

OFFICE - TO LET



4-5 Bene't Place, Lensfield Road, Cambridge, CB2 1EL

1,046 - 2,318 sq ft
97.2 - 216.4 sq m

Carter Jonas

Key Highlights

- Attractive period property
- Within walking distance of both Cambridge Station and City Centre
- Newly refurbished high quality accommodation
- Ground and first floor accommodation available
- Available immediately



Location

The property is located on Lensfield Road, Cambridge, a connecting Road between the Hills Road / Regent Street Junction and Trumpington Street. The property benefits from being roughly equidistant from Cambridge Train Station and the City Centre (approximately 900m). Lensfield Road exhibits a mixture of neighboring uses including, residential dwellings, Cambridge University's Yussef Hamied Department of Chemistry and The Lensfield Hotel.

Description

The property, is an attractive period building of solid brick construction situated in a prominent location on Lensfield Road. It has recently undergone significant refurbishment with internal specification now including LED lighting, secondary double glazing, carpeted flooring, AC, Kitchenette and WC facilities. The large windows provide excellent levels of natural light throughout. There is a small courtyard area on the eastern boundary of the property suitable for cycle parking and an attractive landscaped area to the front.

Accommodation is arranged over ground and first floors and suitable for a single tenant or to be taken on a floor by floor basis. The configuration is a combination of larger open plan rooms and smaller cellular offices.

Accommodation

Area	Sq M	Sq Ft
Ground Floor	118.2	1,272
1 st Floor	97.2	1,046
Total	216.4	2,318

*Areas provided on an NIA basis

EPC

D:79 - Copy of certificate available upon request.



Tenure

The leasehold interest of the property is available by way of a new lease with terms to be agreed

Rent

Area	Rent pax.
Ground Floor	£48,500
1 st Floor	£39,750
Total	£88,250

VAT

We understand VAT to be payable on all sums due.

Service Charge

Information available on request.

Business Rates

Information available on request.

Anti Money Laundering

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

Legal Costs

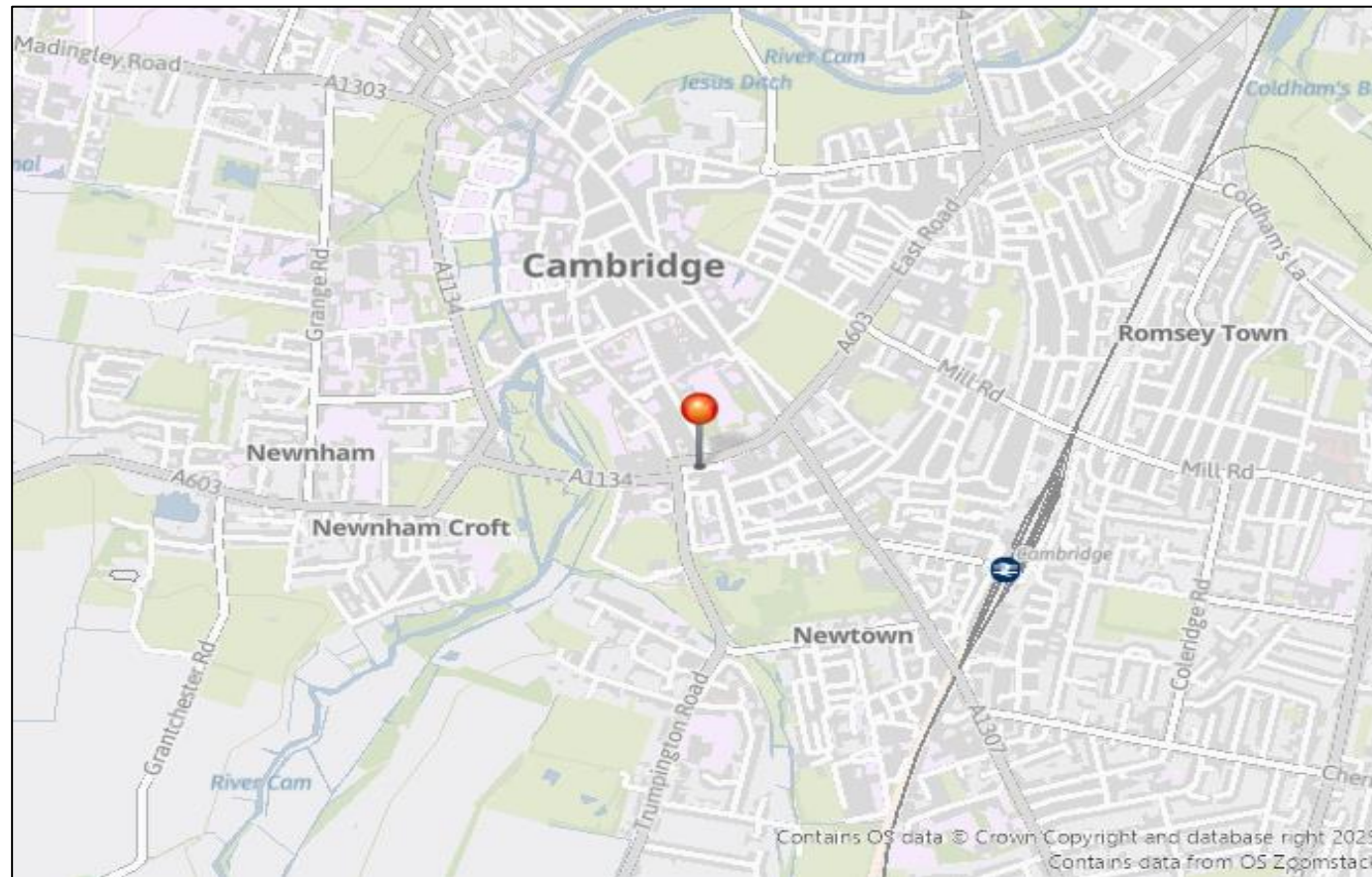
Each party to be responsible for the payment of their own legal costs.

Viewing

Strictly by appointment with Carter Jonas.



Location Map



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. June 2025.

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