

TWO OFFICE SUITES - TO LET

Suite 1 and Suite 2
Bishop Bateman Court
CAMBRIDGE
CB5 8AT

Total 1,746 sq ft
162.2 sq m

- Refurbished self-contained ground floor offices.
- Local restaurants, cafes, bars, and shops nearby
- Secure cycle storage and off-street parking
- Excellent central location, opposite the Varsity Hotel
- Quoting rent: £33 per sq. ft. exclusive
- Suite 1 - £32, 274 per annum
Suite 2 - £25, 344 per annum



LOCATION

Bishop Bateman Court is located close to the River Cam and circa 0.3 miles from the Cambridge city centre and 1.5 miles from Cambridge railway station.

The station provides mainline access to both London Kings Cross (48 minutes) and London Liverpool Street (1 hr 07 mins).

Both offices are accessed via Thompson Lane off of Bridge Street, opposite The Varsity Hotel and Spa, as well as River Bar Steak House & Grill that fronts the River Cam.

DESCRIPTION

Bishop Bateman Court was built in the late 1970s. Both suites are self-contained and have their own entrance. However, there is the opportunity to join both suites together.

Specification Includes:

- Dedicated new toilets and entrance
- Perimeter trunking
- Kitchenette
- Gas fired central heating
- Cycle storage
- New ceiling tiles
- New LED flat panel lights
- New carpets

ACCOMMODATION

Accommodation	Sq ft	Sq m
Suite 1	978	90.86
Suite 2	768	71.34
Total	1,746	162.2

BUSINESS RATES

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

TENURE

Available leasehold on new FRI lease with terms to be agreed.

RENT

Leasehold: Please see quoting rents below for each suite.

Accommodation	Rent per annum
Suite 1	£32, 274
Suite 2	£25,344

LEGAL COSTS

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

VAT

We understand VAT is payable on the rent.

EPC

EPC: pending.

ANTI-MONEY LAUNDERING

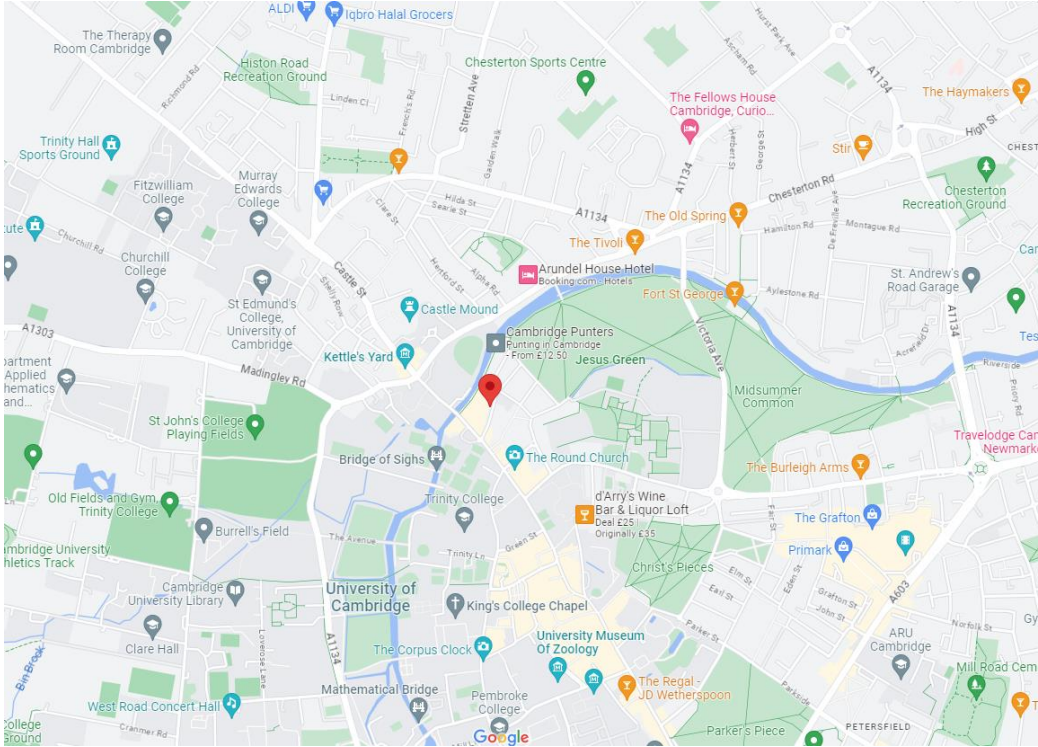
In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

VIEWING

Strictly by appointment with agents.



LOCATION MAP



No.	Revisions

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. August 2023

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