



OFFICES TO LET

25 City Road
Cambridge
CB1 1DP

234.85 sq m (2,528 sq ft)

- Characterful office premises
- Attractive city centre location
- Available on a new direct lease
- Two allocated parking spaces

Location

The property is located on City Road, close to the junction with Prospect Row and within easy walking distance of both the Free Press public house, Grafton Shopping area and less than half a mile from the historic city centre and Cambridge Railway Station

Description

The property forms part of an attractive courtyard development of offices and provides accommodation over ground and first floors.

Accommodation

The accommodation is laid out across ground and first floors with the ground comprising a small reception area plus predominantly open plan space together with a recently fitted kitchen and break out area.

The first floor provides office space open to the ground floor plus cellular offices/meeting rooms.

Separate male and female toilet facilities are located on the ground floor. There is gas fired central heating throughout and comfort cooling to the first floor.

The approximate net internal floor area is 2,528 sq ft and there are two private car parking spaces.

Planning

We understand the property is suitable for uses falling under Class B1a (Offices) of the Town and Country Planning (Use Classes) Order 1987. Alternative uses such as those falling within Class D1 (Educational, Medical etc) may be suitable subject to obtaining any necessary planning consents.

Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on (01223) 457200.

EPC

The property has an EPC Rating of C (62).

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2023 with a rateable value of £61,500 and therefore the rates payable for 2024/25 will be £33,579 (calculated at the standard multiplier rate and ignoring the effects of any phasing or relief).

However, interested parties are advised to make their own enquiries of Cambridge City Council Revenue Services on (01223) 457706.

Terms

The premises are available on a new internal repairing and insuring lease for a term to be agreed.

Please contact the agent for further information.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport and Freddie Wootton

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