

Office / Recording Studio – To Let Short Term



Darwin House

Cambridge Business Park, Cowley Road, Cambridge, CB4 0WZ

5,600 – 11,223 sq ft
520.3 – 1,042.6 sq m

Carter Jonas

Key Highlights

- Former BBC building with specialist studio and technical accommodation
- Media production studios, recording booths and extensive server infrastructure
- Walking distance to Cambridge North railway station and Guide Busway.
- Onsite park management and security
- VRF air conditioning, raised access floors and suspended ceilings
- Generous on-site car parking
- Flexible lease terms and incentives available



Location

Darwin House occupies a prominent position within Cambridge Business Park, one of the city's most established business locations. Situated approximately 2 miles north-east of Cambridge city centre, the park benefits from excellent road connectivity via the A14, providing access to the M11 and wider motorway network.

Cambridge North station is within walking distance, offering fast services to Cambridge, London King's Cross and London Liverpool Street. The property also benefits from access to the Guided Busway and extensive cycle routes, supporting a range of sustainable travel options.

Description

Darwin House (former BBC building) comprises a prominent detached two-storey office building situated at the entrance to Cambridge Business Park. The property provides a combination of high-quality office accommodation and specialist technical space.

The accommodation benefits from VRF air conditioning, raised access floors, suspended ceilings, CAT II lighting, a passenger lift, shower facilities and WC provision on both floors.

The ground floor provides a more cellular layout including meeting rooms, recording booths, two media production studios and extensive server/communications rooms. The first floor offers predominantly open-plan office accommodation with further meeting rooms and ancillary facilities.

The property also benefits from generous on-site car parking and a highly prominent position within one of Cambridge's premier business park locations.

Accommodation

Area	Sq M	Sq Ft
Ground Floor	522.3	5,623
First Floor	520.3	5,600
Total	1,042.6	11,223

*Areas provided on an NIA basis



Tenure

The property is available on a new short term lease by negotiation.

Rent

On application.

Service Charge

A service charge is payable, please contact the disposing agent for more information.

Business Rates

Current Rateable Value (1 April 2026 to present): £337,500

Estimated Rates Payable (assuming standard rates multiplier of 48.0p): £162,000

EPC

The property has an EPC of B (50)

Planning

The premises has use Class E consent (Commercial Business and Service) in accordance with the Town and Country Planning (Use Classes) Order 1987 as amended.

VAT

We understand VAT to be payable on the rent.

Legal Costs

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

Viewing

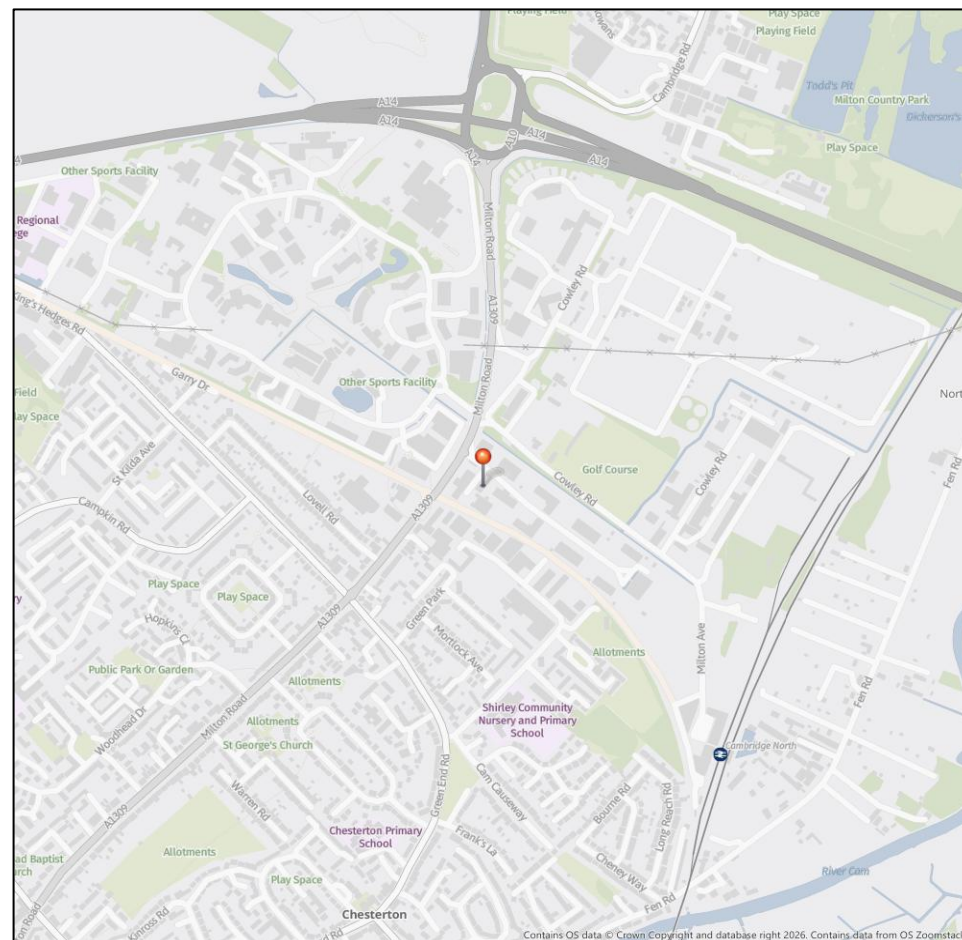
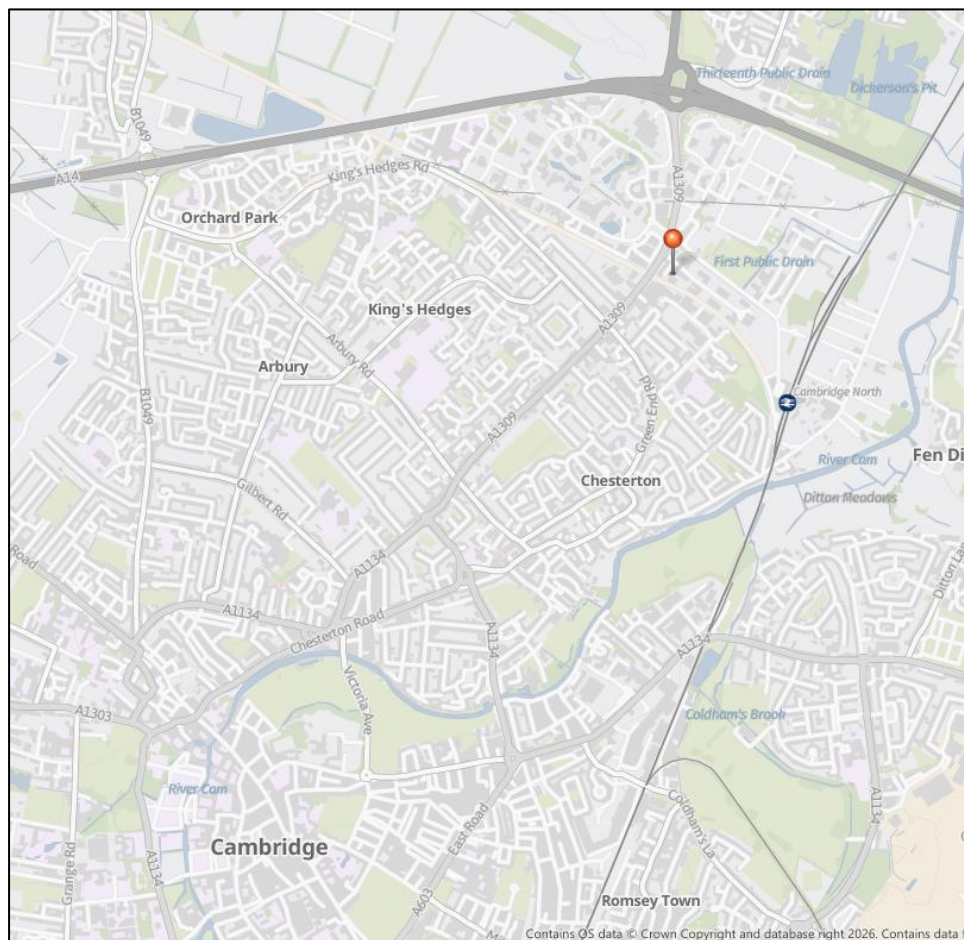
Strictly by appointment with joint agents

Anti Money Laundering

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the prospective tenant. In submitting an offer, you agree to provide such information when the terms are agreed.



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. Some images have been enhanced with the use of AI. July 2026.

Will Cummock
07789 113846
Will.Cummock@CarterJonas.co.uk

James Morton
07977 705286
James.Morton@CarterJonas.co.uk

Carter Jonas