

# OFFICE TO LET - CENTRAL CAMBRIDGE

ONE HISTON ROAD, CAMBRIDGE,  
CB4 3BF

**344.34 sq ft  
(31.99 sq m)**

- High quality, modern ground floor office suite.
- Excellent prominence on busy road junction
- Short walk to city centre and amenities
- Situated in a sought-after location
- Available by way of lease assignment (4 years remaining)
- Passing Rent of £21,000 per annum



**Carter Jonas**

## LOCATION

One Histon Road is located to the northwest of Cambridge city centre. It is positioned directly between Histon Road and Huntington Road, which is on one of the main arterial roads leading to the centre of the city. The property is easily accessible by foot from the centre with it just a short walk away from the Colleges and restaurants around Cambridge market square.

The subject property is surrounded by a range of amenities which includes cafés, shops, restaurants, and other professional businesses.

## DESCRIPTION

The property is single storey with a WC, a Kitchenette and additional storage cupboards. The office is fronted with floor to ceiling windows which gives the property a light and spacious feel. Inside the property is modern and well designed.

The property benefits from high footfall of passersby, as well as it being situated on the corner of a crossroads meaning it catches drivers' attention whilst they wait at the lights.

This property is classed as Use Class E.

## ACCOMMODATION

NIA	Sq Ft	Sq M
Ground floor	344.34	31.99

## RENT

This property is an assignment.  
Passing rent - £21,000 per annum

## RATEABLE VALUE

Interested parties are advised to contact the local authority directly to confirm (Cambridge City Council).

## EPC

B:44

## VAT

We understand VAT is payable on the rent.

## LEGAL COSTS

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

## 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.

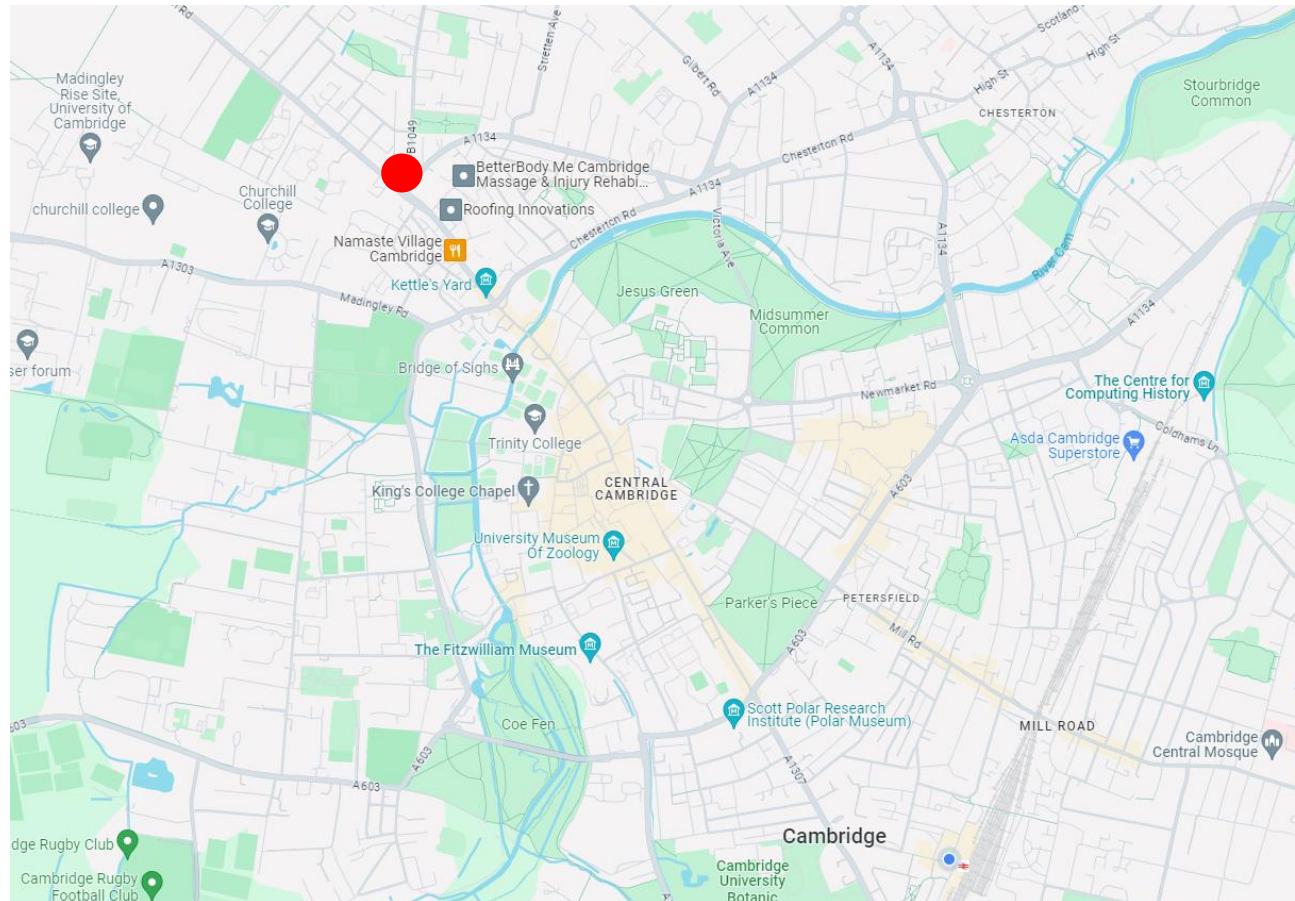
## VIEWING

Strictly by appointment with the sole agents.

The property is currently let to Carter Jonas LLP. Interest from competing firms would not be considered.



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## 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. August 2024.

Lenny Philcox  
01223 346627 / 07483 440544  
Lenny.philcox@carterjonas.co.uk

Callum Middleton  
01223 326817/ 07977915782  
Callum.middleton@carterjonas.co.uk



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