

High-Quality City-Centre Office Suite



First Floor, School House

Homerton Gardens, Cambridge, CB2 8EB

1,955 sq ft

181.6 sq m

Carter Jonas

Key Highlights:

- **High quality refurbished first floor suite**
- **Excellent natural light**
- **Characterful historic building**
- **Exposed period features**
- **Air Conditioning**
- **Walking distance from Cambridge Station**
- **Three car parking spaces**
- **Three meeting rooms**
- **Fitted kitchen facilities**





Description:

Situated on the first floor of the historic Rattee & Kett building contactor's office, the recently refurbished suite has an abundance of natural light as well as attractive exposed brickwork and beams.

It is predominantly open plan with 3 good sized meeting rooms and is carpeted throughout.

The suite benefits from air conditioning, localised floor boxes, perimeter trunking, and a modern kitchenette.

Access is via a shared entrance on the ground floor.

Externally the building faces onto an attractive and accessible lawned square and Cambridge Cookery School's excellent café is located downstairs.

Accommodation:

The suite has an approximate Net Internal Area of 1,955 sq ft (181.6 sq m).

WCs:

The suite has its own separate WC facilities.

Parking:

3 vehicle parking spaces are situated to the side of the property.



Rent

£40 per sq ft per annum.

Terms

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

Rateable Value

Estimated Rates Payable (2025): £10.61 per sq ft per annum.

Service Charge

A service charge will be payable.

Please contact the agent for more detail.

EPC

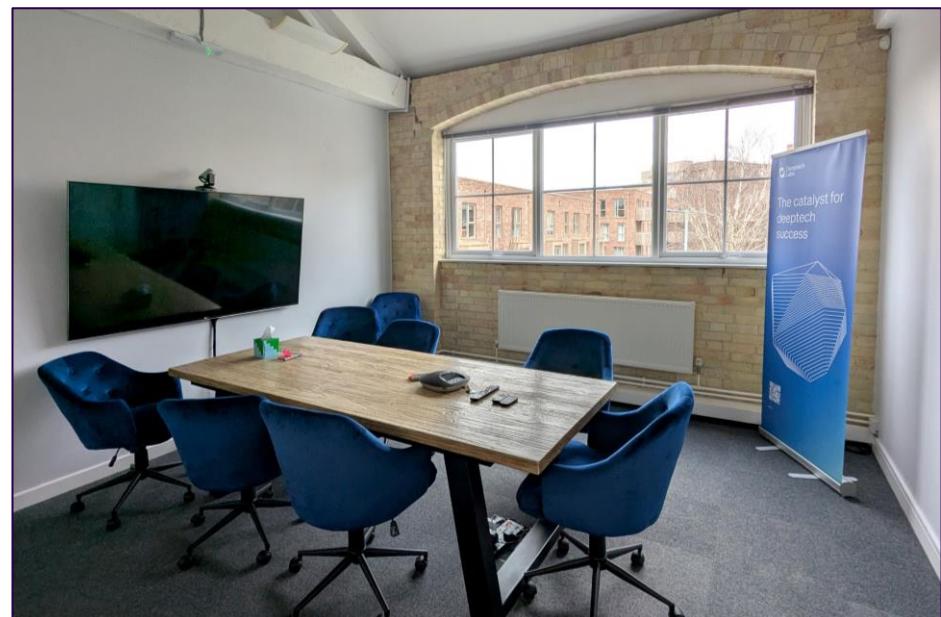
The property has an EPC of D (94).

VAT

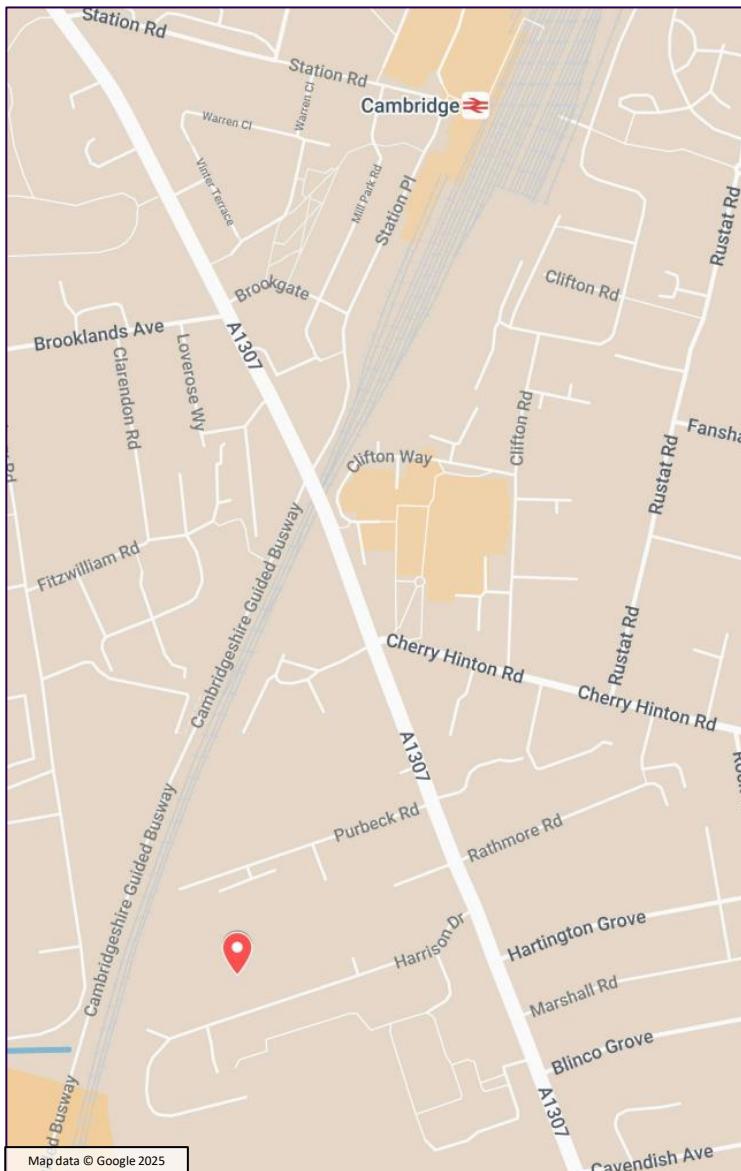
We understand that VAT is payable on the rent.

Viewing

Strictly by appointment.



Location



Homerton Gardens is accessed via Purbeck Road, off Hills Road to the South of Cambridge City Centre.

Cambridge railway station is within walking distance and provides frequent mainline services to destinations which include Cambridge North, Cambridge South (from 2026), London Kings Cross and London Liverpool Street.

The immediate area is predominantly college accommodation and facilities. An excellent range of cafes, restaurants, shops, gyms and hotels are within a short walk.

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