

High-Quality Office Space To Let



Part First Floor, Tennyson House, Cambridge Business Park,
Milton Road, Cambridge, CB4 0WZ

3,063 sq ft
284.5 sq m

Carter Jonas

Key Highlights

- High quality office space
- Refurbished Cat A accommodation
- Raised access floors and suspended ceilings
- VRF Air conditioning
- Passenger lift
- Impressive double-height glazed atrium
- Walking distance to Cambridge North railway station and Guided Busway
- Cambridge Business Park is home to over 17 tenants including Redgate, Price Bailey, and Qualcomm
- No user restriction
- 12 car parking spaces
- On-site park management and security



Description

Tennyson House is a detached two-storey office building set in the mature landscaped environment of Cambridge Business Park. The property has a double height glazed atrium and reception area, leading into open plan office suites over two floors.

The available accommodation comprises a self-contained suite on the first floor which has been refurbished to provide Cat A office space.

Specification includes:

- Raised Access Floors
- Suspended Ceilings
- VRF Air Conditioning
- Male & Female WCs on each floor
- Shower facilities
- Passenger lift
- Generous parking provision at a ratio of 1:250 sq ft (12 spaces)
- Covered cycle parking
- EV charging

Accommodation

The accommodation comprises an approximate net internal floor area of 3,063 sq ft.

Rent

On application.

Terms

The property is available on a new full repairing and insuring lease for a term by negotiation.

Rateable Value

Estimated Rates Payable (2026/2027) £14.26 per sq ft per annum.

Interested parties are advised to make their own enquiries to Cambridge City Council Business Rates Department.

Service Charge

A service charge will be levied in respect of a contribution towards the upkeep of communal areas and the estate.

The estimated service charge for y/e March 2026 is £10.30 per sq ft per annum.

EPC

The property has an EPC of B (50).

VAT

We understand that 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 for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

Viewing

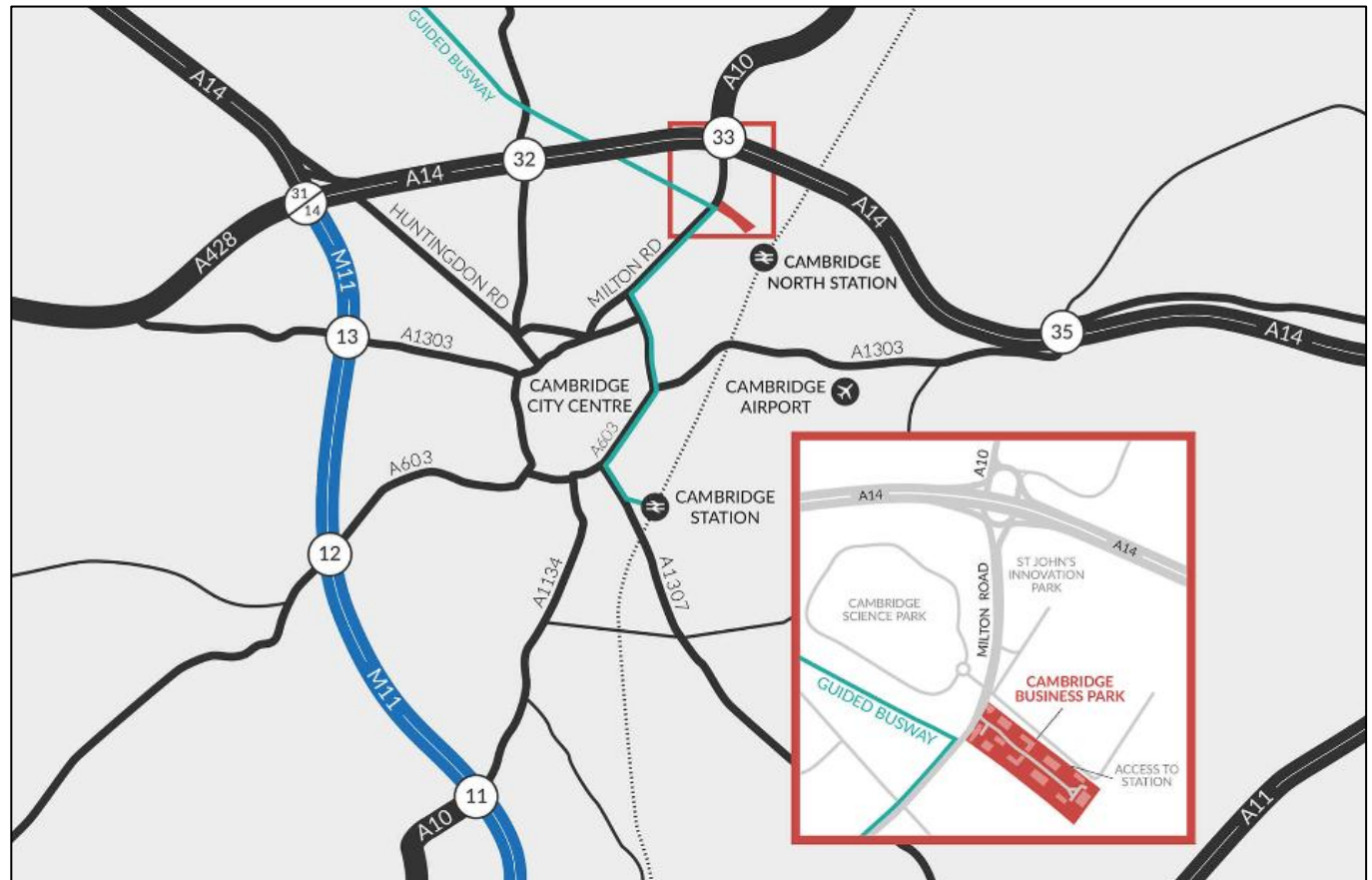
Strictly by appointment via the joint agents.

Location

Cambridge Business Park is strategically located approximately two miles north-east of Cambridge City Centre and 0.5 miles south of the A14 dual-carriageway. The A14, in turn connects with the M11 and A1 with London just 55 miles away.

Cambridge North railway station is immediately adjacent to the Business Park with fast, direct services to Cambridge, Cambridge South, London Kings Cross and London Liverpool Street.

There is a dedicated pedestrian/cycle entrance which provides convenient access to Cambridge North Station and to the guided busway.



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IMPORTANT INFORMATION

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Classification L2 - Business Data