

**TO LET** REFURBISHED A2 PREMISES OR OFFICES (STP)

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# PART GROUND FLOOR & PART FIRST FLOOR, BATEMAN HOUSE

82 - 88 Hills Road, Cambridge, CB2 1LQ

**From 194 - 448 sq m (2,083 sq ft to 4,820 sq ft)**



## Key Highlights

- City centre location fronting Hills Road
- Secure on site car parking & cycle storage
- Local amenities within immediate vicinity
- Only 0.3 miles from Cambridge railway station

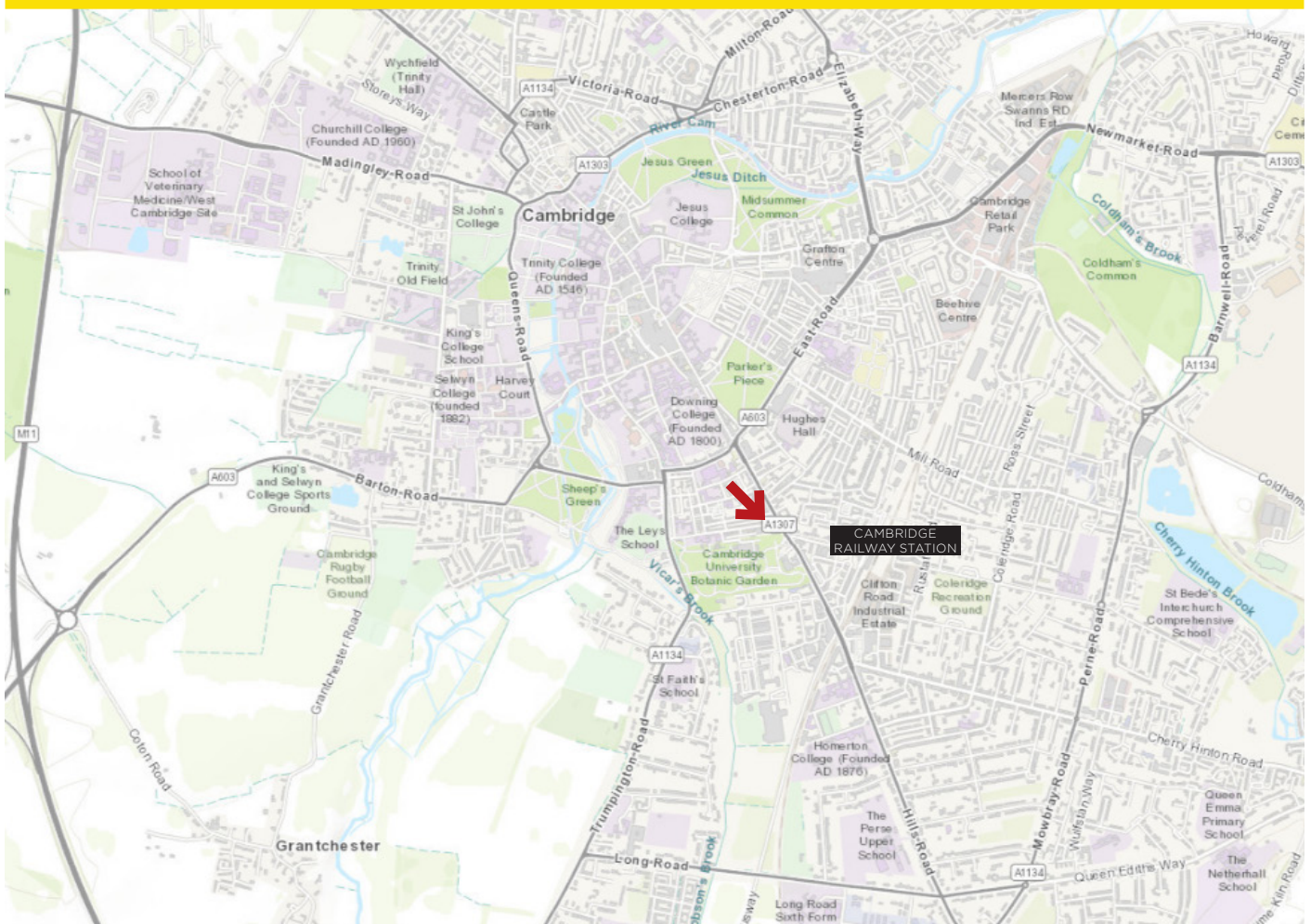


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## Location

Bateman House is located on Hills Road, only 0.3 miles from Cambridge railway station and circa 0.7 miles to the city centre. Cambridge benefits from good road connections with the A14, A10 and M11 linking with the A1, M1 and M25.

Cambridge station provides mainline access to both London Kings Cross (48 minutes) and Liverpool Street (1 hour 7 minutes).

The immediate locality includes retail and leisure opportunities within immediate walking distance as well as access to a number of bus stops which serve the Park & Ride facilities. A range of well-known professional and technology occupiers are in the local area including Mott MacDonald, Birketts, Apple, Microsoft, Amazon, Thales Deloitte, Eversheds, Prowler IO, WeWork and Siemens.

The wider area now benefits from significant hotel, retail and open space facilities.

## Description

The four storey building has direct access to Hills Road and the common reception area and core provides for toilet facilities, showers and passenger lift that was refurbished during 2015/2016.

There is a gate controlled car park to the rear, accessed via Bateman Street together with covered cycle racks.

The space is fully refurbished, with the ground floor in particular benefiting from its own private entrance onto Hills Road, as well as via the reception core.

Existing tenants with the building include Bircham Dyson Bell Pitmans, Intrasonics, Electric Imp, Gene Stack, Stone King and Docker.

## Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	194	2,083
First Floor	254	2,787
<b>TOTAL</b>	<b>448</b>	<b>4,820</b>

Floor plans are available upon request.

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## Amenities

- New floor coverings
- New ceilings and LED lighting
- New heating and cooling systems
- 5 parking spaces over all of the space and cycle parking
- Male & Female toilets at each level
- New shower facilities
- 8 person passenger lift
- Electronic door entry systems

## Lease Term

The space is available on a new lease direct from the Landlord for a term to be agreed.

The Landlord is currently applying for a change of planning use from A2 for the first floor space.

## EPC

The suites are to be reassessed following the refurbishment works.

## Business Rates

The Valuation Office website assessment states that the Rateable Value under the 2017 Rating List for each suite is as outlined below. Interested parties are advised to confirm via Cambridge City Council.

Ground Floor	£51,000
First Floor	£41,000

Car parking spaces shall be separately reassessed.

## Service Charge

A maintenance charge is levied to cover a contribution towards repair and maintenance of external and common areas. Further details available on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures are quoted exclusive of VAT.

## Viewing

Strictly by appointment only with sole agent Savills.

## Contact

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