



TO LET: OFFICE SPACE

Ground Floor
Park House
Castle Park
Cambridge
CB3 0DU

824.91 sq m (8,876 sq ft)

- Modern, open plan office space
- Established business location
- 21 allocated parking spaces
- EPC rating of B (35)
- Available by way of a new sub-lease or surrender and re-grant

Location

Cambridge is a historic University city with a population of approximately 145,000 (Census 2021) and a catchment population of around 560,000. It is a highly affluent city famed for its science and technology base, boasting 20 companies which have surpassed the \$1 billion landmark valuation as private and public enterprises (Centre for Cities 2021 report).

Castle Park is an established business location located approximately half a mile north of Cambridge City Centre. Tenants at the park include Amazon, WTW and Tees Law. Immediately surrounding Castle Park is a range of restaurants, public houses and cafes.

Description

Park House was recently refurbished to provide modern office space. The ground floor suite provides the following specification:

- Open plan layout
- WC facilities (including showers)
- Reception, kitchen and breakout area
- Meeting room
- Exposed ceiling services
- Air conditioning
- LED lighting
- 21 allocated parking spaces

Accommodation

Office space comprising an approximate Net Internal Area of 824.91 sq m (8,876 sq ft).

Planning

The property has been used as an office falling under Use Class E (g) (i) of the Town and Country Planning (Use Classes) Order 1987 as amended 2020.

Interested parties are advised to make their own enquiries with Cambridge City Planning Department on 01223 457 200.

Uniform Business Rates

The property is entered into the 2023 VOA Ratings List with a rateable value of £260,000. Based on the standard multiplier, rates payable for 2023/24 are £133,120.

Interested parties are advised to make their own enquiries with Cambridge City Council Revenue Services (01223) 457 706 in order to verify their rates liability.

Service Charge

Full details of the building service charge are available on request.

EPC

The property has an EPC Rating of B (35).

Terms

The property is available by way of a new sub-lease for a term ending June 2027. Alternatively, a surrender and re-grant may be available. For further details of lease terms, please contact the agent.

Legal Costs

Each party to bear their own legal and professional fees incurred in this transaction.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

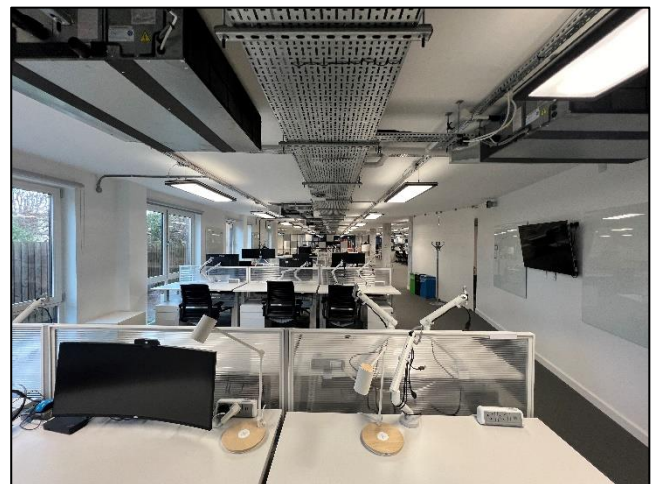
Will Brown or Alexander Smith

Tel: 01223 271 966

01223 271 970

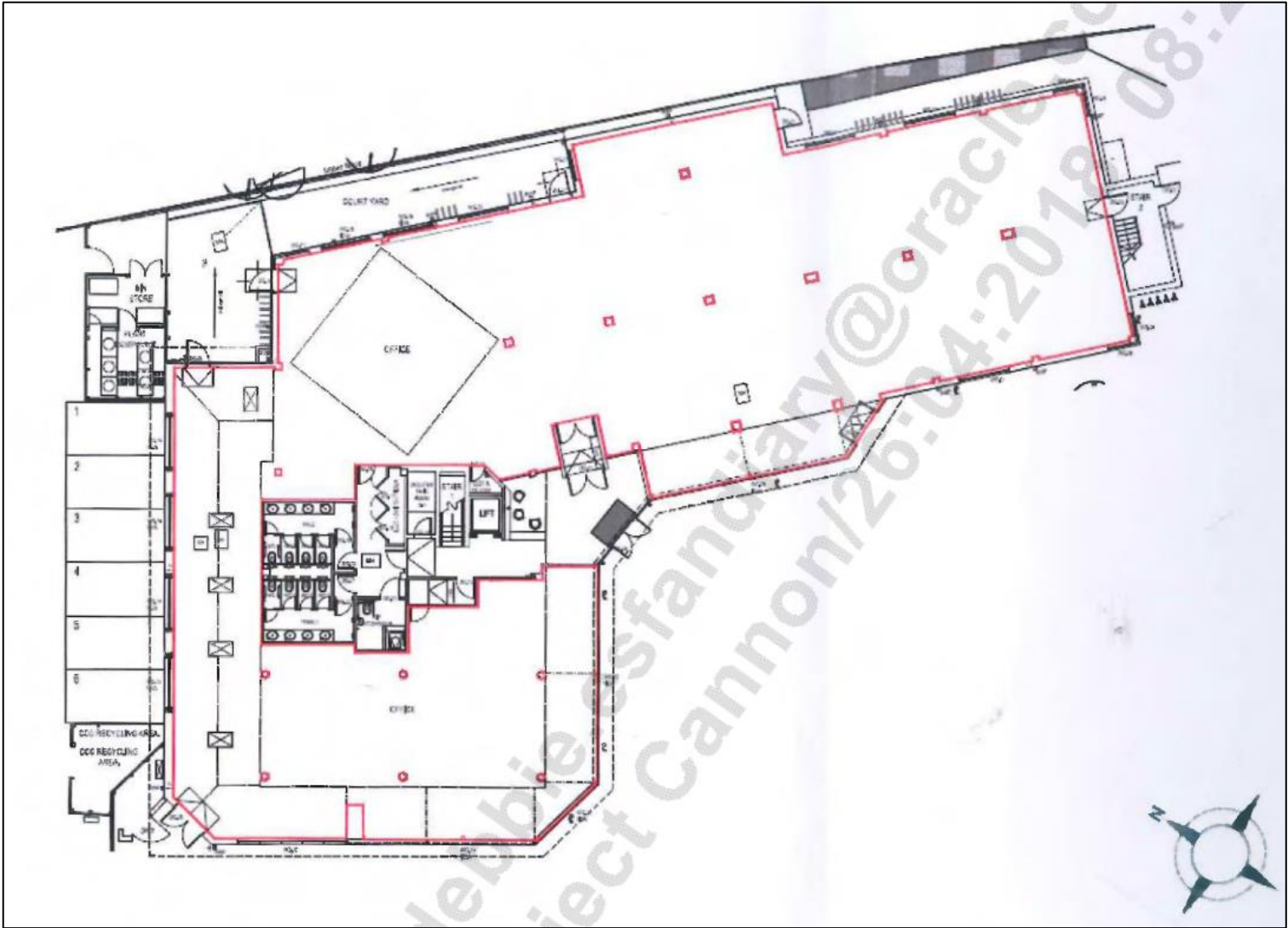
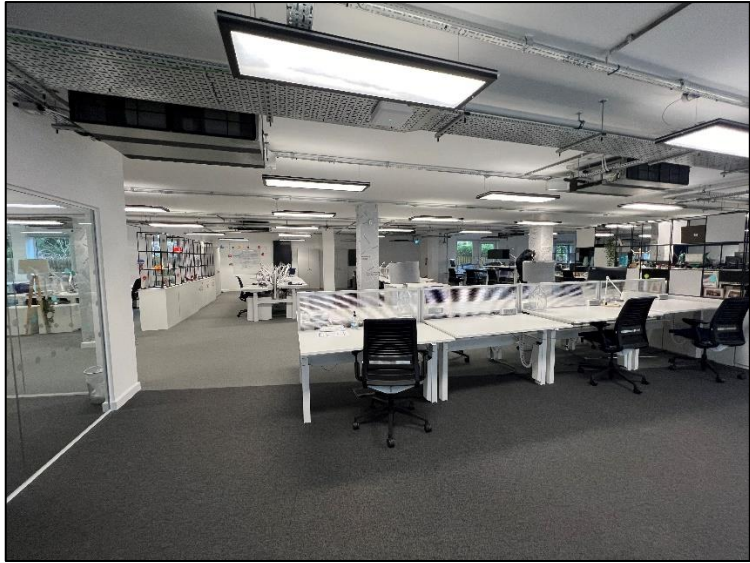
Email: will.brown@cheffins.co.uk

alexander.smith@cheffins.co.uk



The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part of an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.

CHEFFINS



Not to scale. For identification purposes only.