

# OFFICE TO LET

LOWER GROUND FLOOR  
RICHMOND HOUSE, 16-20  
REGENT STREET,  
CAMBRIDGE, CB2 1DB

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**1,249 sq ft**  
**116 sq m**

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- Prime city centre office location
- Perfect for start-up and small businesses
- Boardroom, breakout space and kitchen facilities
- Opportunity to lease 2 parking spaces
- Lift Access/ shower facilities
- Rent: £29,000 per annum



**Carter Jonas**

## LOCATION

The Property is located on Regent Street, 0.3 miles from the historic Cambridge City Centre and the Grand Arcade Shopping Centre.

Regent Street is one of the main arterial roads for both pedestrians and vehicles into the city centre bringing a vibrant opportunity to businesses who want to be based in Cambridge.

The property is situated opposite Parkers Piece and the University Arms Hotel, where it benefits from close occupiers such as café's, bars and a variety of different restaurants.

Cambridge train station is 0.6 miles distant with direct services to London Kings Cross and Liverpool Street.

## DESCRIPTION

The office is welcomed with a fully furnished reception area and receptionist.

It comprises an open plan office benefitting from a board room and breakout kitchen area. There is air conditioning across the suite.

A shower and disabled W/C are available to use in the basement for employees and visitors.

## LEGAL COSTS

Each party to bear their own legal and professional costs incurred in this transaction.

The property is available by way of a new sub lease on terms to be agreed.

2 parking spaces can be secured at £2,000 per annum per space.

## ACCOMODATION

NIA	Sq Ft	Sq M
Lower Ground Floor	1,249	116

## SERVICE CHARGE

A service charge will be levied in respect of a contribution towards a receptionist, cleaning three times a week and water rates.

## RENT

£29,000 per annum exclusive of outgoings, service charge and VAT.

## EPC

EPC Rating: 116 E.

## VAT

We understand VAT is payable on the rent.

## ANTI-MONEY LAUNDERING

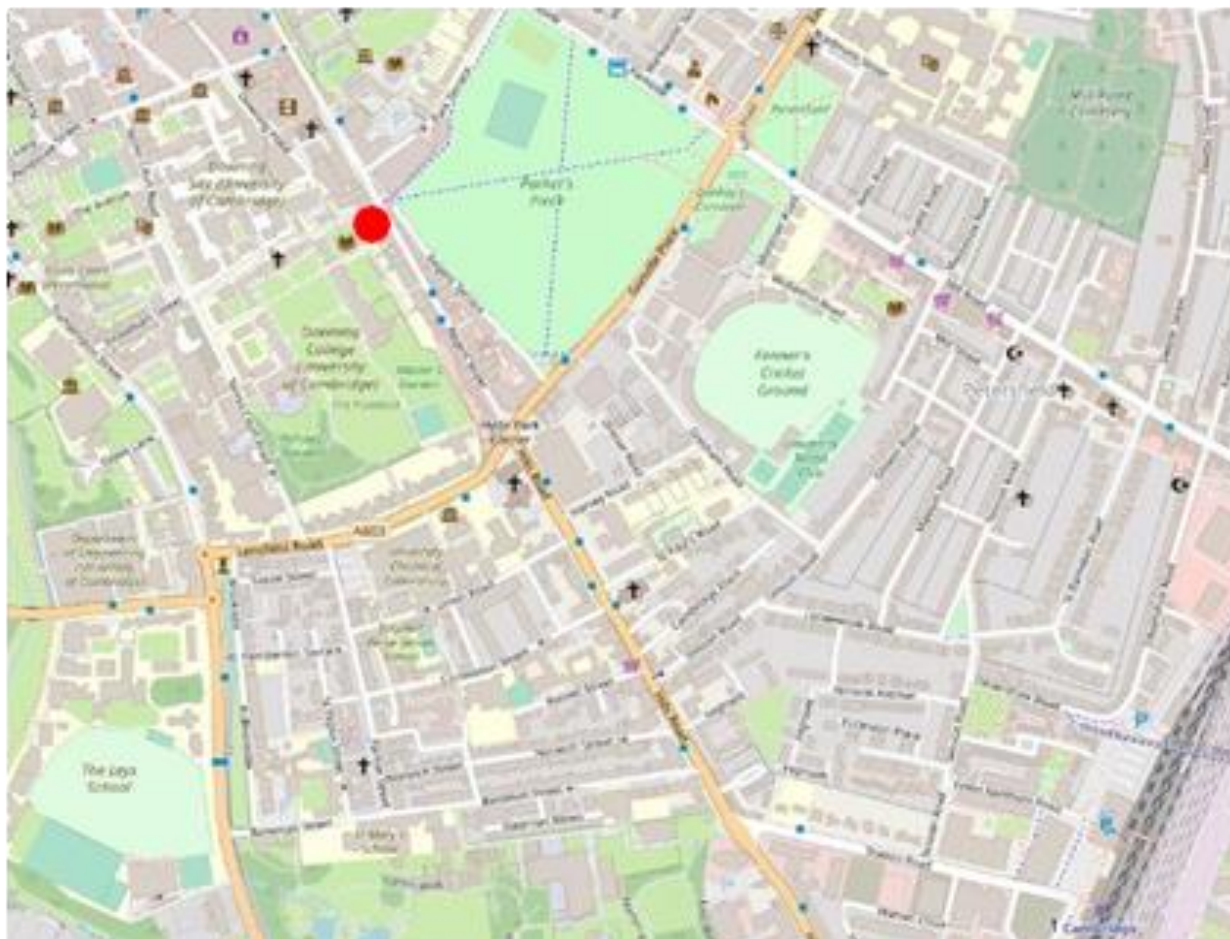
In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

## VIEWING

Strictly by appointment with the sole agents.



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### 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. March 2024.

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