

High-Quality Office Space To Let



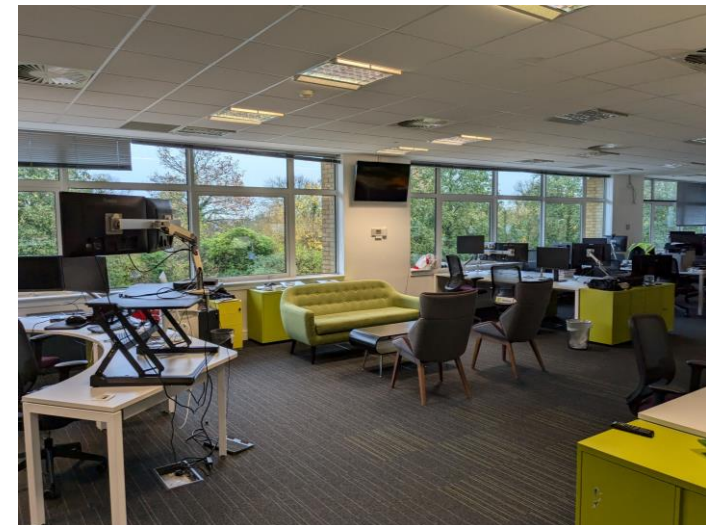
First Floor, Tennyson House, Cambridge Business Park,
Milton Road, Cambridge, CB4 0WZ

3,000 - 11,100 sq ft
1,031.2 sq m

Carter Jonas

Key Highlights

- High quality fitted office space
- Flexibility to alter or remove fit out, and/or subdivide the space to create suites from c.3,000 sq ft
- 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, the BBC and Qualcomm
- On-site Park management and security
- Raised access floors and suspended ceilings
- VRF Air conditioning
- 1:250 sq ft car parking ratio
- Incentives available (subject to contract)



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, currently fitted out to provide meeting/training rooms and a kitchen and breakout area in the smaller wing of the building, with a large open-plan office in the larger wing.

There is flexibility for an incoming tenant to alter or remove the fit out, and/or subdivide the space to create smaller suites. Subject to contract, the landlord would provide incentives to help facilitate this.

Specification as currently fitted includes:

- Raised Access Floors
- Suspended Ceilings
- Attractive kitchen and breakout area
- Reception area
- Conference/meeting rooms
- VRF Air Conditioning
- Male & Female WCs on each floor
- Shower facilities
- Passenger lift
- Generous parking provision at a ratio of 1:250 sq ft

Accommodation

The accommodation comprises an approximate net internal floor area of 11,100 sq ft which could be subdivided to provide suites from c.3,000 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 (2025/2025) £15.49 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 2025 is £9.04 per sq ft per annum.

EPC

The property has an EPC of B (50).

VAT

We understand that VAT is payable on the rent.

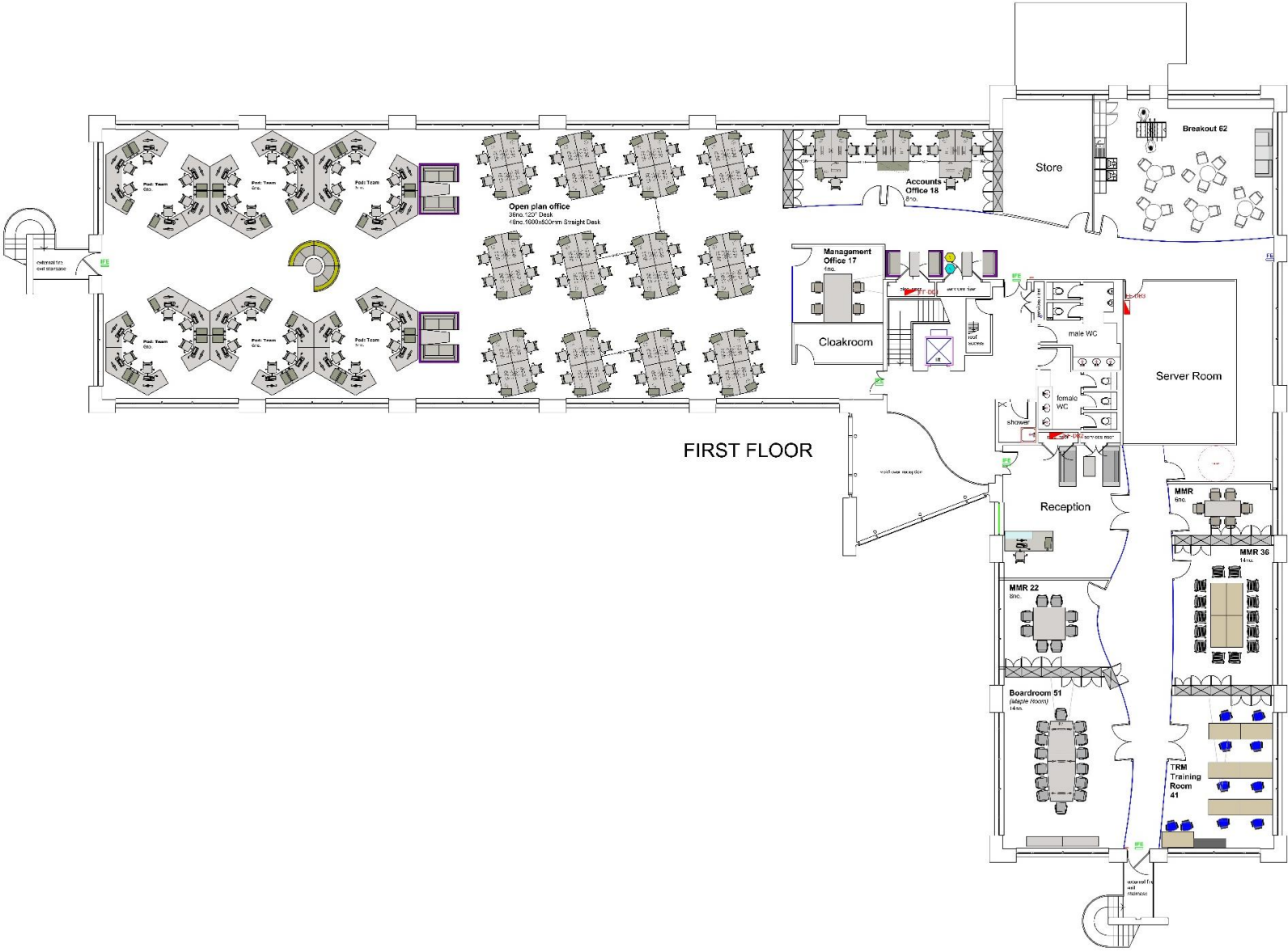
Anti-Money Laundering

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.

Indicative Floorplan – as currently fitted

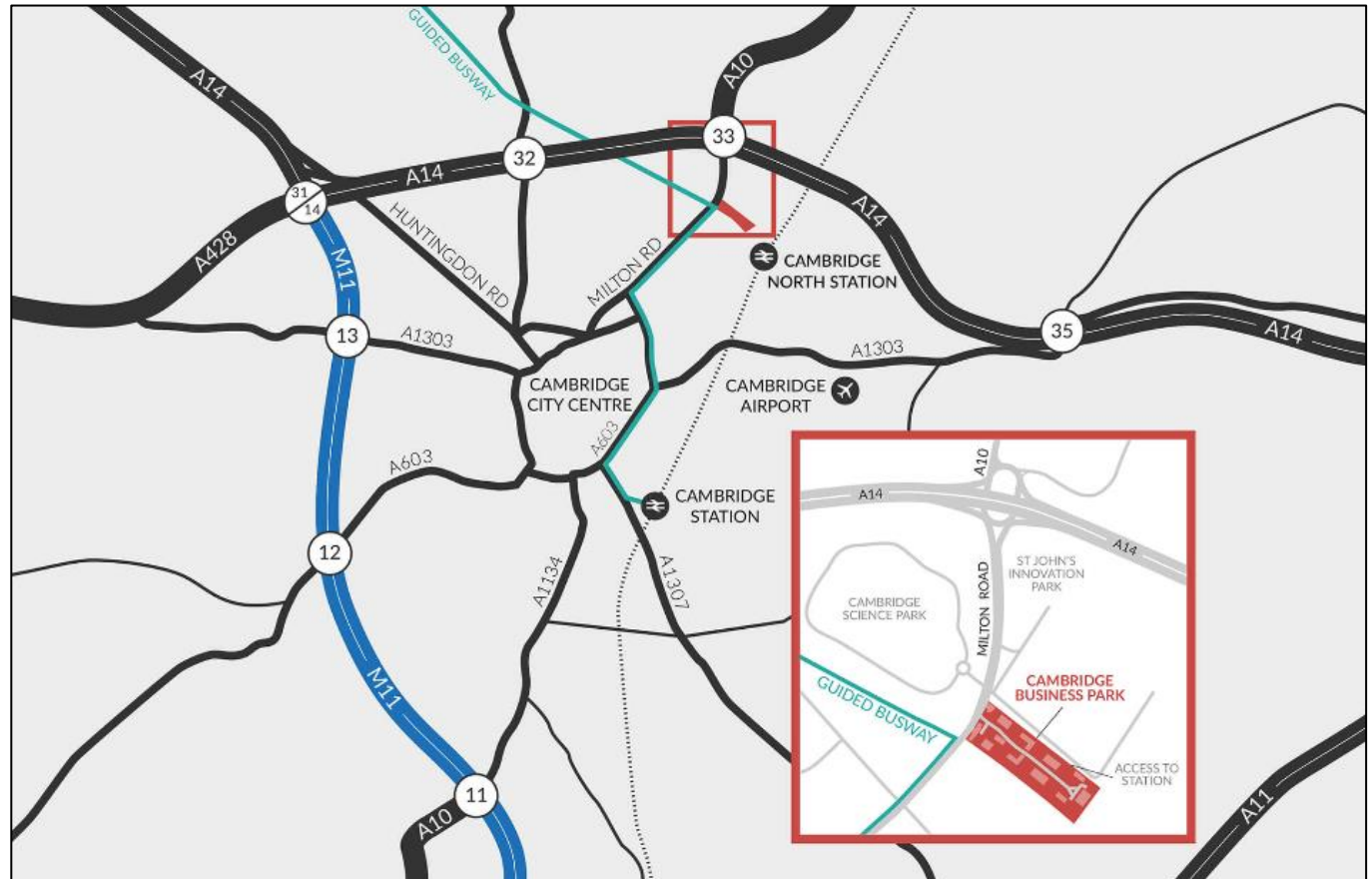


Location

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, London Kings Cross and Liverpool Street.

There is a dedicated pedestrian/cycle entrance to Cambridge Business Park located close the property. This provides convenient access to Cambridge North Station and to the guided busway.



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Carter Jonas

IMPORTANT INFORMATION

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Classification L2 - Business Data