

## Property Particulars

### EDUCATIONAL FACILITY USE CLASS F1

**2,986 – 4,767 SQ FT (277.42 – 442.82 SQ M) APPROX**

**TO LET**

**81-85 HILLS ROAD, CAMBRIDGE, CB2 1PG**



#### **Location**

The property is located on Hills Road, in immediate proximity to the junction with Station Road. The property benefits from being approximately 550m from Cambridge Station and within walking distance of the City Centre (approximately 0.9 miles). Cambridge Station provides regular direct services to Cambridge North (4 mins), London Kings Cross (47 mins) and London Liverpool Street (1hr 12 mins). The area exhibits a mixture of nearby uses, which are predominantly commercial, with Station Approach acting as Cambridge's Central Business District. The landmark building Botanic House is just 120m away and Railpen's Botanic Place development, set to deliver 333,000 sq ft of best in class office stock, is located immediately opposite. Nearby occupiers include Apple, Microsoft, Deloitte, Mills & Reeve, Birketts and The Clayton Hotel.

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## Description

The property comprises an attractive mid terrace period building of solid brick construction under a pitched and tiled roof. There is an attractive garden area to the rear suitable for cycle parking. It benefits from modern, high quality internal specification including LED lighting, part double glazed windows, carpeted and hardwood flooring, perimeter trunking, wall sockets, kitchenette and WC facilities. The large windows provide good levels of natural light throughout.

Accommodation is arranged over ground first, second and basement floors and currently provides a combination of open plan rooms and cellular teaching spaces.



## Key Highlights

- Attractive period property.
- Within immediate proximity of Cambridge Station and walking distance of the City Centre.
- High quality modern internal specification.
- Accommodation provided on Ground, First, Second and Basement floors.

## Accommodation

Net Internal Area	Sq M	Sq Ft
Basement	116.85	1,258
Ground Floor	153.38	1,652
First Floor	105.77	1,138
Second Floor	66.82	719
<b>Total Approx</b>	<b>442.82</b>	<b>4,767</b>

**Rent** - Quoting £150,000 per annum exclusive.

**Rateable Value** - £113,000

**Rates Payable** - Approx £11.38 per sq ft. Interested parties are recommended to verify with the Local Authority.

**Tenure** - A new lease is available on terms to be agreed.

**EPC** - Energy Rating D.

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

## Viewing:

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