

High-Quality Self-Contained Office

Available on Flexible or Traditional Lease Terms



50 Cambridge Place
Cambridge, CB2 1NS

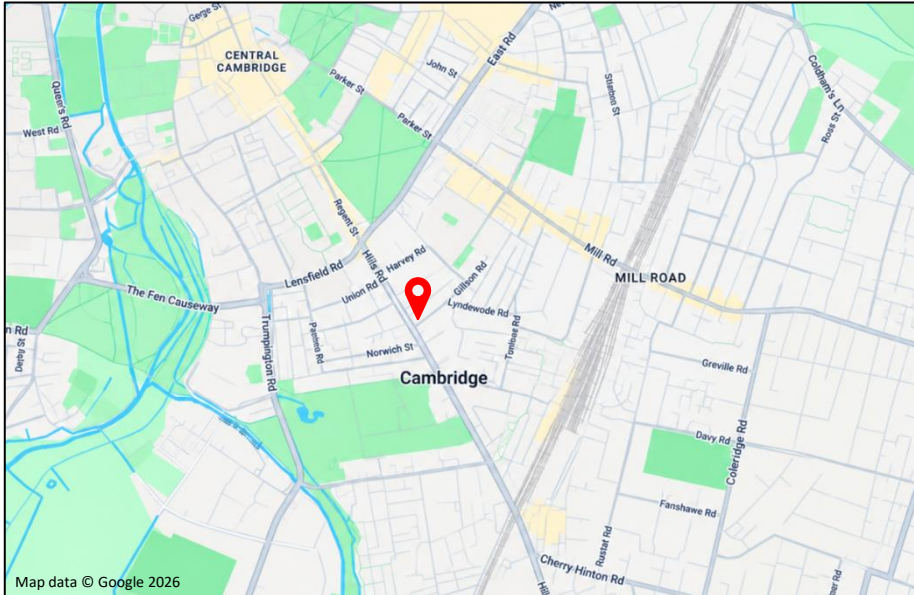
1,242 sq ft
115.4 sq m

Carter Jonas

Key Highlights:

- High-quality self-contained office
- Managed Office Opportunity on Flexible Terms
- Conveniently located off Hills Road
- Walking distance from Cambridge Station and City Centre
- VRF Air Condition, LED lighting, full IT network trunking, fitted kitchens and WCs on each floor
- 5 car parking spaces





Location:

Cambridge Place is a quiet cul-de sac located off the bustling Hills Road to the South of Cambridge City Centre.

Cambridge railway station is a short walk away and provides frequent mainline services to destinations which include Cambridge North, Cambridge South (from 2026), London Kings Cross and London Liverpool Street.

The majority of properties on Cambridge Place are residential with a handful of other commercial units adjacent and opposite. A huge variety of shops, cafes, restaurants and pubs are nearby on Hills Road.

Description:

Situated in a quiet cul-de-sac off Hills Road, close to Cambridge city centre, the property provides high-quality, self-contained office accommodation arranged on two floors.

The property offers a unique and flexible occupational opportunity, available on either a traditional lease or a managed office basis, with terms tailored to suit individual business requirements.

The accommodation is ready for immediate occupation and benefits from the following specification:

- Up to five car parking spaces adjacent to the property (subject to negotiation)
- Modern VRF air-conditioning
- LED lighting
- Perimeter trunking (including LAN cabling throughout)
- Recently fitted WCs and kitchens on each floor
- Secure bicycle storage

Accommodation:

The accommodation comprises the following approximate Net Internal Areas:

- First Floor: 479 sq ft
- Ground Floor: 762 sq ft
- **Total: 1,242 sq ft**





Traditional Lease Terms:

Rent of £44,000 per annum, plus VAT, exclusive of typical outgoings.

The property is available on a new lease and with terms to be agreed, offering occupiers the opportunity to secure self-contained and high-quality office accommodation.

On-site car parking is available by separate negotiation.

Managed Office Option:

Alternatively, a bespoke managed office arrangement could be agreed thereby providing the benefits of a self-contained office with the convenience and flexibility of a managed workspace with a more inclusive rental package.

Please contact the letting agents to discuss the available options.

Rateable Value:

Estimated Rates Payable (2026 to present): £21,393 per annum

EPC:

The property has an EPC of C (59).

VAT:

We understand that VAT is payable on the rent.

Viewings:

Strictly by appointment with Carter Jonas.



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Classification L2 - Business Data