

90 Hills Road

CAMBRIDGE, CB2 1PG

Offices - To Let - 9,006 sq ft (837 sq m) - To be Refurbished



savills

KEY HIGHLIGHTS

- Standalone office building located in a prominent area on Hills Road opposite Station Road
- 500 meters from Cambridge train station with direct links to London Kings Cross
- Meeting room and kitchen facilities already in situ
- 11 onsite secure car parking spaces
- Shower and changing facilities



DESCRIPTION

The office accommodation comprises of rectangular floor plates over three storeys, with meeting rooms and kitchen facilities in situ. At high level the second floor is set back and provides spectacular views over the Botanic gardens from the roof terrace and is conveniently south facing. This space can be used for office, meeting or social break out space. The lower ground floor consists of secure and gated car and cycle parking, toilet, shower, changing facilities and plant space.

SPECIFICATION

- Air conditioning provided
- Suspended ceiling system
- Passenger lift
- LG7 lighting
- Disabled access and facilities
- 2 Shower and changing facilities
- 11 on-site secure parking spaces (2 EV double side charging points)
- 22 secure bicycle parking

ACCOMMODATION

The accommodation comprises the following approximate net internal floor areas.

FLOOR AREA	SQ FT	SQ M
Basement	354	33
Upper Ground	3,846	357
First	4,098	381
Second	708	66
TOTAL	9,006	837

LEASE TERMS

The property is available by way of a new lease on effectively full repairing and insuring terms to be agreed. Full details of quoting terms are available upon request, please contact the agents for further details.

The lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

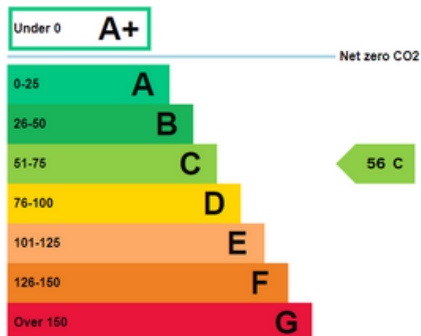
BUSINESS RATES

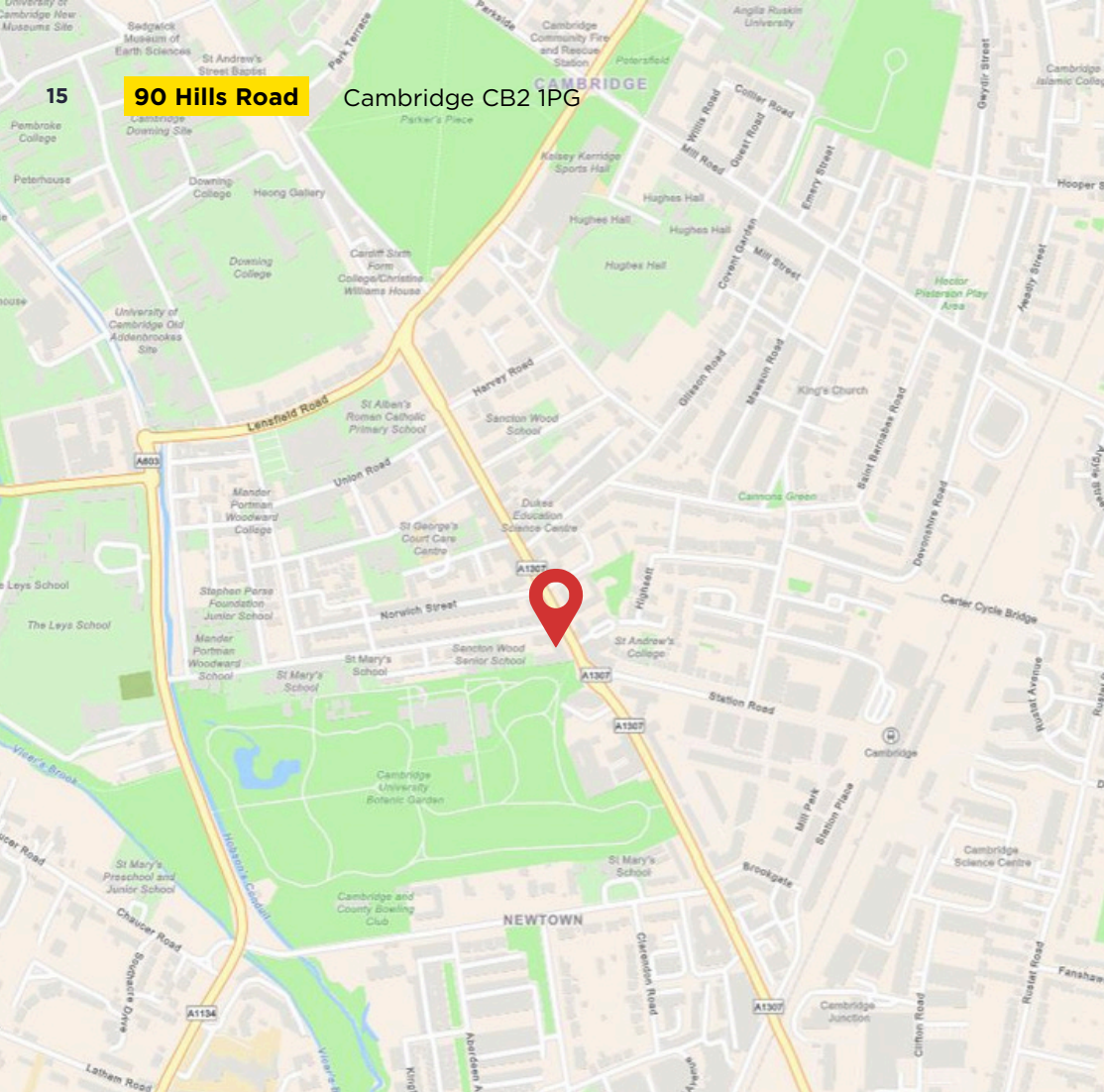
The Valuation Office website assessment states that the property has the below Rateable Values under the 2023 Rating List. Occupiers are encouraged to verify Rateable Values with Cambridge City Council. The UBR for 2024/25 is 0.546.

90 Hills Road, Cambridge, CB2 1PG	£330,000
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EPC

The property has an EPC rating of C(56).





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Cambridge CB2 1PG

IMPORTANT NOTICE

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LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Prices quoted are exclusive of VAT and all other outgoings.

LOCATION

Located on the junction of Hills Road and Station Road, 90 Hills Road is just 500 metres from the Cambridge mainline station and with neighbouring occupiers including; Mott MacDonald, Taylor Wessing, Microsoft, Savills, Mills & Reeve and Deloitte. The area has a vibrant feel and provides ready access to local bars and restaurants. Other local amenities within walking distance include the Cambridge Leisure Park and the Grand Arcade shopping centre.

By Train

Travel Time

London Kings Cross	48 mins
London Liverpool Street	1 hr 11 mins
London Stansted Airport	26 mins

CONTACT

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