

# Grade A Office with Roof Terrace - To Let



## Suite 6 & 7, Old Swiss

The Turvill Building, 149 Cherry Hinton Rd, Cambridge, CB1 7BX

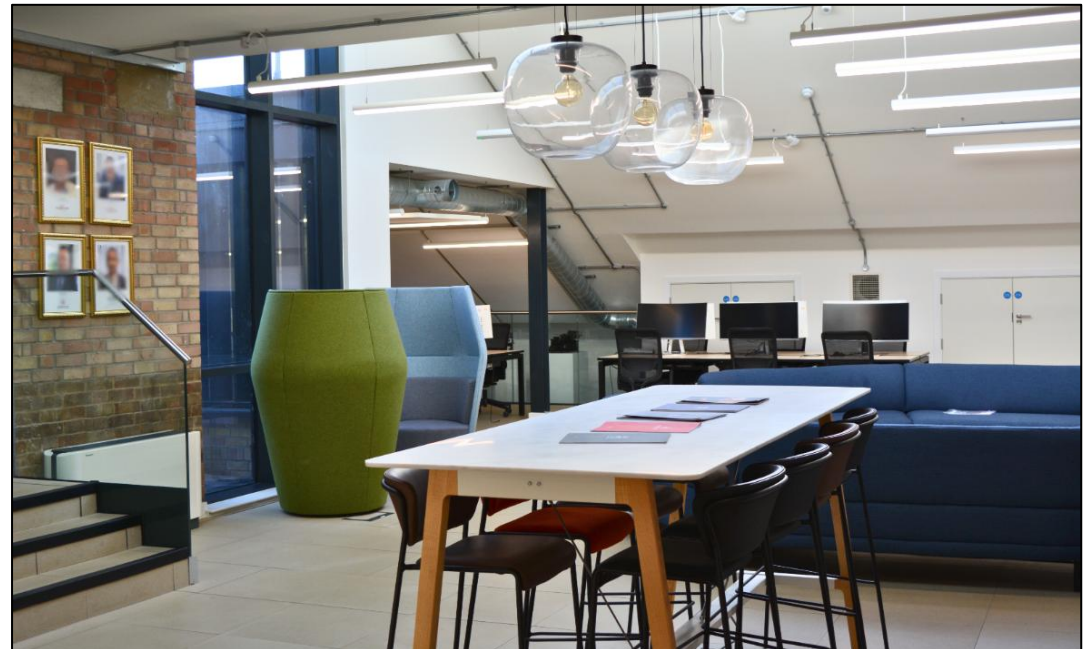
6,500 sq ft

604 sq m

**Carter Jonas**

## Key Highlights

- Grade A fully fitted office suite
- Strategically located 10-minutes walk from Cambridge Station
- Sustainability credentials including BREEAM 'Excellent' Rating
- Great amenity provision including an on-site café and wide selection of nearby pubs and restaurants
- 5 car parking spaces together with secure cycle parking
- Available by way of an assignment or sublease
- Lease expires 2036, tenant break option 2031



## Location

The Old Swiss is situated on Cherry Hinton Road, a key arterial route to the southeast of Cambridge city centre. The property forms part of an established commercial and residential location, offering good visibility and accessibility while benefiting from a more settled and less congested environment than the core CB1 district.

Cambridge Railway Station is a 10-minute walk, providing regular services to London King's Cross, Liverpool Street and Stansted Airport. The city centre, including Market Square and the Grand Arcade, is also easily accessible by foot, cycle or public transport, with regular bus services operating along Cherry Hinton Road and good cycle infrastructure connecting to the wider city.

The surrounding area is well served by local amenities, including an on-site café, nearby convenience retail, gyms and leisure facilities, as well as a range of cafés, pubs and restaurants along Cherry Hinton Road and Hills Road. Cambridge Leisure Park is also close by, providing additional dining and recreational options.

Occupiers at Old Swiss include Hewlett Packard, Cytod Health and V-sim.

## Description

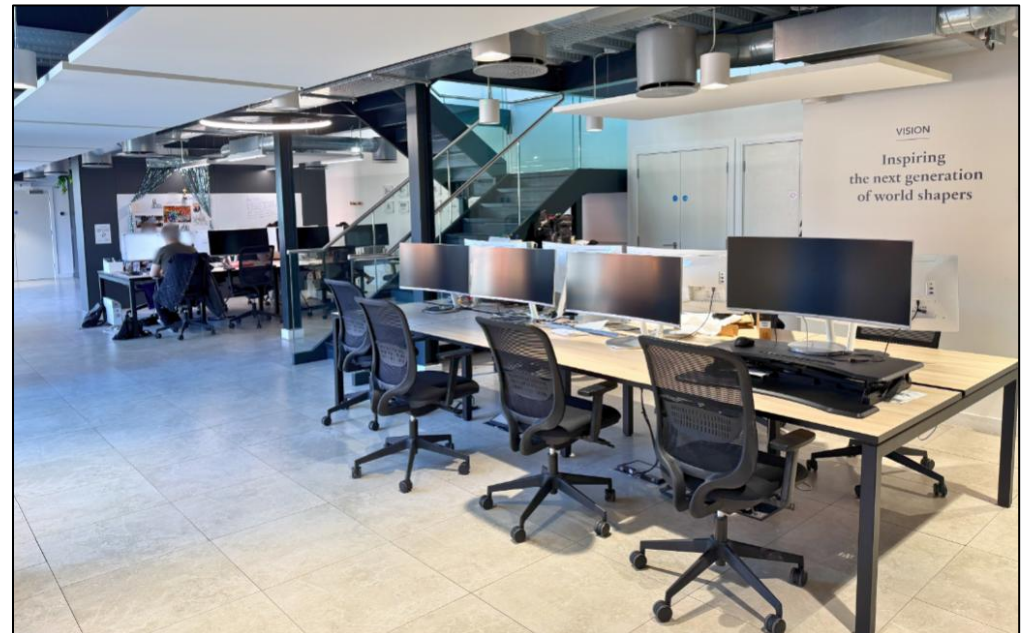
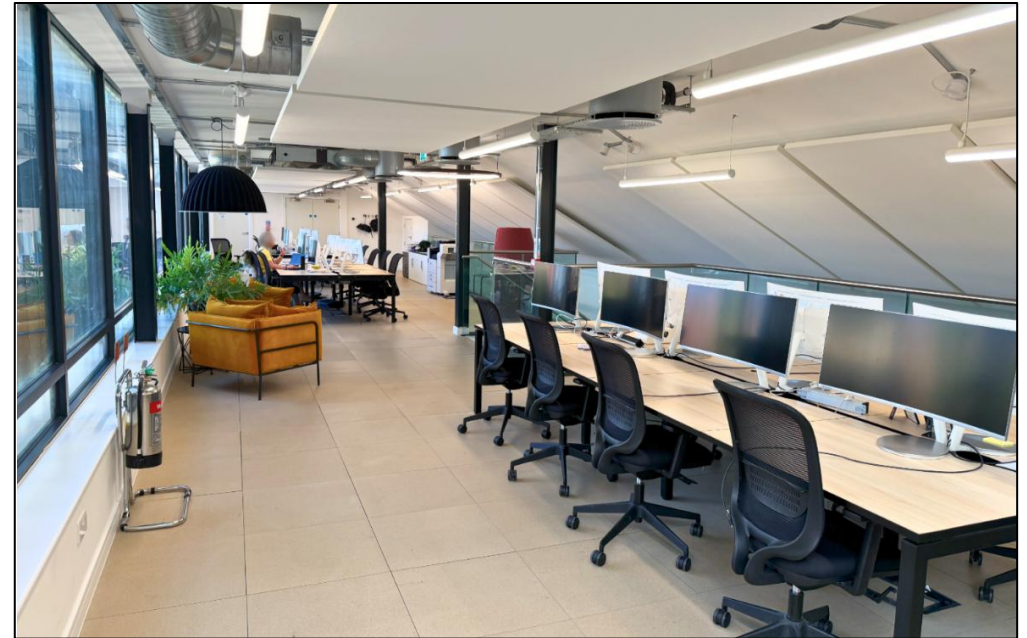
The property comprises a Grade A, self-contained ground and first floor office suite within the Old Swiss development. The accommodation provides a bright, contemporary workspace, benefiting from excellent levels of natural light.

The suite is available fully fitted with furniture available subject to negotiation. The current configuration is arranged predominantly in open plan across both floors, accommodating approximately 70 workstations. The layout includes three meeting rooms at ground floor level, together with WCs, and a further meeting room on the first floor. There is a generous breakout and collaboration area, served by a modern, fully fitted kitchen, which opens onto a private roof terrace (286 sq ft).

Suite 6 & 7 benefit from a comprehensive Grade A specification, including raised access floors, LED lighting throughout, air conditioning providing heating and cooling, private lockers, 5 allocated car parking spaces, and secure cycle parking.

## Accommodation

The accommodation comprises an approximate net internal floor area of 6,500 sq ft.



## Tenure

The leasehold interest of the property is available by way of an assignment or sublease with a lease expiry date of 08/11/2036 and a tenant break option at 08/11/2031. A copy of the lease is available upon request.

## Rent

Passing Rent: £260,000 per annum exclusive (£40 per sq ft)

Parking Rent: £7,500 per annum (£1,500 per space)

*\*Rent review due 09/11/2026*

## Estates Charge

An Estates Charge is payable. 2025-26 estimate: £2.71 psf

## Business Rates

Estimated Business Rate liability (2025/26): £10.49 psf

## EPC

B (28) – Certificate available upon request.

## 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 all sums due.

## Legal Costs

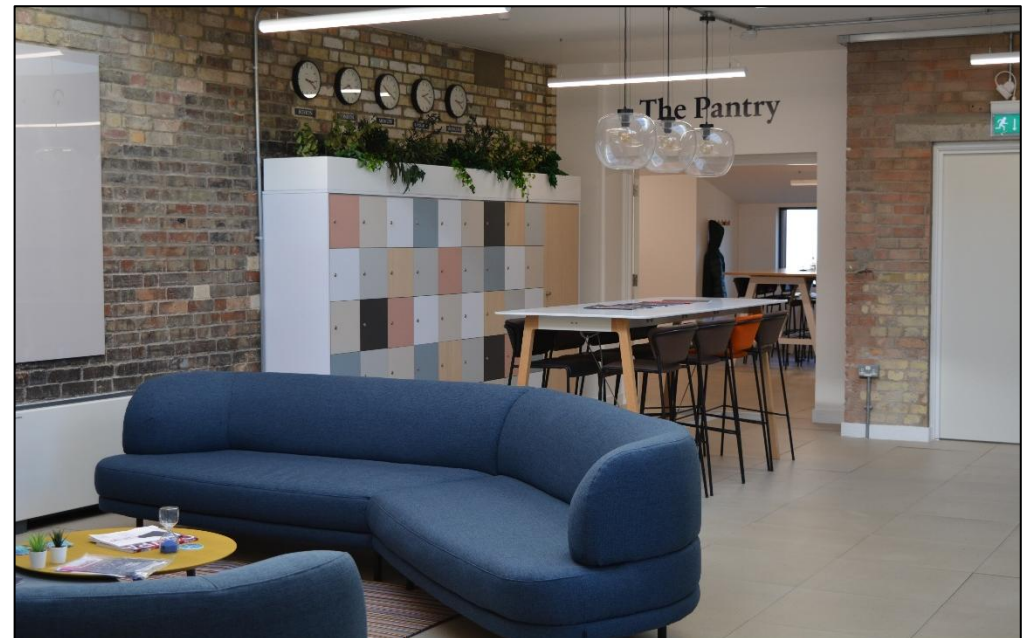
Each party to be responsible for the payment of their own legal costs.

## Viewing

Strictly by appointment with joint agents Carter Jonas and Bidwells.

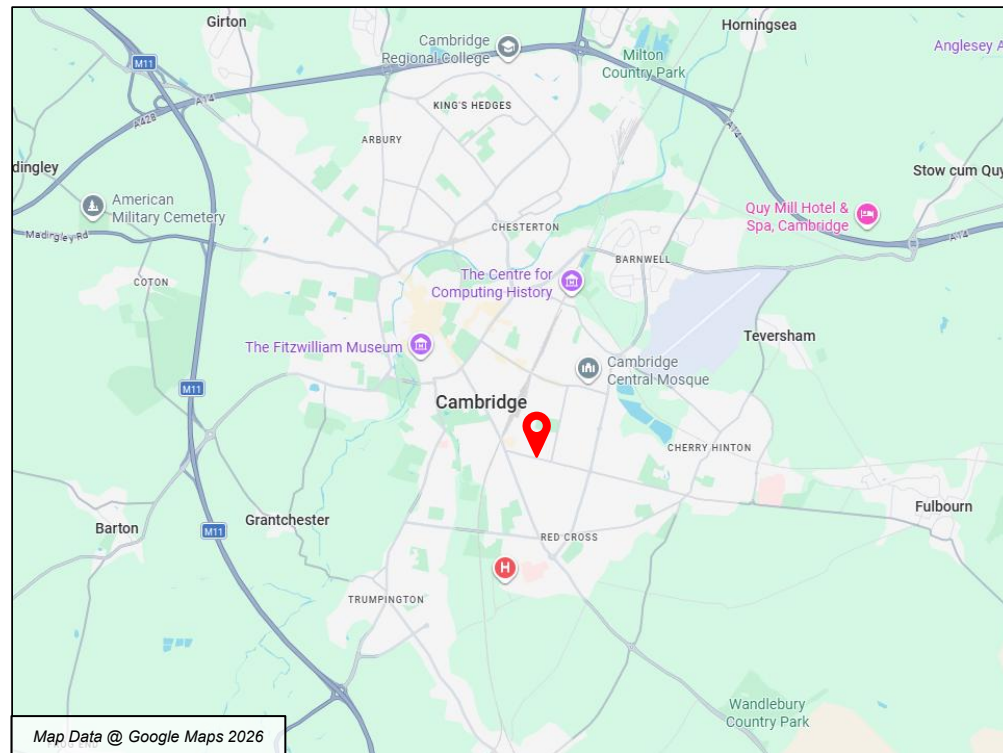
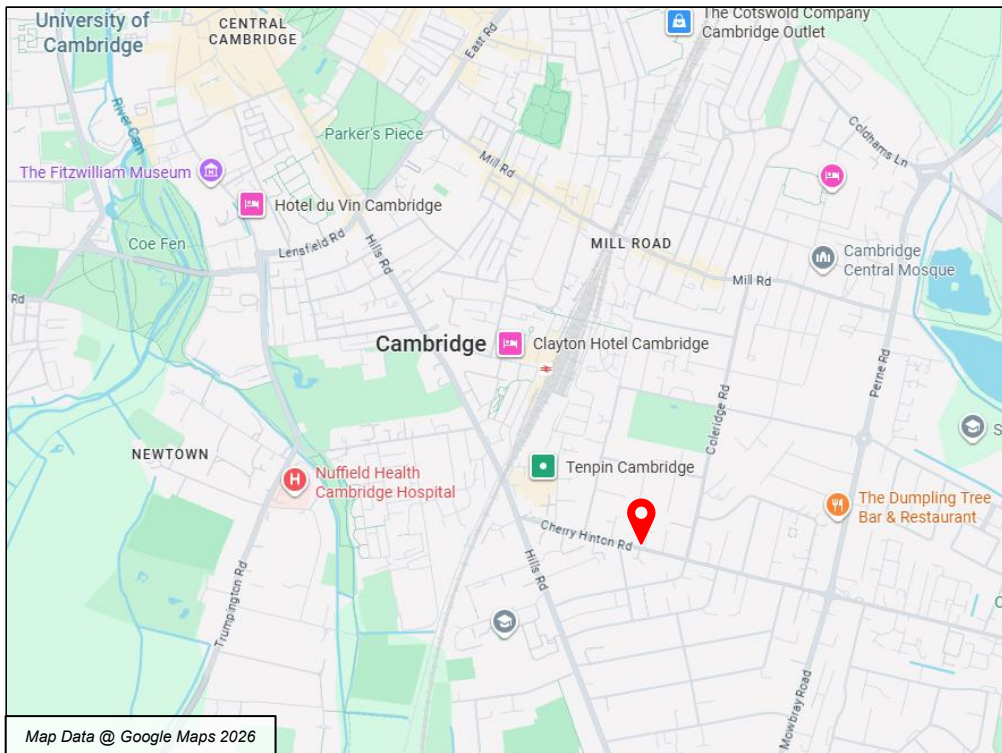
## Anti Money Laundering

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 and may have been enhanced using AI. If you require further information, please contact us. May 2026.

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