

The Courtyard

STURTON STREET, CAMBRIDGE, CB1 2SN

OFFICES - TO LET - 640 - 950 SQ FT



KEY HIGHLIGHTS

- Within walking distance of Cambridge railway station
- Self contained suites with kitchenette and WC
- On site car parking and cycle storage
- On site shower facilities.



DESCRIPTION

The sympathetically refurbished Courtyard fits the creative, independent feel of the Romsey Town area of Cambridge perfectly. Within walking distance of Cambridge railway station and just a hop away from Mill Road, the Courtyard community of 16 independent suites is the ideal location for small creative businesses with big ideas.

The units comprise strip lighting, carpeted throughout and central heating. Unit 1 comprises a small kitchenette and WC.

The units are to undergo a light refurbishment.

The Courtyard Sturton Street, Cambridge

ACCOMMODATION

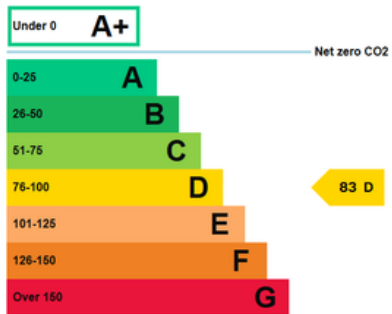
The property has been measured on a net internal basis.

Unit	Sq ft	Sq m
1	640	59.5
15	950	88
Total	1,590	147.5

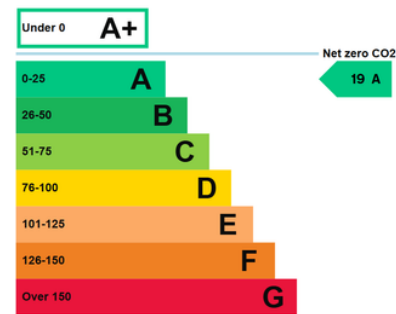
EPC

The Units have EPC ratings as below.

Unit 1



Unit 15



BUSINESS RATES

The Valuation Office website assessment states that the units have a Rateable Values under the 2023 Rating List of £8,000 (Unit 1) and £16,250 (Unit 15). Occupiers are encouraged to verify Rateable Values with Cambridge City Council. The UBR for 2025/26 is 0.555.

LEASE TERMS

The units are available by way of a new effective fully repairing and insuring lease with terms to be agreed.

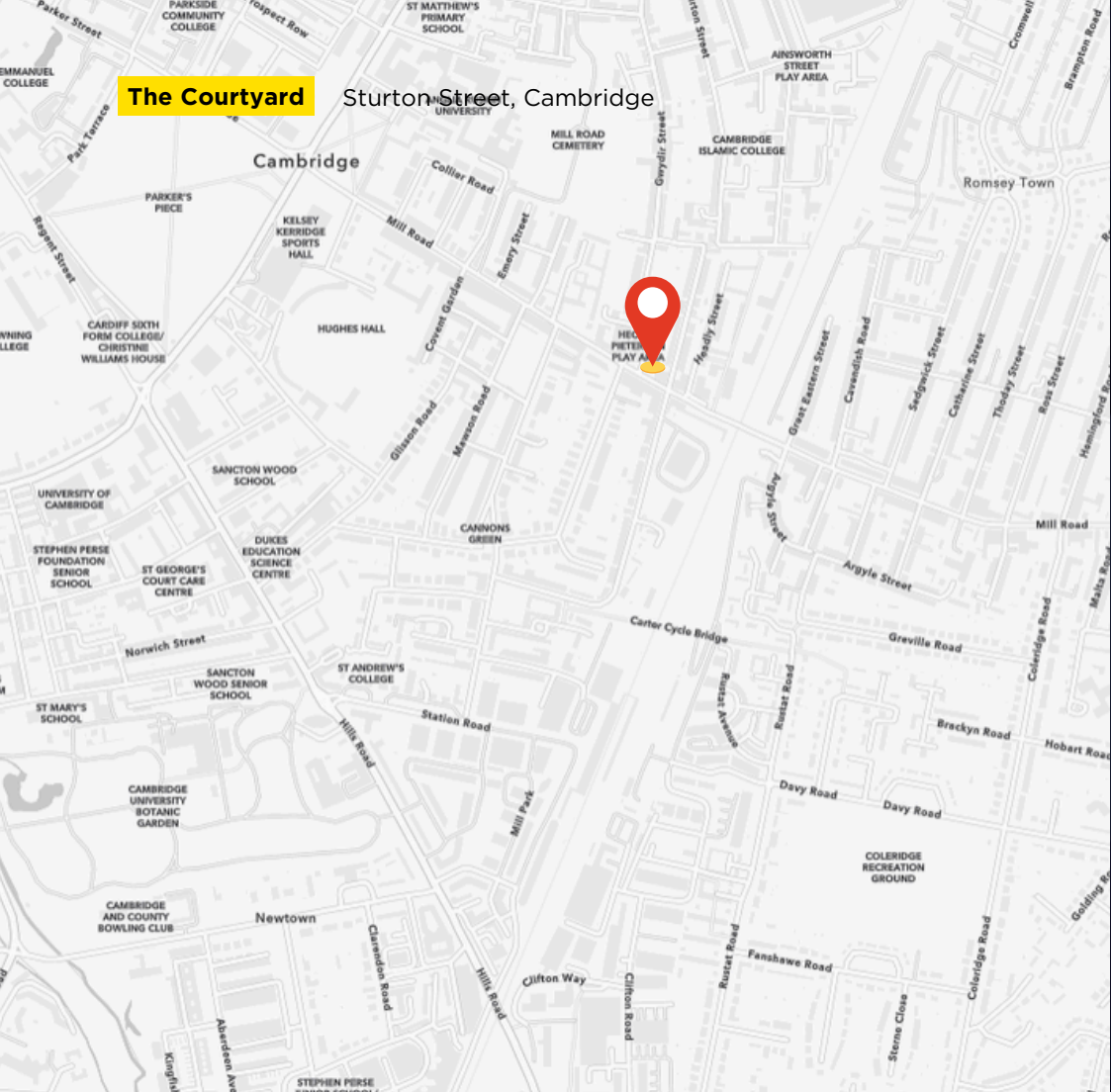
PLANNING

The available units has permitted use within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).



The Courtyard

Sturton Street, Cambridge



LOCATION

The Courtyard is located on Sturton Street in close proximity to the popular Mill Road area, situated just south of Cambridge city centre. There are a range of amenities close by including independent coffee shops, restaurants, bars and shops.

The property is only a short walk from Cambridge railway station (approx 10 mins), which provides direct journeys to London King's Cross (46 mins) and London Liverpool Street (1 hr 12 mins).

LEGAL COSTS

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

VAT

Prices quotes are exclusive of VAT and all other outgoings.

VIEWING

Strictly by appointment only with Savills or joint agents Carter Jonas.

CONTACT

For further information please contact:

Ross Hemmings

Surveyor
ross.hemmings@savills.com
07890 423803

Anisha Stimson

Graduate Surveyor
anisha.stimson@savills.com
07790 922922

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 20.05.2025