

# OFFICE SPACE - TO LET

## USE CLASS E

First Floor  
Richmond House  
16-20 Regent Street  
Cambridge  
CB2 1DB

**804 - 1,177 sq ft**  
**75 - 109 sq m**

- Prime City Centre Location
- Car parking spaces available
- Additional board and meeting rooms
- Lift Access



## LOCATION

The Property is located 0.3 miles from Cambridge City centre and the Grand Arcade shopping centre. The first floor suite overlooks Parker's Piece and the University Arms Hotel.

Cambridge train station is approximately 15 minutes' walk away and provides frequent services to London Kings cross (approx. 45 mins). Nearby occupiers include occupiers John Lewis, Cuba Libre, Starbucks and a range of other amenities.

## Description

The property provides attractive, modern, predominantly open plan office accommodation. The space benefits from raised flooring, AC, suspended ceilings, in built storage and tiled carpeting throughout. The suites has large sash windows providing good levels of natural light.

There are shared Kitchen and WC facilities.

## VIEWING

Strictly by appointment with agents

## ACCOMMODATION

Suite A – 804 sq ft (75 sq m) – under offer

Suite B – 1,177 sq ft (109 sq m)

## RENT

Suite A - £29,000 per annum exclusive (£36.07 psf)

Suite B - £42,454 per annum exclusive (£36.07 psf)

## SERVICE CHARGE

A Service Charge to be levied, available on request.

## EPC

D:93

## LEGAL COSTS

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

## VAT

We understand VAT is payable on the rent.

## 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.

## TERMS

The property is available by way of a new FRI lease with terms to be agreed.



## 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. June 2023

## CONTACT

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