

OFFICE SUITES - TO LET



Bateman House, 82-88 Hills Road, Cambridge, CB2 1LQ

491 sq ft
45.6 sq m

Carter Jonas

Location

Bateman House is located on Hills Road, just off Station Road in the centre of Cambridge. Located within walking distance of Cambridge central train station (0.3 miles), the property is ideally situated within an established business district.

Cambridge Railway Station lies to the southeast of the property approximately 0.3 miles away, providing direct services to London Kings Cross (approx. 45 mins). The M11 motorway (Junction 12), is located to the west of Cambridge and connects to Stansted Airport and London. The A14 (Junction 35) dual carriageway, located to the east of Cambridge, provides connections to Bury St Edmunds to the east and Huntingdon and the Midlands to the west.

Surrounding occupiers include Apple, Microsoft, Mott Macdonald, Prowler IO, WeWork, Birketts and a number of other national and local businesses. There are plenty of local amenities including Tesco, Coop and local restaurants, bakeries and cafes. Cambridge historical city centre is also a 15-minute walk away.

Description

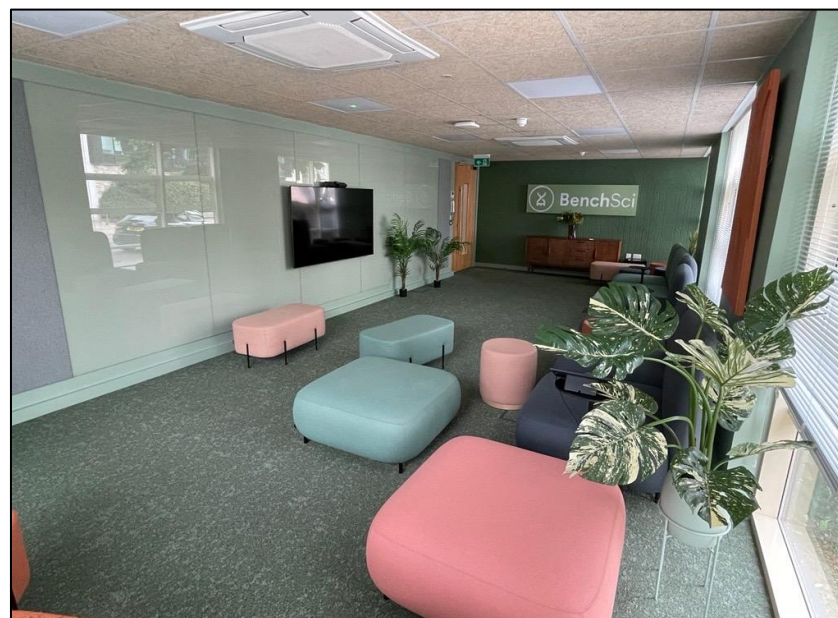
These office suites occupy ground and third floor positions, offering prominent views over Hills Road and Bateman Street. Both suites have undergone a comprehensive refurbishment, now featuring raised access flooring with new carpeting, suspended ceilings with integrated LED lighting, and a modern heating and cooling system.

Both suites benefit from shared male and female WCs, as well as shower facilities within the building. The ground floor suite includes one allocated secure parking space and access to secure cycle storage, with additional car parking spaces are available at an extra cost. The third-floor suite is expected to have 5 allocated parking spaces and secure cycle storage as well as private office space, dedicated meeting room facilities and enhanced soundproofing to the windows.

Accommodation

Area	Sq M	Sq Ft
Ground Floor Suite	45.6	491
Third Floor Suite	234.8	2,527

*Areas provided on an NIA basis



Ground Floor Suite

Tenure

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

Rent

Area	Rent pax.
Ground Floor Suite	£23,250
Third Floor Suite	£116,250

EPC

D:84- Copy of certificate available upon request.

VAT

We understand VAT to be payable on all sums due.

Service Charge

Service charge for these suites is £11.74 per sq ft

Business Rates

Information available on request.

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.

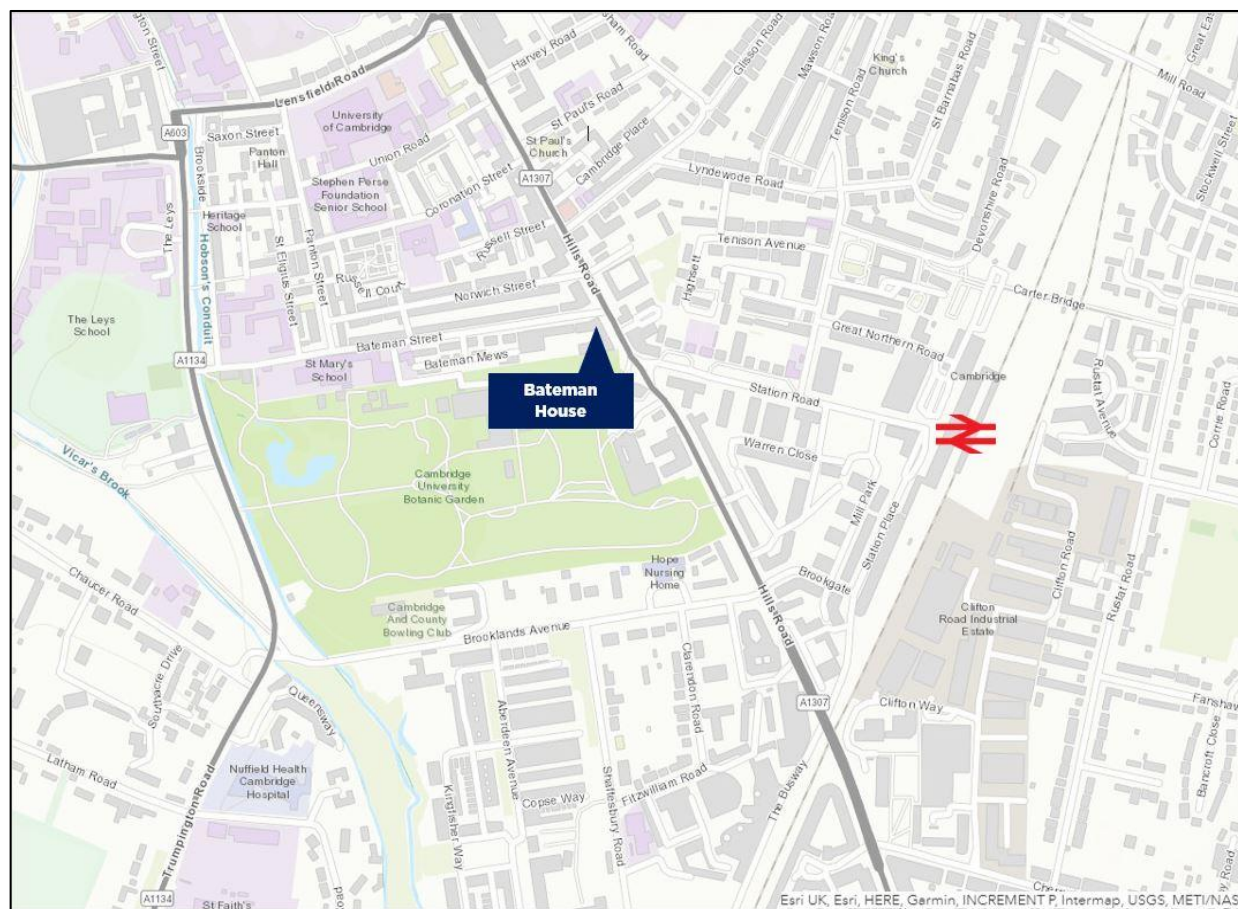
Viewing

Strictly by appointment with Carter Jonas.



Third Floor Suite

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 or 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. July 2025.

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