

OFFICE

FOR SALE



18-20 Signet Court, Swanns Road, Cambridge
CB5 8LA

Eddisons

18-20 SIGNET COURT

SWANNS ROAD, CAMBRIDGE, CB5 8LA



Agreement

For Sale



Detail

Office



Price

£895,000



Size

580 sq m (6,243 sq ft)



Location

Cambridge, CB5 8LA



Property ID

1233829

For Viewing & All Other Enquiries Please Contact:



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Director

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BSc (Hons)
Surveyor

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Property

Three storey office building forming part of a small established courtyard-style development. The building benefits from good natural light with a passenger lift and WCs on each floor.

There are 26 allocated parking spaces with the property.

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
Ground Floor	150	1,604
First Floor	216	2,320
Second Floor	216	2,320
Total	580	6,243

Energy Performance Certificate

Rating: To be assessed

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 uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: Cambridge Council
Description: Offices and Premises
Rateable Value: £109,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **For Sale** Freehold with vacant possession.

Price

£895,000

VAT

We understand that VAT is not payable on the purchase price.

Legal Costs

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

Anti-Money Laundering

Prospective purchasers 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.

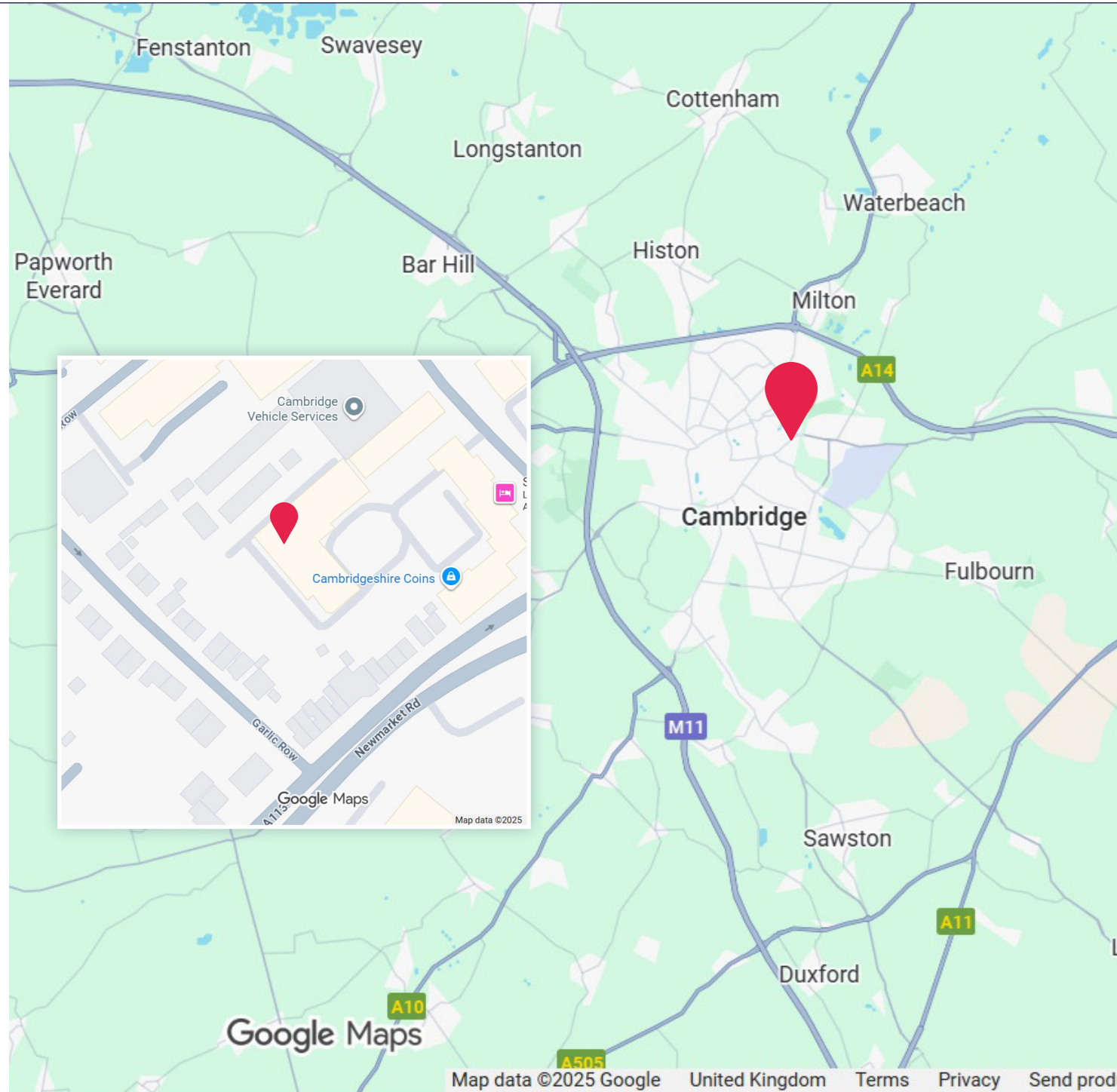
Location

Signet Court is a courtyard-style office development, located on Swanns Road off Newmarket Road, one of the main arterial routes into Cambridge.

The location benefits from easy access to the A14, A11 and M11 motorway.

The city centre can be quickly accessed by public transport. The Chisholm Trail (a new walkway and cycle path) passes close to Signet Court and links Cambridge Central and Cambridge North Train Stations.

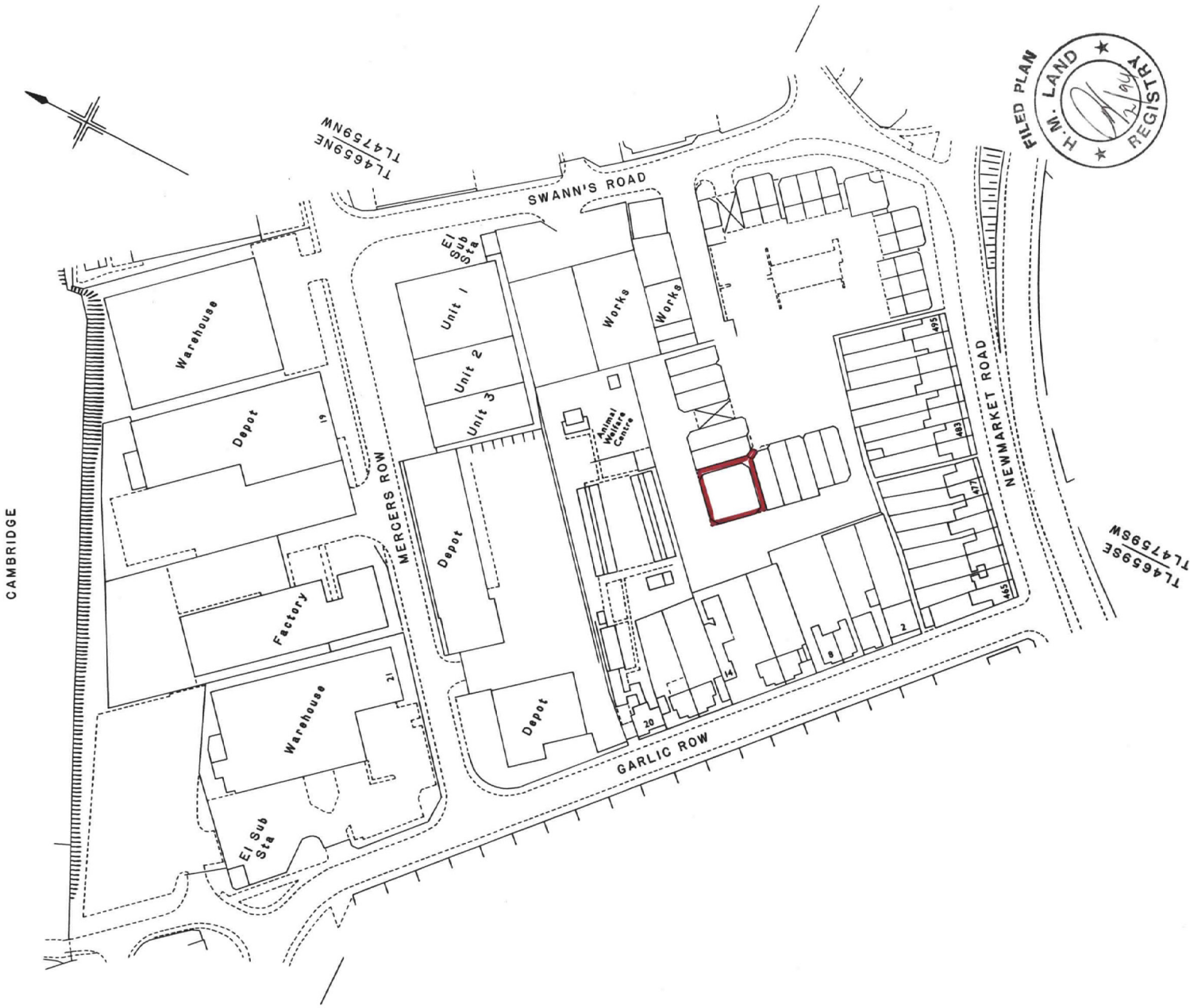
Signet Court is a short walk from a number of national retailers including Aldi, Boots, Tesco, Currys and Homebase.





Google Maps

LMT		TITLE NUMBER	
H.M. LAND REGISTRY		CB 167161	
ORDNANCE SURVEY PLAN REFERENCE	TL4659 A	Scale 1/1250	
COUNTY CAMBRIDGESHIRE	DISTRICT CAMBRIDGE	© Crown Copyright	



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 05 November 2025 at 08:46:44. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Peterborough Office.

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The north point is approximate and should not be used as a true reference.

Whilst every effort is made to keep these drawings current, this cannot be guaranteed. All information should therefore be checked and confirmed. Cambridgeshire County Council cannot be held responsible for errors or omissions outside of its control.

SIGNET COURT UNITS 18-20 Ground Floor

Site Name: SIGNET COURT UNITS 18-20
 USRN: 01008
 Building Name: SIGNET COURT
 UBRN: 0100801
 Block: B1

Room Legend: Room Number *
 Room Name
 Room Area m²

* Room Number: Does not equate to actual room number. It is the assigned e-business identification number for the room.

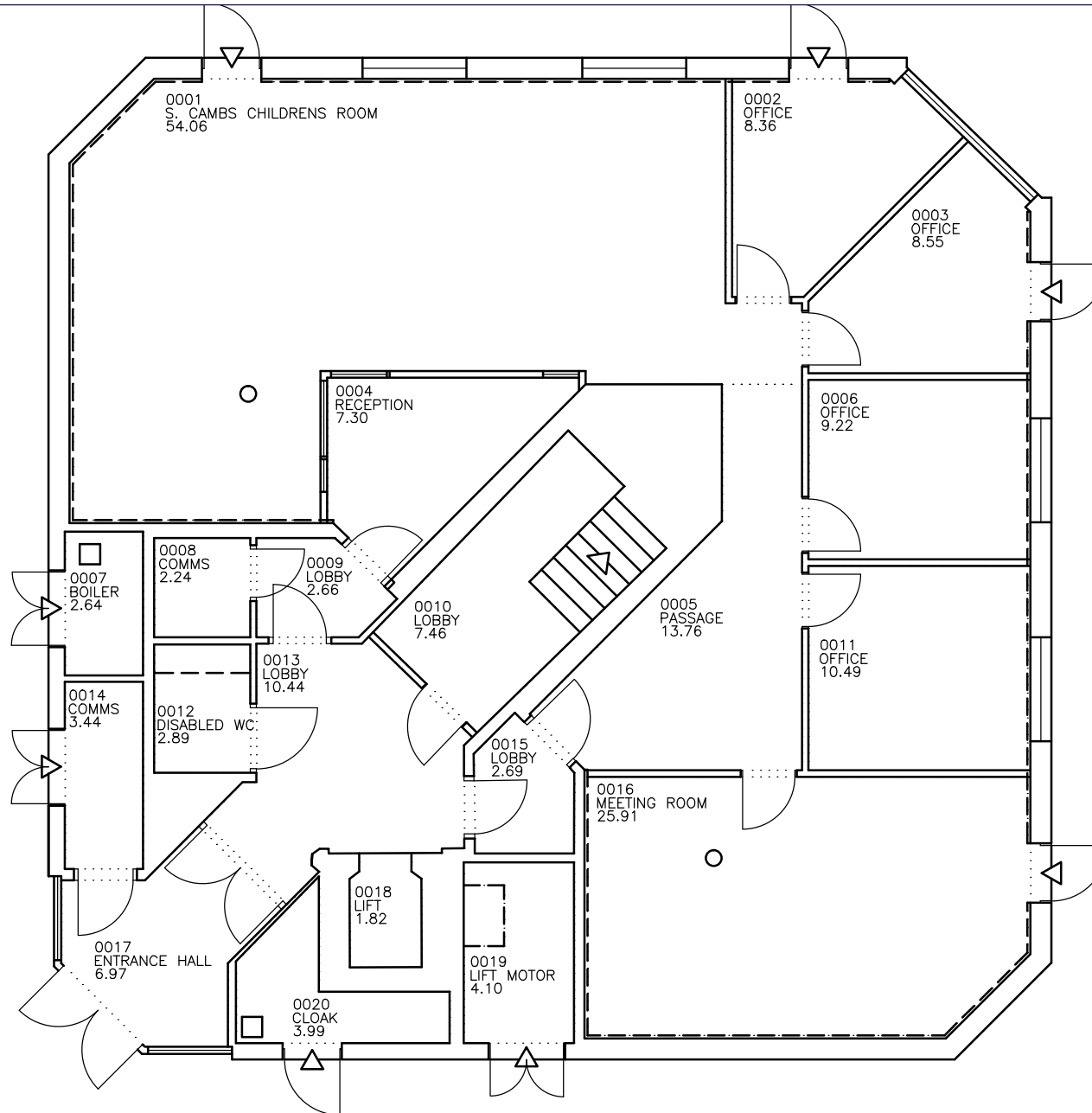
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 CCC Building Surveys\
 SIGNET COURT UNITS 18-20 (01008)\
 Signet Court (0100801)\Drawings
 0_Ground Floor.dwg

Revision History:
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 CCC Building Surveys\
 SIGNET COURT UNITS 18-20 (01008)\
 Signet Court (0100801)\Revisions\
 Revisions Sheet.xls

Images:
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 Signet Court (0100801)\Images

Date: 24.03.04
 Drawn by: DC

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SIGNET COURT UNITS 18-20 First Floor

Site Name: SIGNET COURT UNITS 18-20
 USRN: 01008
 Building Name: SIGNET COURT
 UBRN: 0100801
 Block: B1

GIA - 257.59

Room Legend: Room Number *
 Room Name
 Room Area m²

* Room Number: Does not equate to actual room number. It is the assigned e-business identification number for the room.

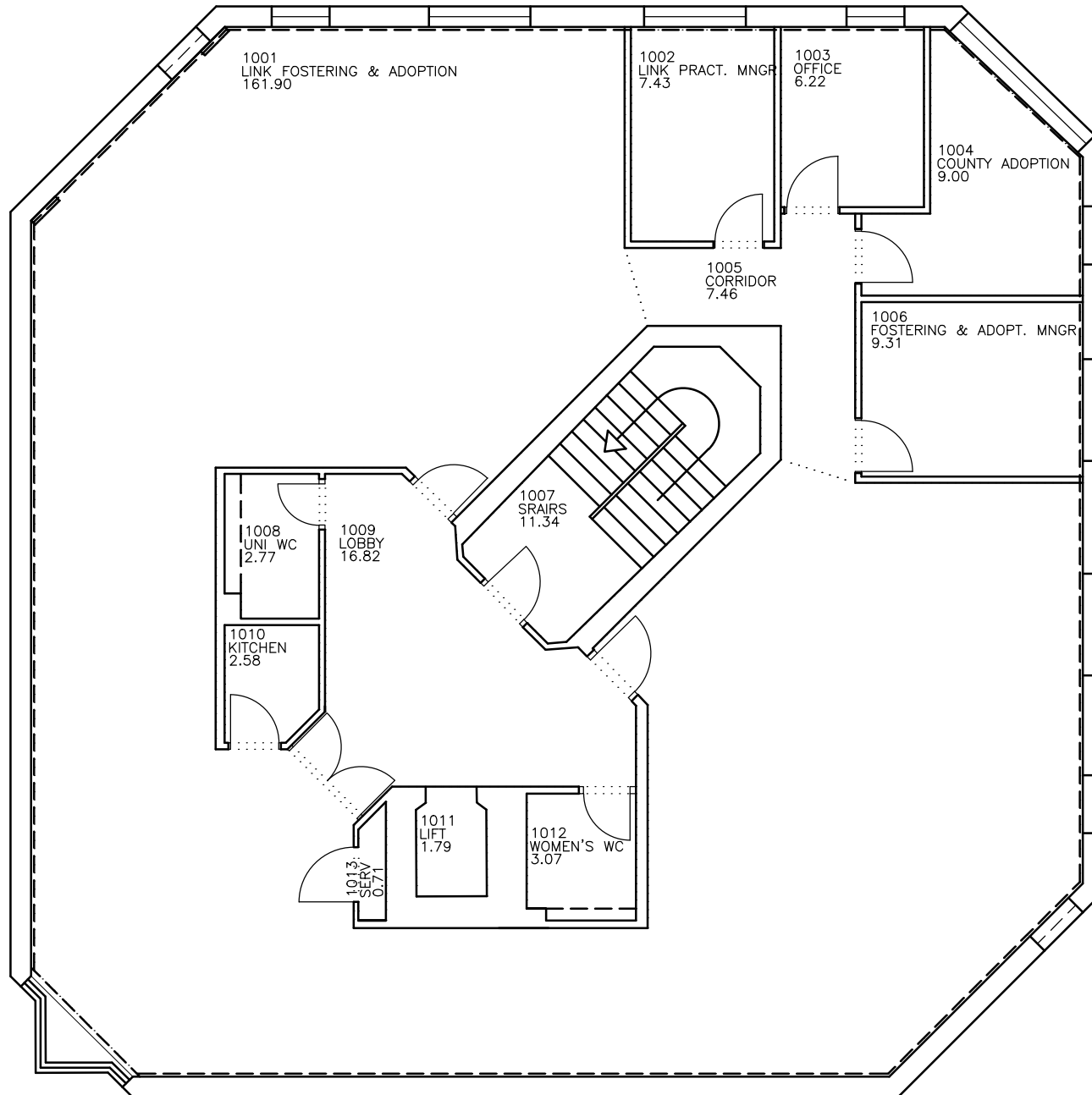
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Revision History:
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 Signet Court (0100801)\Revisions\
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Images:
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 Signet Court (0100801)\Images

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SIGNET COURT UNITS 18-20 Second Floor

Site Name: SIGNET COURT UNITS 18-20
 USRN: 01008
 Building Name: SIGNET COURT
 UBRN: 0100801
 Block: B1
 GIA - 257.59

Room Legend: Room Number *
 Room Name
 Room Area m²

* Room Number: Does not equate to actual room number. It is the assigned e-business identification number for the room.

Drawing File:
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 Signet Court (0100801)\Drawings\
 2_Second Floor.dwg

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