

EDUCATION / OFFICE PREMISES – TO LET

87-89 Cherry Hinton Road
Cambridge
CB1 7BS

Total 3,720 sq. ft.
345.6 sqm

- Central location
- 5-minute walk to Cambridge train station
- 20 parking spaces available
- Planning use class F1
- Rent of £105,600 per annum which equates to £29.00 per sq. ft.
- Immediately available by way of an assignment, with 9 years remaining until December 2033



LOCATION

87-89 Cherry Hinton Road is located just south of Cambridge City Centre off Hills Road, which is one of the main arterial routes into the centre of Cambridge from the M11 and is only a 5-minute walk from Cambridge train station.

There are a number of educational institutions nearby, such as Sancton Wood and St Andrews College on Station Road, Hills Road Sixth form and Select English on 58 Hills Road and 13 Station Road.

Cherry Hinton Road is a busy and vibrant neighbourhood with a variety of independent shops and cafes, with the leisure park being located a short walk away, on the junction with Hills Road.

DESCRIPTION

87-89 Cherry Hinton Road is a two-story building which is currently being used as a school.

On the ground floor there is a large reception area which leads into the rest of the building where there are rooms of varying sizes, ranging from 434 sq. ft. to 73 sq. ft. There are 9 rooms, 1 kitchen and 2 toilets on the ground floor.

On the first floor there are 7 rooms of varying sizes, two storage rooms, and 8 toilets. All rooms are carpeted throughout except the kitchen and lab.

To the rear of the property there is a car park with space for approximately 20 cars.

Accommodation

Accommodation	Sq. ft.	Sq. m.
Ground floor	1578	146.6
First floor	2,142	199
Total	3,720	345.6

PLANNING USE CLASS

Use Class F1 but could be suitable for offices – interested parties are invited to make their own inquiries of the LPA in this regard.

BUSINESS RATES

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

TENURE

Available by way of an assignment of the existing lease with 9 years remaining and expiring in December 2033. Further details provided on application.

RENT

£105,600 per annum

VAT

We understand VAT is payable on the rent.

EPC

E (102)

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.

VIEWING

Strictly by appointment with agents.





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

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LOCATION MAP



