



TO LET: OFFICE

390.56 sq m (4,204 sq ft)

First Floor
St Giles Court
24 Castle Street
Cambridge
CB3 0AJ

- Available by way of an assignment
- High quality tenant fit out
- Prominent location close to City Centre and River Cam
- On site parking

Location

The property is prominently located on Castle Street only a short walk from the City Centre. The location offers easy access to the M11 and A14. In addition, there are numerous bus routes which serve the immediate area, including Park & Ride (Maddingley Road).

Description

The property comprises a first floor suite which has been let since 2018 to Analysys Mason.

The fit out is available for an assignee to take on and benefits from a large kitchen, boardroom, three meeting rooms, three phone booths, ancillary storage, and a predominantly open plan working environment.

The core details of the building's specification are as follows:

- Suspended ceiling with inset lighting
- Raised floor
- Fully refurbished in 2019
- Air conditioning throughout
- Open plan flexible floor space
- Foyer area with passenger lift
- Male and female toilets
- 11 designated car parking spaces including 1 EV charger
- Covered cycle storage
- Secure access card system

Accommodation

The property comprises an approximate net internal area of 4,204 sq ft (390.56 sq m).

Planning

The lease allows for any use within B1(a) Offices of the Town and Country Planning (Use Classes) Order 1987.

EPC

The property has an EPC Rating of D - 82.

Uniform Business Rates

The property is entered into the 2023 VOA Ratings List with a rateable value of £108,000. The rates payable for the current year are therefore approximately £58,968.

Service Charge

There is a service charge in relation to the common areas of the building.

Terms

The property is available by way of a lease assignment for a term ending 21 October 2028.

For more information on the terms available, please contact the agent.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins:

Will Brown

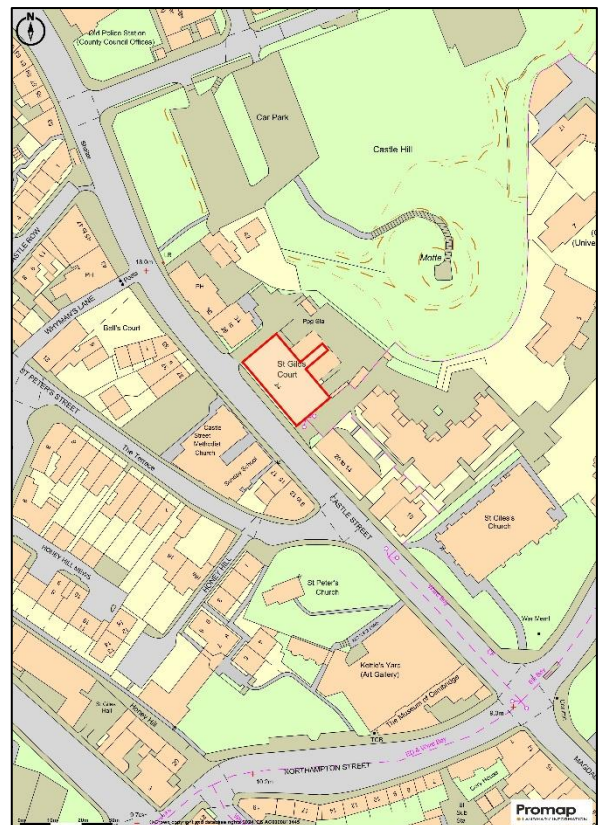
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