

EDUCATION BUILDING WITH OFFICE POTENTIAL – TO LET

61-62 Bateman Villas
Bateman Street
Cambridge
CB2 1NB

Total 5,231 sq ft
486 sq m

- 0.4 miles from Cambridge railway station
- Nearby local amenities
- Existing F.1 education use with the opportunity to convert back to offices or alternative uses subject to planning.
- Parking available by separate negotiation
- Rent on application.
- Available by way of a new letting, terms to be agreed.



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LOCATION

Centrally located off Hills Road on Bateman Street, 61-62 Bateman Villas is only a 7-minute walk from Cambridge train station and a 20-minute walk from the town centre.

Nearby occupiers include Apple on 20 Hills Road and 30 Station Road, Microsoft on 21 Station Road, and other large companies like Amazon, and Deloitte.

On Hills Road, there is also an abundance of independent cafes and restaurants, leading into the town centre.

DESCRIPTION

61-62 Bateman Villas has office space across the ground and first floor.

There are 7 offices on the ground floor which benefit from 4 WCs. Similarly, on the first floor there are 7 offices and two WCs. Please see a layout plan on the last page for more detail.

All offices are carpeted throughout except Room 1 on the ground and first floor, which has laminated flooring. Some of the offices are separated by non-structural walls, so there is the opportunity to knock these down and create an open plan layout.

In addition, there is a basement which can be used for storage and a courtyard to the rear which can be accessed via double doors in the central corridor on the ground floor.

The building benefits from gas and electricity supplies.

PLANNING USE CLASS

The current Use Class is F.1 as the property was previously used as a school. However, this can be changed back to Use Class E, to be used as an office. This will be subject to council approval.

BUSINESS RATES

Interested parties are advised to confirm the rateable value by contacting the Local Authority directly.

TENURE

Available by way of a new FRI lease with terms to be agreed.

RENT

On application

VAT

We understand VAT is payable on the rent.

EPC

D(94)

ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

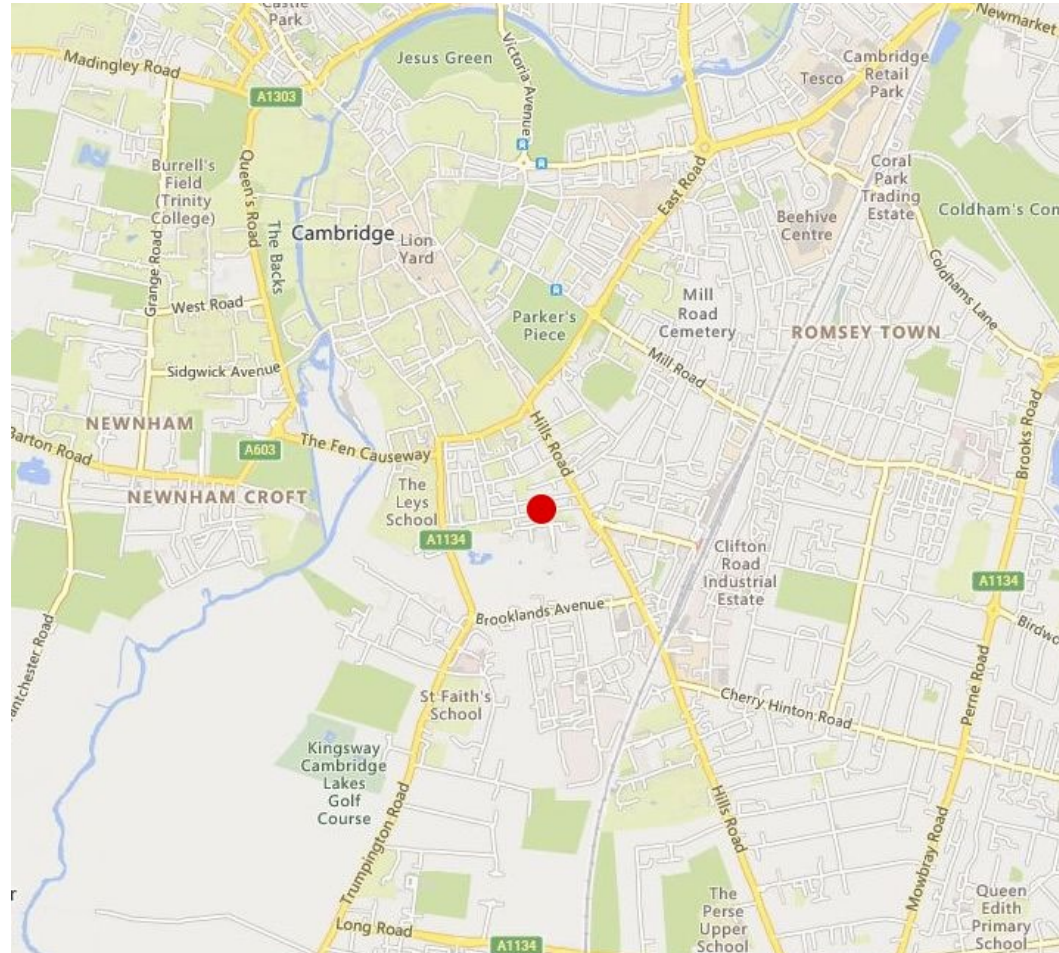
ACCOMMODATION

5,231 sq ft / 485.97 sq m



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LOCATION MAP



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. February 2024

CONTACT

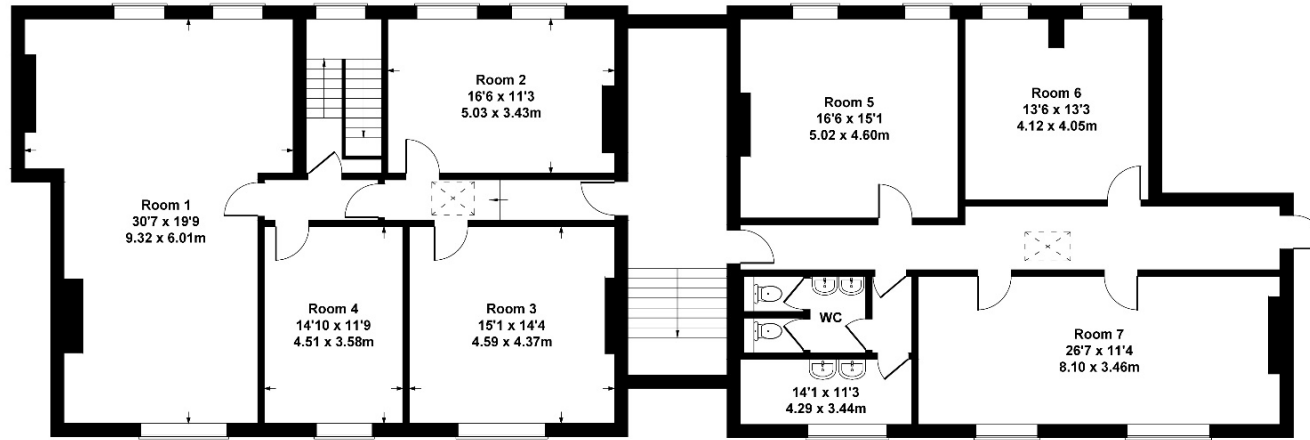
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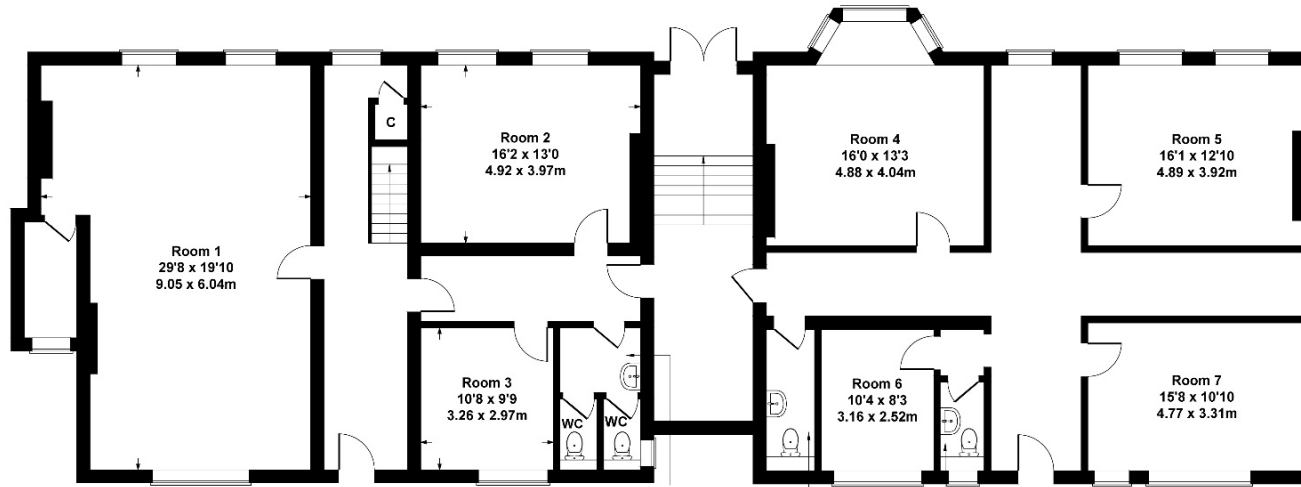
61 – 62 Bateman Villas

Approximate Gross Internal Area
5231 sq ft - 486 sq m



FIRST FLOOR

FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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