

OFFICES

TO LET



Pegasus House, Pembroke Avenue, Waterbeach, Cambridge
CB25 9PY



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Agreement

To Let



Detail

Various office suites



Rent

from £2,992 – £39,328
per annum inclusive of
services



Size

8 – 152 sq m
(88 – 1,635 sq ft)



Location

Waterbeach, CB25 9PY



Property ID

#FILENO/2026A

For Viewing & All Other Enquiries Please Contact:



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Surveyor

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Ben Green

MSc MRICS

Director

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Property

Multi tenanted office building offering a range of suite sizes. The ground floor is sub-divided offering individual suites. The first floor is offered in its entirety which offers modern office accommodation with air conditioning throughout.

Tenants have 24 hour access to the property. Parking available on site.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Icarus (ground floor)	LET	LET
Gemini (ground floor)	21	223
Babylon (ground floor)	8	88
Artemis (ground floor)	16	167
Justinian (ground floor)	11	118
First floor	162	1,743

Energy Performance Certificate

Rating:TBC

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for E (offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Tenants will be responsible for paying business rates where applicable.

Tenure

Offices **To Let** by way of a new lease, for a term to be agreed.

Rent

The rents are inclusive of services (excluding internet):

Area	Rent (per annum)
Icarus (ground floor)	LET
Gemini (ground floor)	£7,582
Babylon (ground floor)	£2,992
Artemis (ground floor)	£5,678
Justinian (ground floor)	£4,012
First floor	£43,000

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

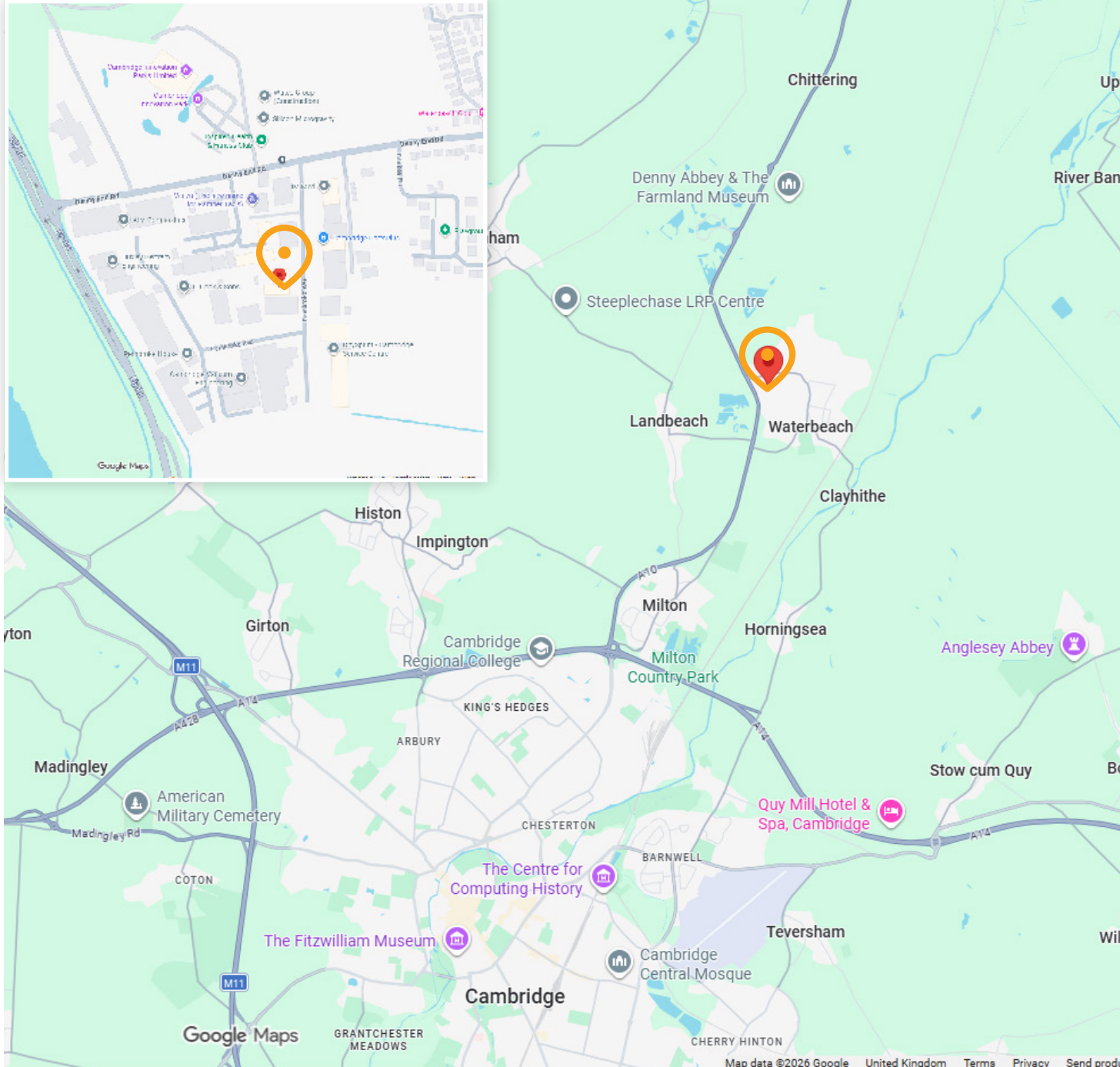
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located on Pembroke Avenue on the Denny End Industrial Estate in Waterbeach just off the A10 Cambridge to Ely Road. This well established and popular estate lies approximately six miles north of Cambridge and two and a half miles north of Milton and J33 of the A14. The A14 provides good transport links to A1, A11 and M11. Waterbeach has a main line rail station providing direct services to Cambridge and London.





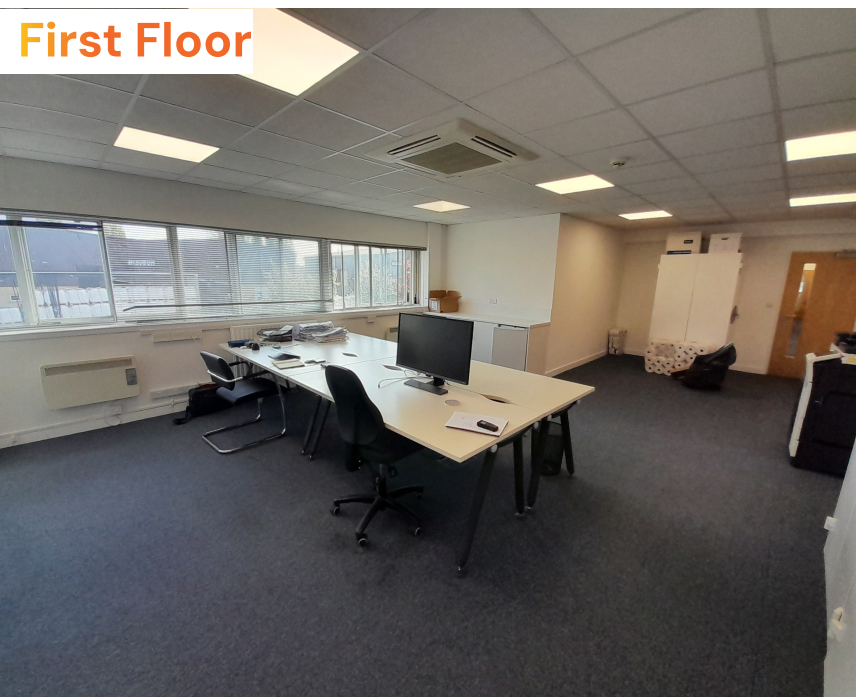
Artemis



First Floor



First Floor



First Floor

