

# OFFICE SUITES - TO LET



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

491 - 3018 sq ft  
45.6 – 280.4 sq m

**Carter Jonas**

## Location

Bateman House is located on Hills Road, in close proximity to the junction with Station Road which is considered Cambridge's premium Business District, with nearby occupiers including Deloitte, Microsoft, Apple, We Work and Fora. The property is within walking distance of both Cambridge Station (8 mins) and Cambridge City Centre (15 mins), with Cambridge Station providing regular and direct services to Cambridge North (3 mins), London Kings Cross (48 mins) and London Liverpool Street (1 hr 12 mins). The property is well serviced by a number of nearby amenity uses, eateries and bars such as Tesco, The Co-op, Smokeworks, Sainsbury's, Café Nero, Little Petra and Al Pomodoro amongst others.

Cambridge's road connectivity is provided via close proximity to the A11, A14, and M11, which provide access to the wider national road network.

## Description

The property comprises a detached three storey, multi let, office building with accommodation divided into attractive suites of varying sizes arranged over open plan floorplates. Internal specification varies slightly depending on the suite, however, broadly includes, raised access flooring, carpeting throughout, suspended ceilings with integrated LED lighting, modern heating and cooling systems and secondary noise dampening features to the windows fronting Hills Road. Larger suites benefit from kitchenette, meeting room and private office fittings.

Communal male and female WCs are provided on a floor by floor basis, with shared shower facilities also within the building. Each suite benefits from dedicated parking allocations as well as access to secure cycle storage. Additional car parking spaces can be made available at an additional cost.

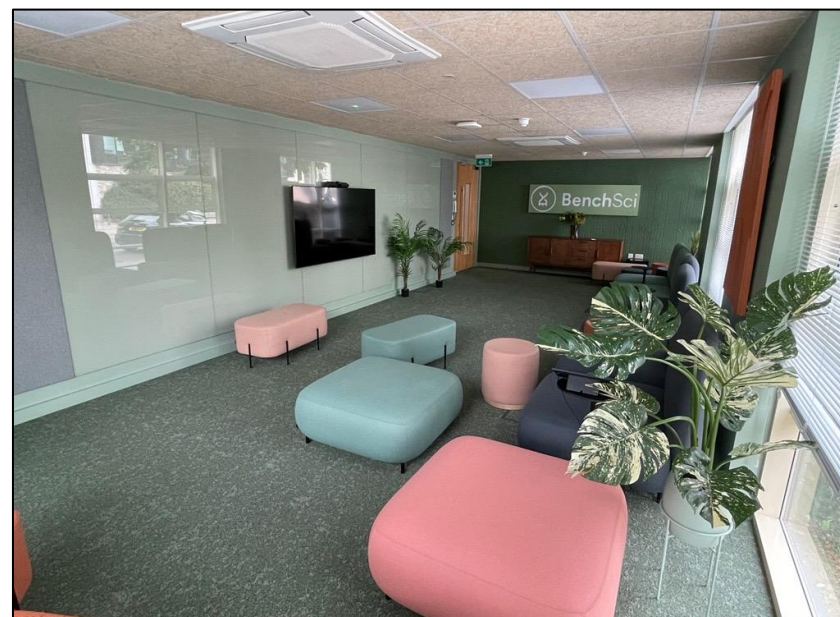
## Accommodation

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

**\*Areas provided on an NIA basis**

## Tenure

Available via new leasehold agreement with terms to be agreed.



Ground Floor Suite



## Rent

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

## EPC

Area	Rating
Ground Floor Suite	D:84
Third Floor Suite	B:44

## VAT

We understand VAT to be payable on all sums due.

## Service Charge

A service charge of £11.74 per sq ft is payable for the service charge year 24/25.

## Business Rates

Information available on request.

## Anti Money Laundering

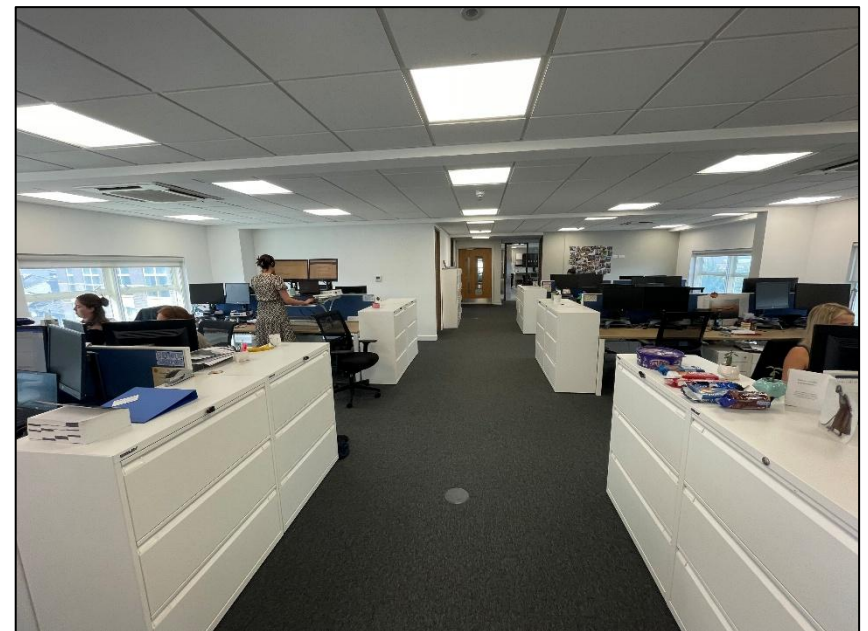
In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

## Legal Costs

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

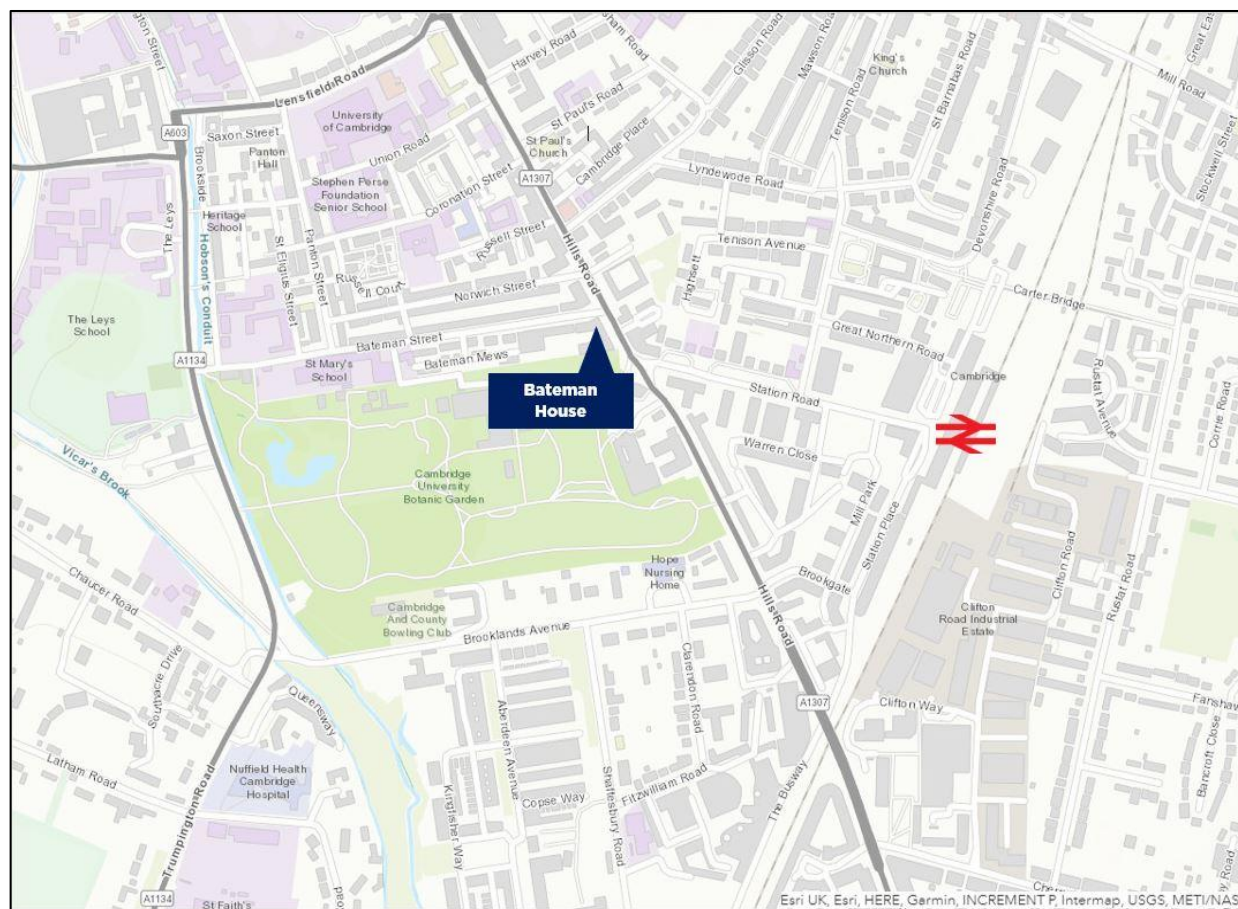
## Viewing

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. September 2025.

**Callum Middleton**  
07977 915782 / 01223 326817  
Callum.Middleton@CarterJonas.co.uk

**Lenny Philcox**  
07483 440544 / 01223 346627  
Lenny.Philcox@CarterJonas.co.uk

# Carter Jonas