



Newnham House, Cambridge Business Park,  
Milton Road, Cambridge, CB4 0WZ

42,877 sq ft  
3,983.3 sq m

**Carter Jonas**

## Key Highlights

- HQ style detached office building
- Occupying prominent position on Cambridge Business Park
- Walking distance to Cambridge north railway station and Guided Busway
- The Park is home to over 17 tenants including Redgate, Price Bailey, 1Spatial, the BBC and Qualcomm
- On-site Park management and security
- 153 car parking spaces



## Location

Cambridge Business Park is strategically located approximately two miles north east of Cambridge city centre and 0.5 miles south of the A14 dual carriageway. The A14, in turn connects with the M11 and A1 with London just 55 miles away. Cambridge north railway station is situated immediately adjacent to the Business Park with direct services to London Kings Cross and Liverpool Street.

## Description

Newnham House is an imposing, three storey headquarters-style office building set in the mature landscaped environment of Cambridge Business Park. The property has an impressive double height glazed atrium and reception area, leading into open plan offices over three floors.

There are male and female WCs on each floor with showers and a commercial kitchen and dining area. The building requires refurbishment and the landlord will make a contribution and incentive package to facilitate these works. The building has 153 allocated parking spaces.

## Accommodation

The accommodation comprises the following approximate net internal floor areas:

Floor Area	Sq M	Sq Ft
Reception	247.1	2,660
Ground Floor office	1,245	13,401
First Floor office	1,245.6	13,408
Second Floor office	1,245.6	13,408
<b>Total floor area:</b>	<b>3,983.3</b>	<b>42,877</b>

## Rent

On application.

## Terms

The property is available on a new full repairing and insuring lease for a term by negotiation.

## Rateable Value

Current Rates Payable (2023/2024) £591,872 per annum. Interested parties are advised to make their own enquiries to Cambridge City Council Business Rates Department.

## Service Charge

A service charge will be levied in respect of a contribution towards the upkeep of the estate.

## EPC

The property has an EPC of D (87).

## VAT

We understand that VAT is payable on the rent.

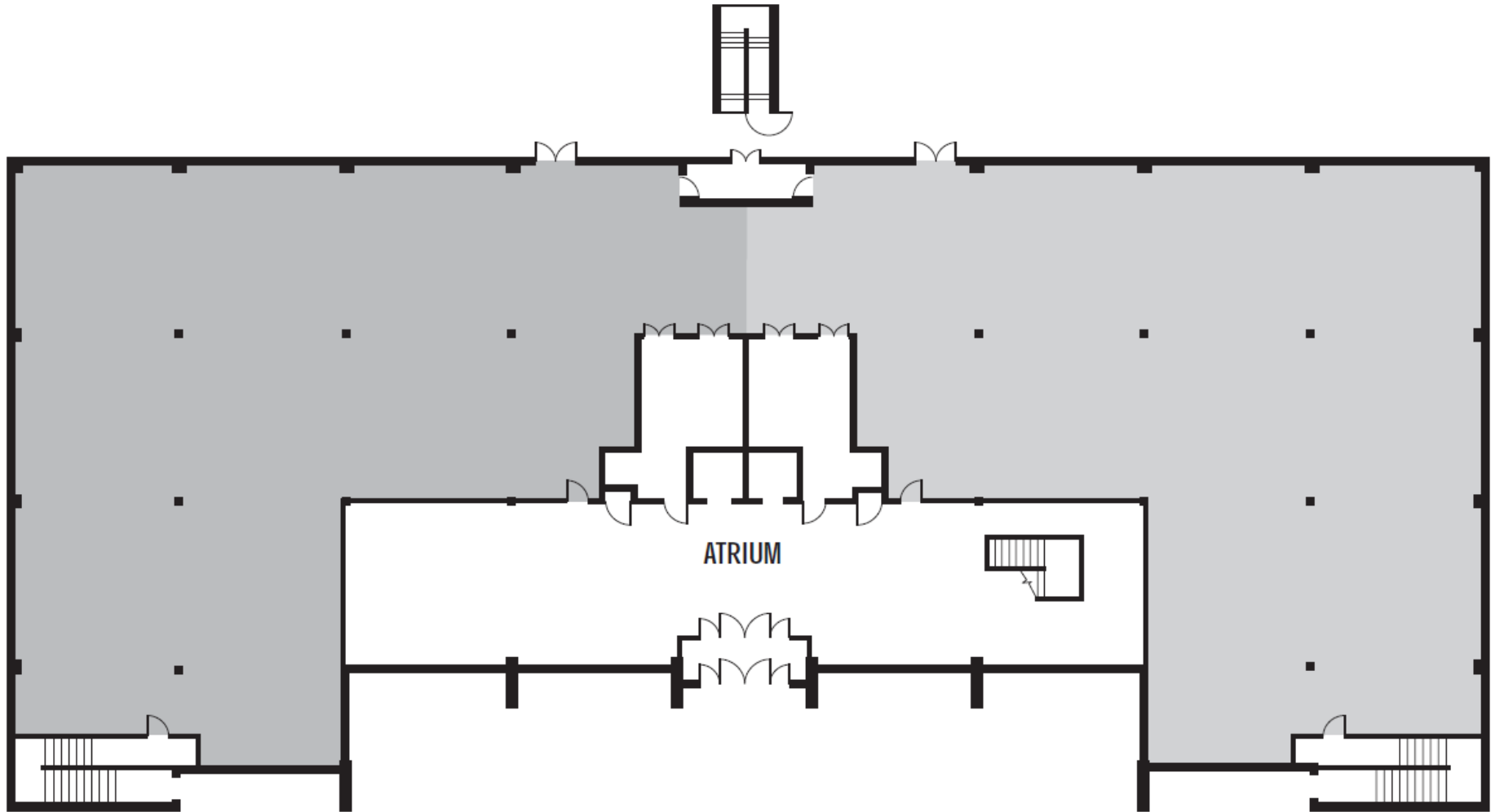
## Anti-Money Laundering

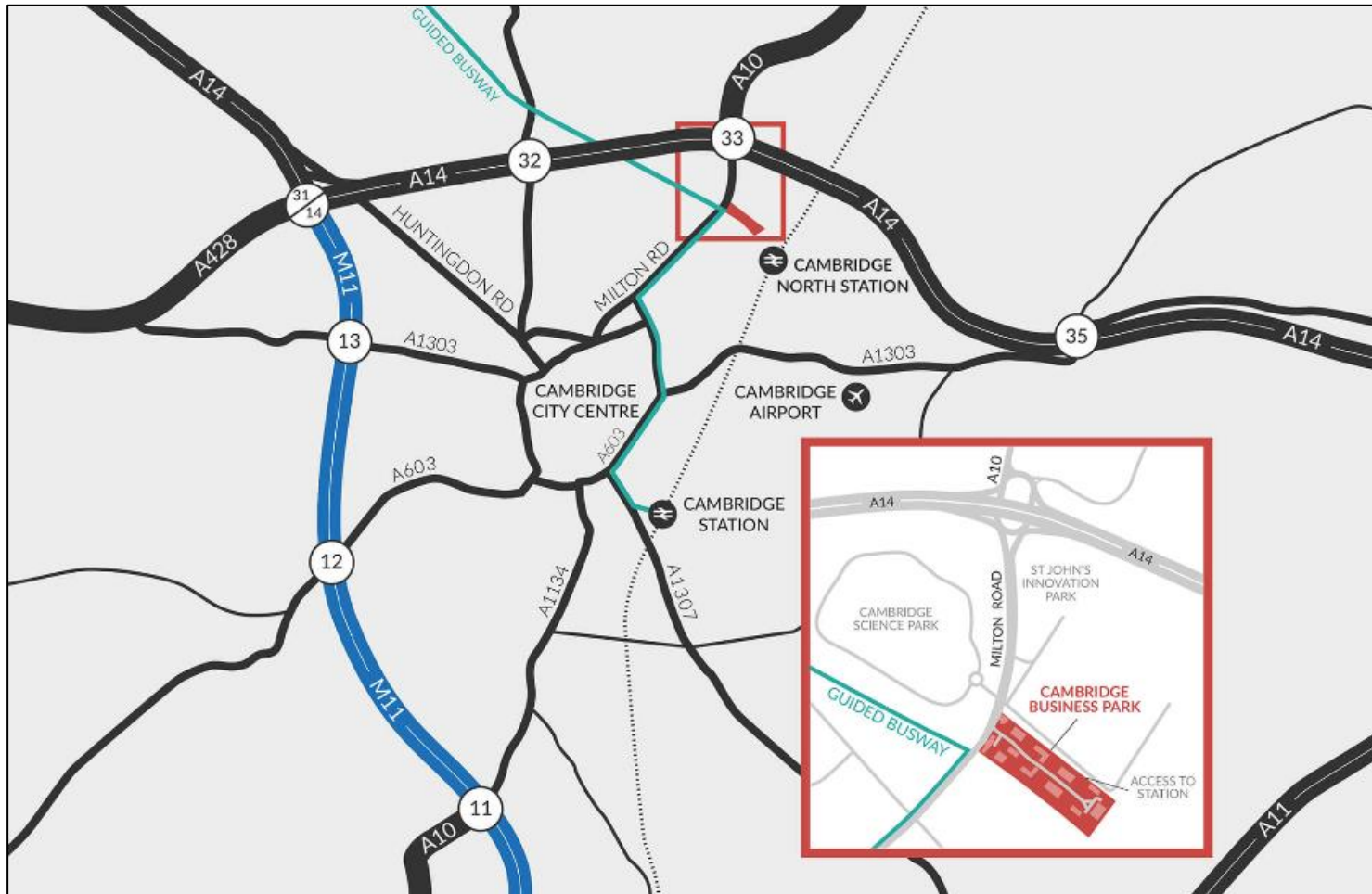
In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

## Viewing

Strictly by appointment via the joint agents.

## Typical Floor Plan





### 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.

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