

OFFICE TO LET

SUITE 1, FIRST FLOOR,
RAVENS CROFT HOUSE, 61
REGENT STREET, CAMBRIDGE,
CB2 1AB

996 sq ft
92.5 sq m

- High specification, open-plan office
- Central Cambridge location
- Within walking distance of Cambridge station and city centre.
- Available by way of an Assignment
- **Low Passing Rent of £21,750 pax**

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Classification L2 - Business Data

LOCATION

The property is situated on the eastern side of Regent Street, just off Regent Terrace and Parker's Piece. Regent Street serves as a main arterial route into the city centre, offering excellent connectivity and convenience.

Cambridge Train Station and the historic city centre are just a short walk away, offering a variety of shops, restaurants, and other amenities. Additionally, Drummer Street Bus Station is within walking distance, providing convenient access to all Park & Ride routes.

DESCRIPTION

The property offers first floor grade A office accommodation that presents well, featuring two glass partitioned meeting rooms and a kitchenette.

The property is fitted to a high specification benefiting from LED lighting, comfort heating/cooling, suspended ceiling, perimeter trunking, and carpeting throughout. Additionally, the suite includes a shared WC with shower facilities.

ACCOMMODATION

Space	Sq Ft	Sq M
Total	996	92.5

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.

TERMS

The property is available by way of an assignment with a lease expiry date of 03/05/2027. A copy of the lease is available on request.

RENT

Leasehold: £21,750 per annum exclusive

RATEABLE VALUE

Rateable Value 23/present: £30,500

Estimated Rates Payable 23/Present: £15,219.50

SERVICE CHARGE

A service charge will be payable for the upkeep of the common areas. More details available upon request.

EPC

C:70

LEGAL COSTS

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

VAT

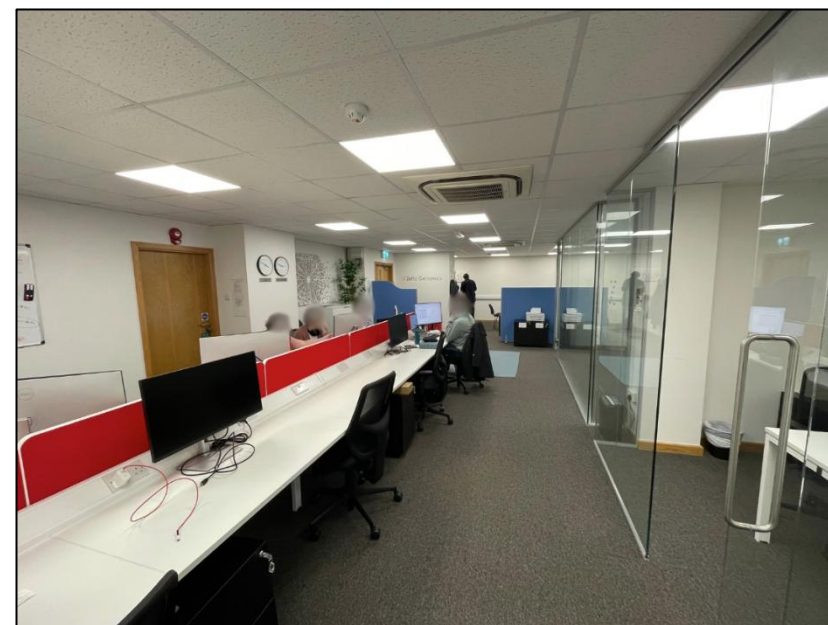
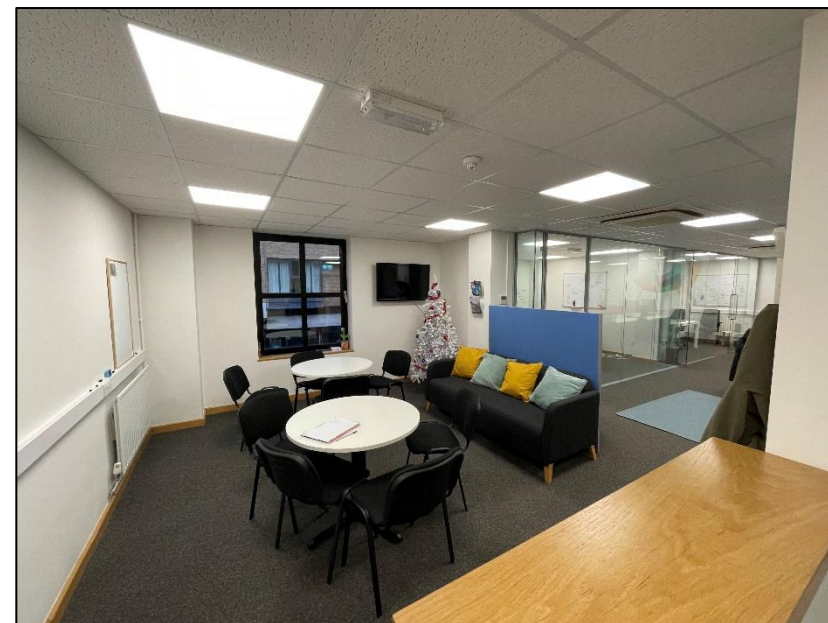
We understand VAT is payable on the rent.

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.

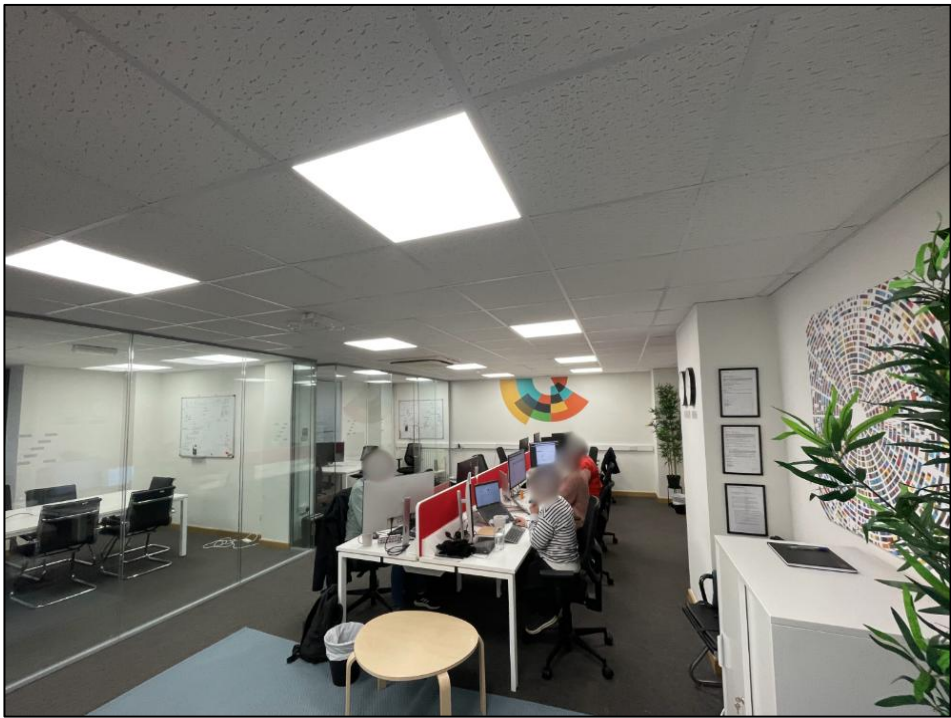
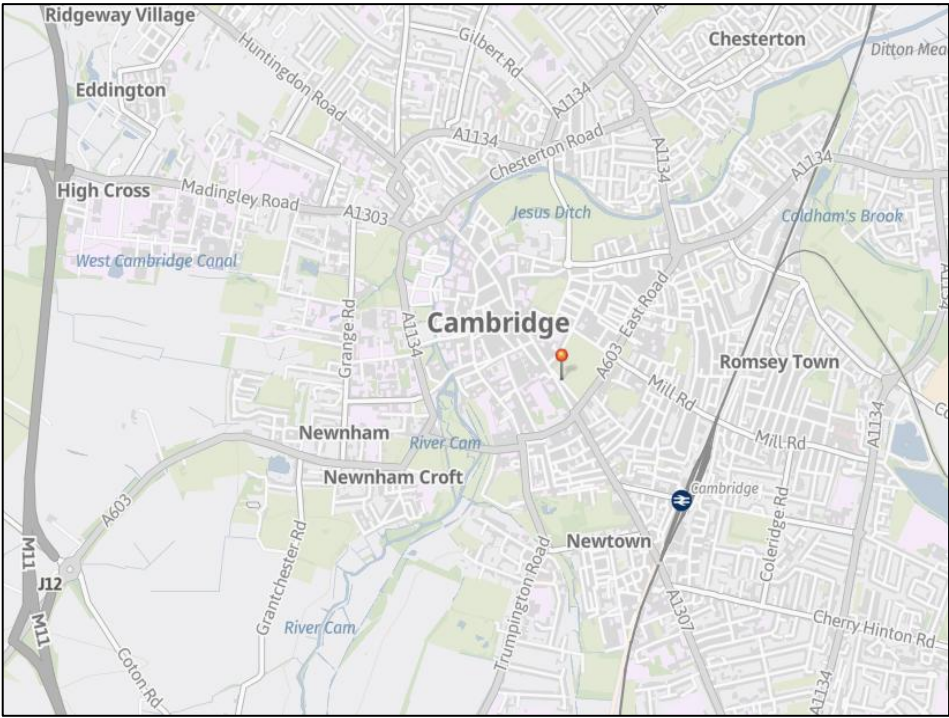
VIEWING

Strictly by appointment with agents.



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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. February 2025.

CONTACT

Lenny Philcox
01223 346627 / 07483 440544
Lenny.Philcox@carterjonas.co.uk

Callum Middleton
01223 346594 / 07977915782
Callum.Middleton@carterjonas.co.uk

carterjonas.co.uk/commercial



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