



TO LET

Unit 3, Bishop Bateman Court, Cambridge, CB5 8AT

87.8 sq m (945 sq ft)

- Self-contained ground floor office with dedicated entrance
- Available July 2019
- Existing fit out may be available
- Secure cycle storage
- Ideally situated in the historic city centre location
- Local restaurants, cafés, bars and shops nearby

savills.co.uk
01223 347000

Unex House
132-134 Hills Road
Cambridge
CB2 8PA



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LOCATION

Bishop Bateman Court is located close to the River Cam and circa 0.3 miles from the Cambridge city centre and 1.5 miles from Cambridge railway station. The station provides mainline access to both London Kings Cross (48 minutes) and London Liverpool Street (1 hr 07 mins).

The office complex is accessed via Thompson Lane off of Bridge Street, opposite The Varsity Hotel and Spa, as well as River Bar Steak House & Grill that fronts the River Cam.

DESCRIPTION

Bishop Bateman Court was built in the late 1970s. This ground floor, self contained suite benefits from a dedicated entrance.

The suite benefits from the following:

- Dedicated WCs
- Perimeter trunking
- Kitchenette
- 1 parking space available at an additional cost
- Gas fired central heating
- Cycle storage
- Existing fit out may be available

ACCOMMODATION

The property has been measured on an NIA basis.

All figures quotes are for guidance purposes only.

| Description | Sq M | Sq Ft |
|--------------|------|-------|
| Ground Floor | 87.8 | 945 |

LEASE TERM

The property is available by way of a new lease direct from the Landlord for a term to be agreed. Please contact the agent for quoting price and lease terms.

EPC

The suite has an EPC rating of E(111). Please contact the agent for details.

BUSINESS RATES

The Valuation Office website assessment states that the Rateable Value under the 2017 Rating List is £17,500. The current Uniform Business Rate multiplier for 2019/20 is £0.503.

Interested parties should make their own independent enquiries with Cambridge City Council in order to satisfy themselves.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the building and communal areas. Additional details available upon request.

SERVICES

We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances haven't been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

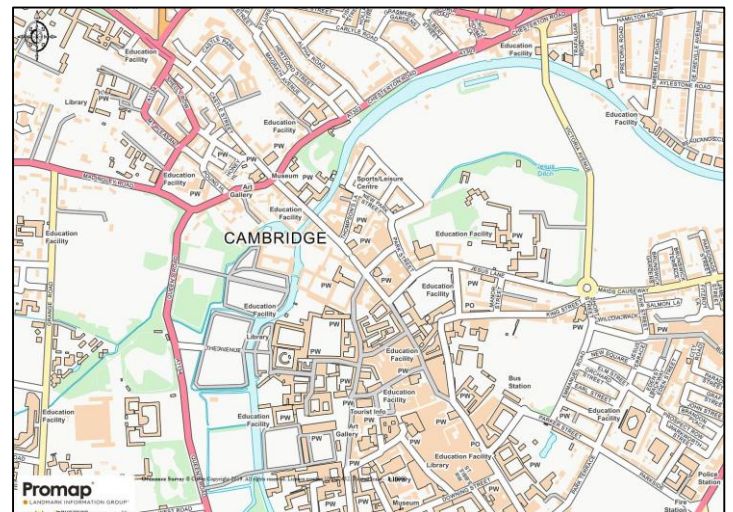
All figures quoted are exclusive of VAT.

VIEWING

Strictly by appointment with sole letting agent Savills.

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William Clarke wclarke@savills.com 01223 347 294



IMPORTANT NOTICE

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