

SUPERBLY FITTED CAMBRIDGE OFFICE

TO LET 3,169 SQ FT



Bateman House

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

- High quality plug and play fitted office suite
- Glazed meeting rooms
- 12 sit and stand workstations
- 10 person boardroom facility
- Fully air conditioned
- LED lighting
- Fully fitted kitchen
- 4 Car parking spaces
- Cycle lockers

Contact Us:

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Viewing is strictly by prior appointment with Colliers:

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Description

Bateman House is a four-storey office building, which fronts onto Hills Road, benefitting from excellent natural light on the floorplate. The building provides a common reception area and amenities include a secure on-site car park, covered cycle racks, WCs on each floor and shower provisions.

The available suites are split over two floors, which are the Pt. Ground and Pt. 2nd floor, both of which have been fully fitted and furnished to an exceptionally high quality. The Pt. Ground floor suite has been utilised as a client facing meeting space, which also has video call technology. The Pt. 2nd floor suite provides open plan workstations with sit-stand capability on stylish parquet flooring. There is a large 10-person boardroom, 2 x 2-person meeting rooms, 2 x "Zoom Rooms" and a contemplation room, located alongside an expertly furnished kitchen and breakout facility.

Location

Bateman house is just a 10 minute walk to Cambridge Centre. There are ample F&B facilities within a short walk located on Hills Road, Regent Street and adjacent to the Railway Station.

Train connections:

5 minute walk to Cambridge Railway Station

48 Minutes to London Kings Cross

1hr 5 minutes to London Liverpool Street

Road connections:

0.7 miles to the City Centre

Good links to the A1, A14, A10, M11 M1 and M25

Terms

The accommodation is available by way of sub-lease or assignment. The lease expires on 24th October 2027 and there is a tenant only break clause on 25th October 2025. The accommodation is comprised of the following areas:

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| Part 2 nd Floor (Fitted): | 2,678 sq ft |
| Part Ground Floor: | 491 sq ft |

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| Quoting Rent: | £ POA |
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| Rates Estimate: | £15.32 per sq ft |
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| Service charge: | £8.09 per sq ft |
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| EPC rating: | D |
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