, the layout is arranged to accommodate 32 desks and includes two meeting rooms for 12 and 8 people, (measuring approx. 276 sq ft and 209 sq ft respectively), along with a generous break-out and collaboration area featuring a modern, fully fitted kitchen.

Accessed via a passenger lift, the suite benefits from a comprehensive Grade A office specification, including fully accessible raised floors and suspended ceilings throughout, air-conditioned heating and cooling, private lockers, 2 allocated car parking spaces, secure cycle storage and access to high-quality end-of-journey facilities.

Accommodation

Area	Sq M	Sq Ft
First Floor	278.6	2,999



Tenure

The leasehold interest of the property is available by way of an assignment or sublease with a lease expiry date of 05/09/2027. A copy of the lease is available upon request.

Rent

Leasehold: £176,613 per annum exclusive

Service Charge

A service charge will be payable for the upkeep of the common areas. More details are available upon request.

Business Rates

Rateable Value from 1 April 26: £178,000

Estimated Rates Payable for 2026/27: £86,580 per annum

EPC

B (46) – Certificate available upon request.

Planning

The premises has use Class E consent (Commercial Business and Service) in accordance with the Town and Country Planning (Use Classes) Order 1987 as amended.

VAT

We understand VAT to be payable on all sums due.

Legal Costs

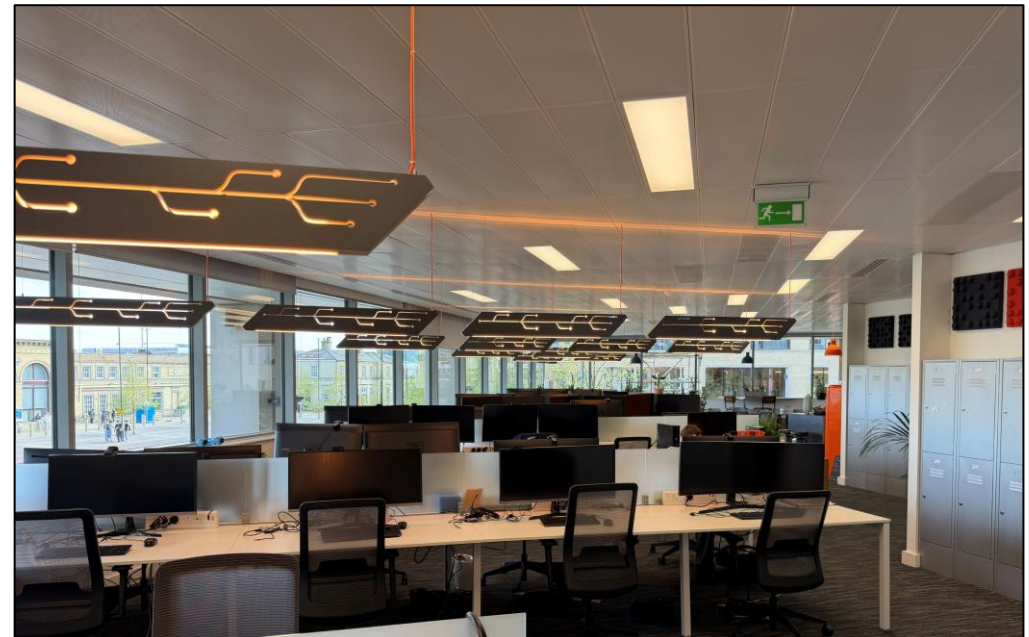
Each party to be responsible for the payment of their own legal costs.

Viewing

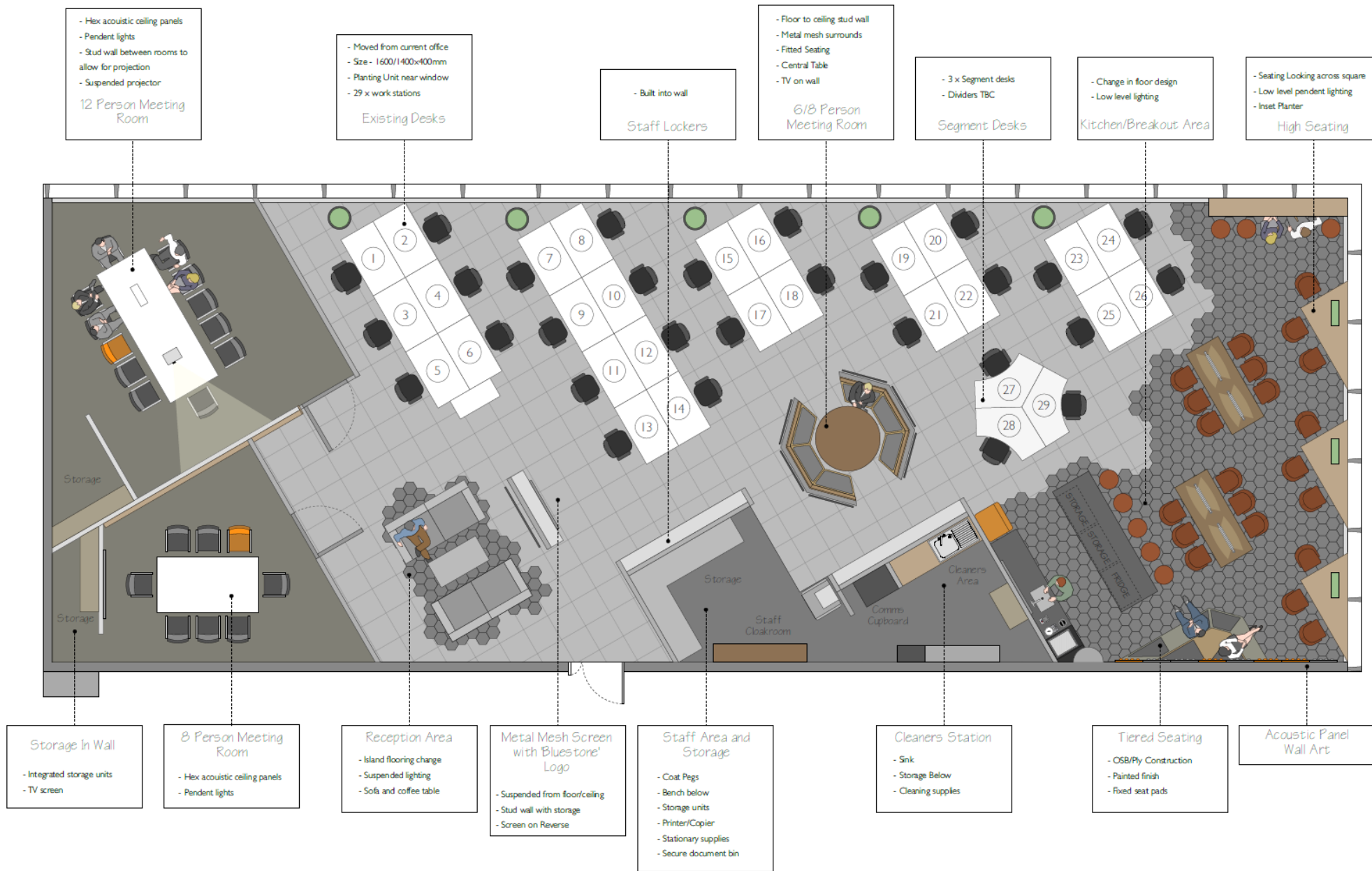
Strictly by appointment with sole agents Carter Jonas.

Anti Money Laundering

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the prospective tenant. In submitting an offer, you agree to provide such information when the terms are agreed.

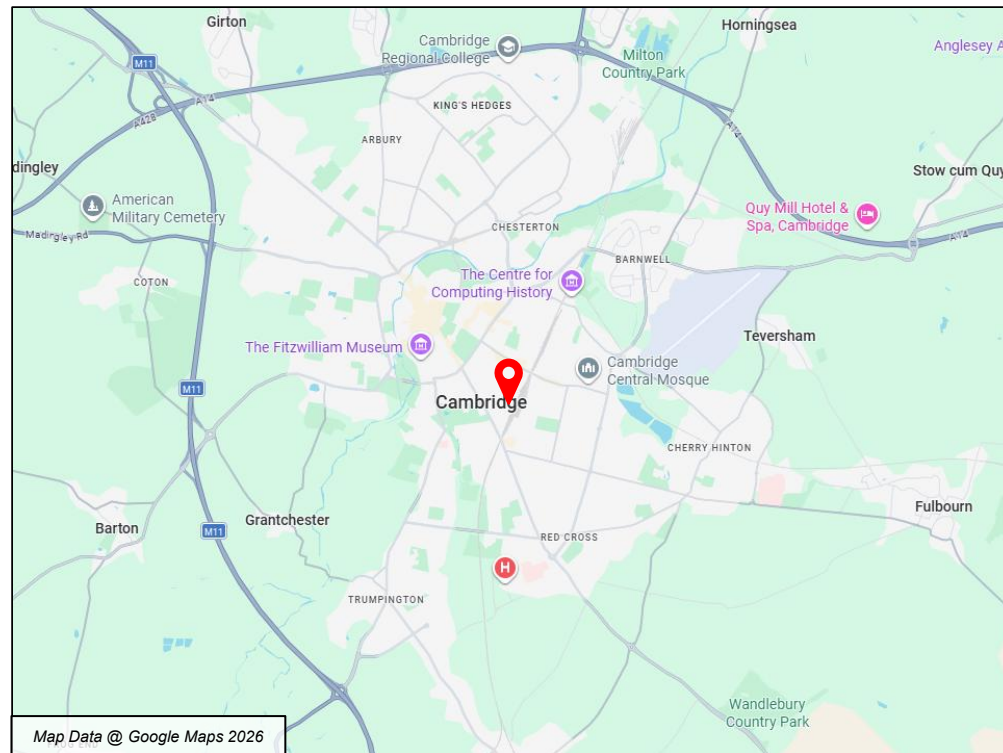
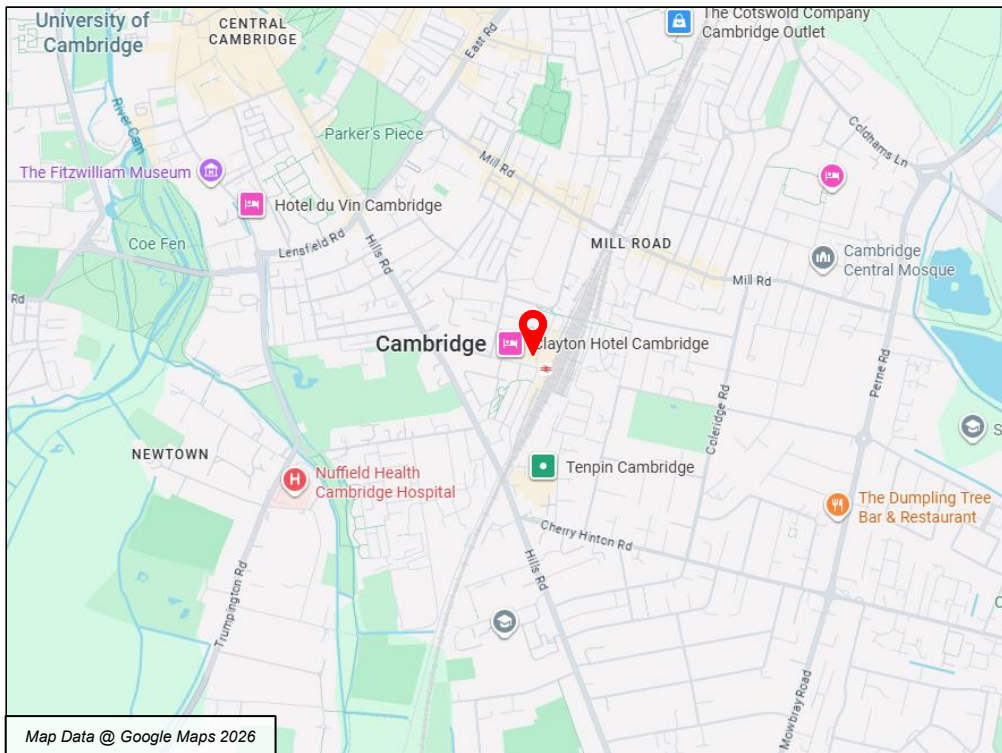


Indicative Floor Plan



*Floor plan shown for illustration only and differs slightly to current layout. Not to scale.

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. Some images have been enhanced with the use of AI. April 2026.

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