

SELF CONTAINED OFFICE TO LET ON FLEXIBLE TERMS



90 Hills Road, Cambridge, CB2 1PG

9,012 sq ft

837.2 sq m

Carter Jonas

Key Highlights

- Self-Contained Modern Office Building
- Prominent Location at the Top of Station Approach
- Modern Style Layout with Integrated Meeting Rooms, Fitted Kitchens and Breakout Space
- Private Basement Car Park Providing 13 Spaces and 4 EV Charging Ports
- Secure Cycle Storage for up to 22 Spaces
- Private Roof Terrace Providing Views of Botanic Garden, Hills Road and Station Approach
- Available on Flexible Terms



Location

90 Hills Road occupies a prominent position, situated opposite the junction of Hills Road and Station Road, within Cambridge's central business district. The property is ideally located within close proximity from Cambridge Railway Station (0.3 miles), which provides regular direct services to Cambridge North (4 mins), Stanstead Airport (29 mins), London King's Cross (48 mins) and London Liverpool Street (1hr 12 mins).

Cambridge provides access to the wider national road network via the M11 to the west (Junction 12), A11 to the east and the A14, which joins the A1(M), to the north.

The surrounding area is home to blue chip occupiers including Apple, Microsoft, Mott MacDonald, Prowler IO, Fora, Deloitte, and Amazon, alongside a range of national covenants. Nearby amenities include Tesco, Co-op, restaurants, bakeries, public houses and cafés. Cambridge's historic city centre is just a 15-minute walk away.

Description

The property consists of an impressive, modern, self contained three storey office building with additional basement floor. The property provides open plan accommodation, reception area, basement shower facilities, private meeting room / breakout space and roof terrace with views of Botanic Gardens and Station approach.

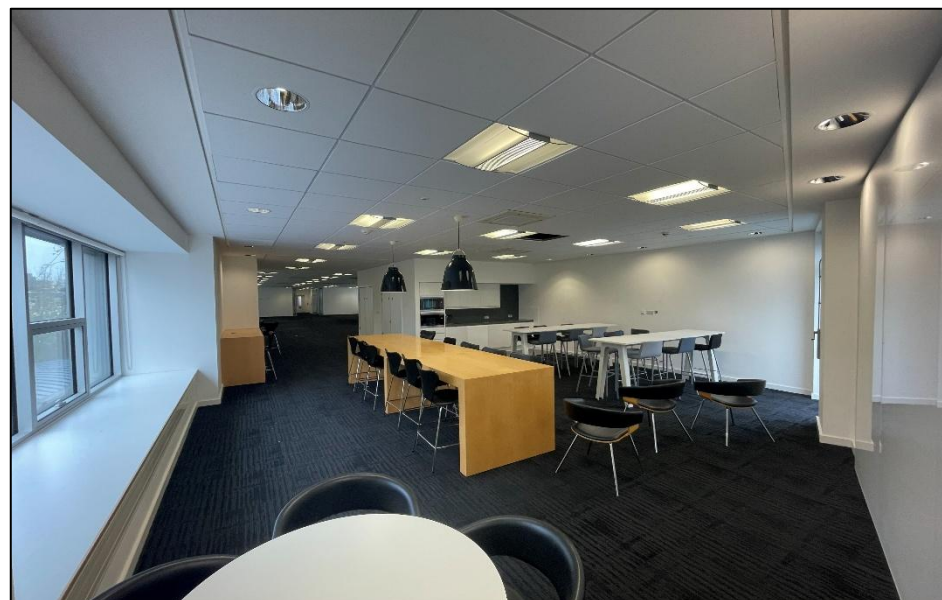
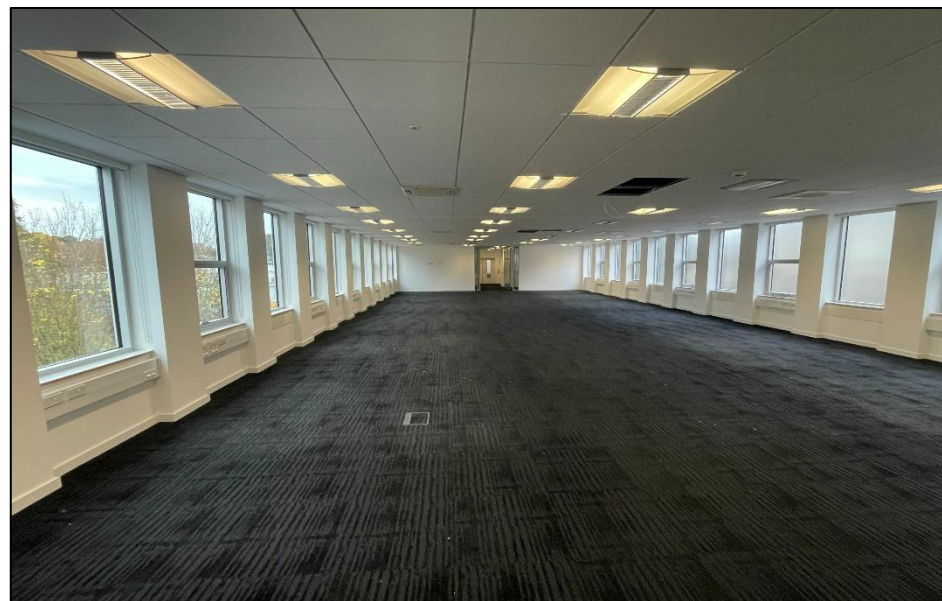
Internally, specification includes air conditioning, LG7 motion-activated lighting, perimeter trunking, tiled carpeting throughout and a passenger lift. Facilities include WCs and kitchenette on each floor, with showers and changing facilities located in the basement. Additional amenities include a secure, fob access, electric-gated car park offering thirteen spaces, which includes four EV charging points and twenty-two cycle spaces.

Rent

Competitive terms available – please contact the letting agents.

Tenure

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



Accommodation

Area	Sq M	Sq Ft
Basement	32.9	354
Ground	357.3	3,846
First Floor	380.6	4,097
Second Floor	66.4	715
Total	837.2	9,012

VAT

We understand VAT to be payable on all sums due.

Business Rates

Current Rateable Value (1 April 2026 to Present): £262,500

Estimated rates payable: £126,000 assuming standard business rates multiplier

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

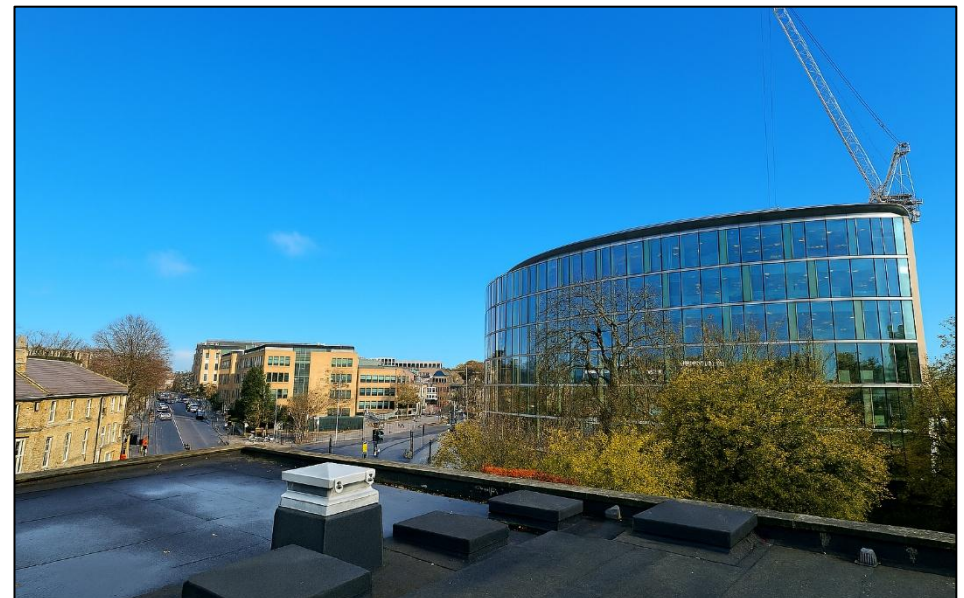
Each party to be responsible for the payment of their own legal costs.

Viewing

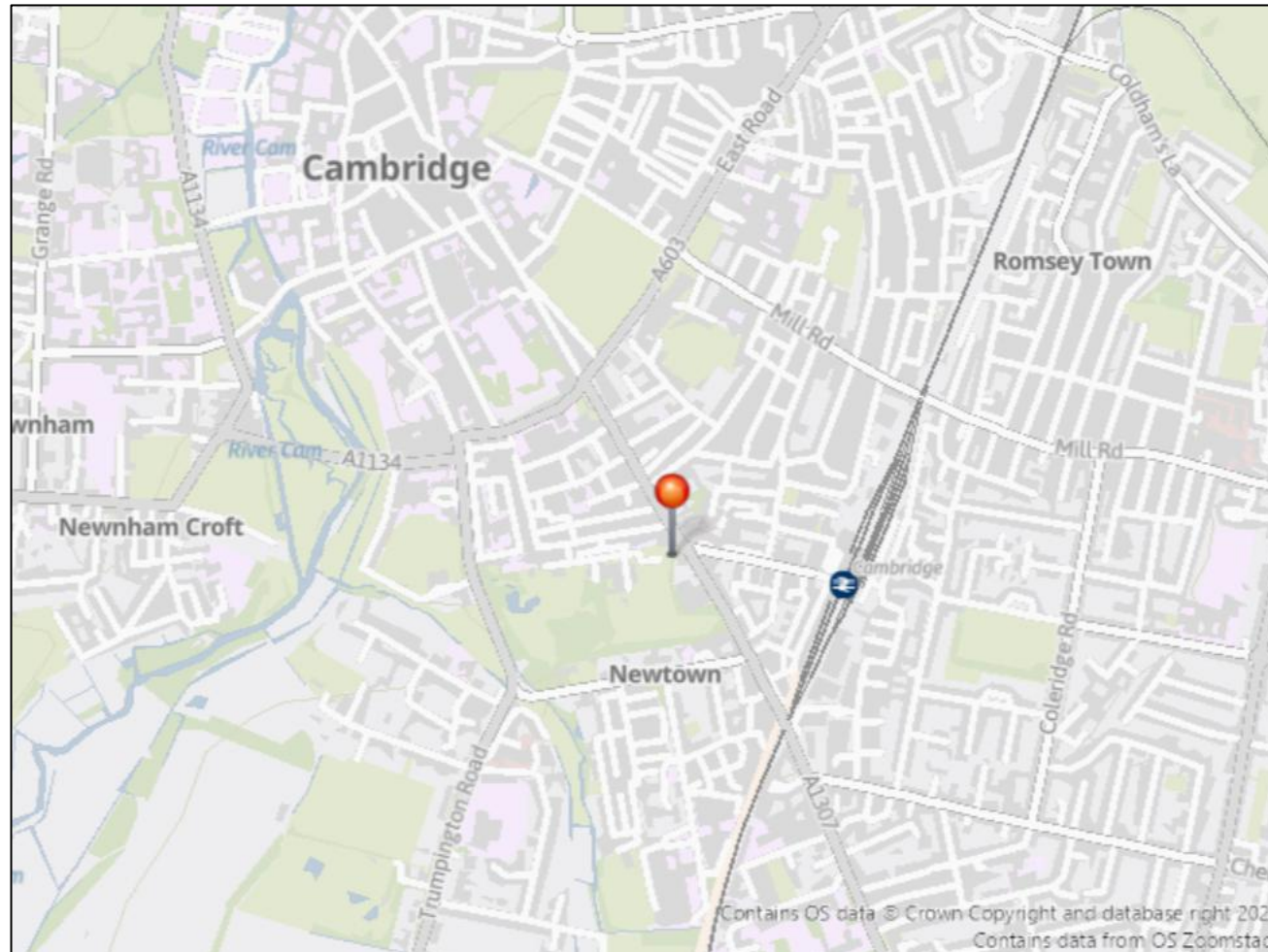
Strictly by appointment with sole agents Carter Jonas.

EPC

C (56)- Copy of certificate available upon request.



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. November 2025.

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