



TO LET: FIRST FLOOR OFFICE

Suite 6
The Jeffreys Building
St Johns Innovation Park
Cowley Road
Cambridge
CB4 0DS

476.12 sq m (5,125 sq ft)

- Available by way of an assignment or subletting
- High quality tenant fit out
- Situated within walking distance of Cambridge North Station
- Located in close proximity to J.33 of the A14
- 11 allocated car parking spaces

Location

The Jeffreys Building is located on St John's Innovation Park, to the north-east of Cambridge city. It is ideally located for national road transport links via J.33 of the A14, which in turn offers access to the A10, M11 and A1.

Cambridge North Train Station is located a short walk away. It is less than an hour by rail to London King's Cross. The Cambridgeshire guided busway also runs adjacent to the cycle path with a number of stops connecting Cambridge city centre to the northern cluster and the necklace villages beyond.

Description

The property comprises a first floor suite which has been let since 2024 to Ieso Digital Health. The fit out is available for an assignee to take on and benefits from a large kitchen, meeting rooms, ancillary storage or light assembly space and a predominantly open plan working environment.

The core details of the building's specification are as follows:

- Modern comfort cooling
- Electronic door entry system
- Open plan flexible floor space
- Triple-height entrance in reception area
- Passenger lifts
- Male and Female toilets at each level
- Newly refurbished shower facilities at ground and first floor level
- 11 designated car parking spaces
- Extensive covered cycle storage

Accommodation

The property comprises an approximate net internal area of 5,125 sq ft (476.12 sq m).

Planning

The lease allows for any use within B1(a) Offices and B1(b) Research and Development of the Town and Country Planning (Use Classes) Order 1987. For further information, please contact the agent.

EPC

The property has an EPC Rating of B - 36.

Uniform Business Rates

The property is entered into the 2023 VOA Ratings List with a rateable value of £156,000. The rates payable for the current year are therefore approximately £85,176

Service Charge

There is a service charge in relation to the common areas of the building and the wider estate.

Terms

The property is available by way of a lease assignment or sublet for a term ending 28 February 2029. There is a tenant break option dated 29 February 2027.

For more information on the terms available, please contact the agent.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agents –

Cheffins

Will Brown

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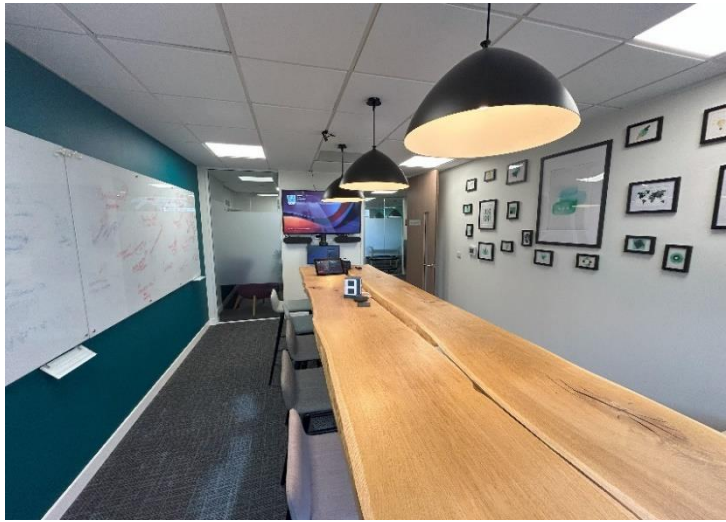
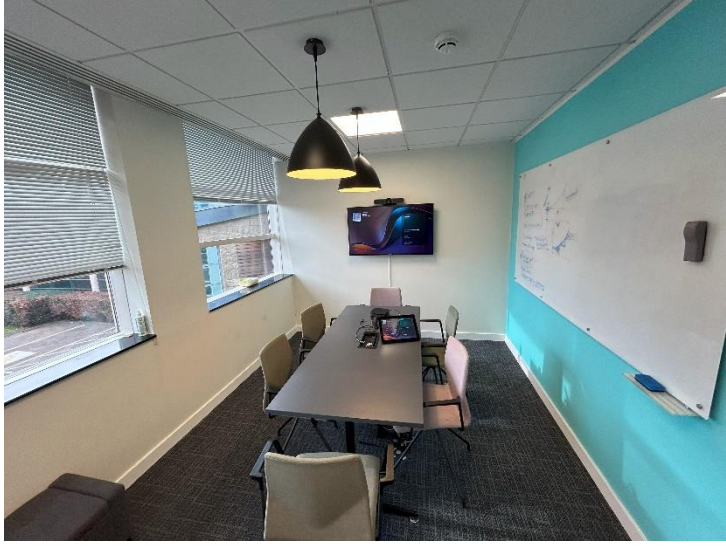
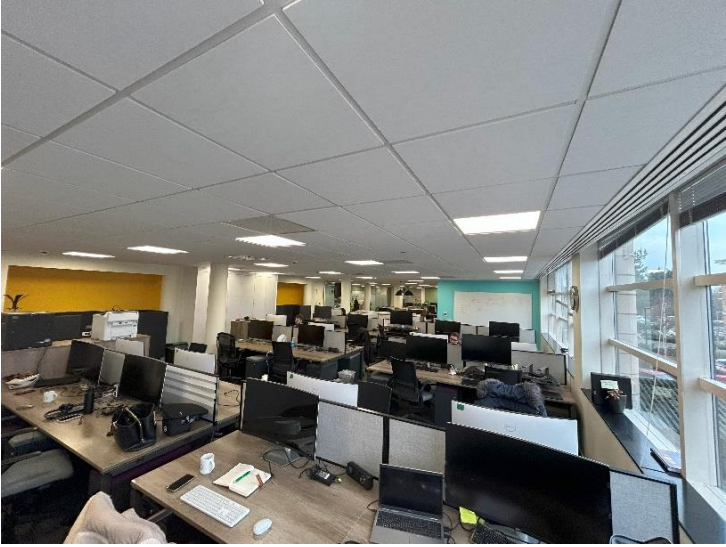
Michael Jones

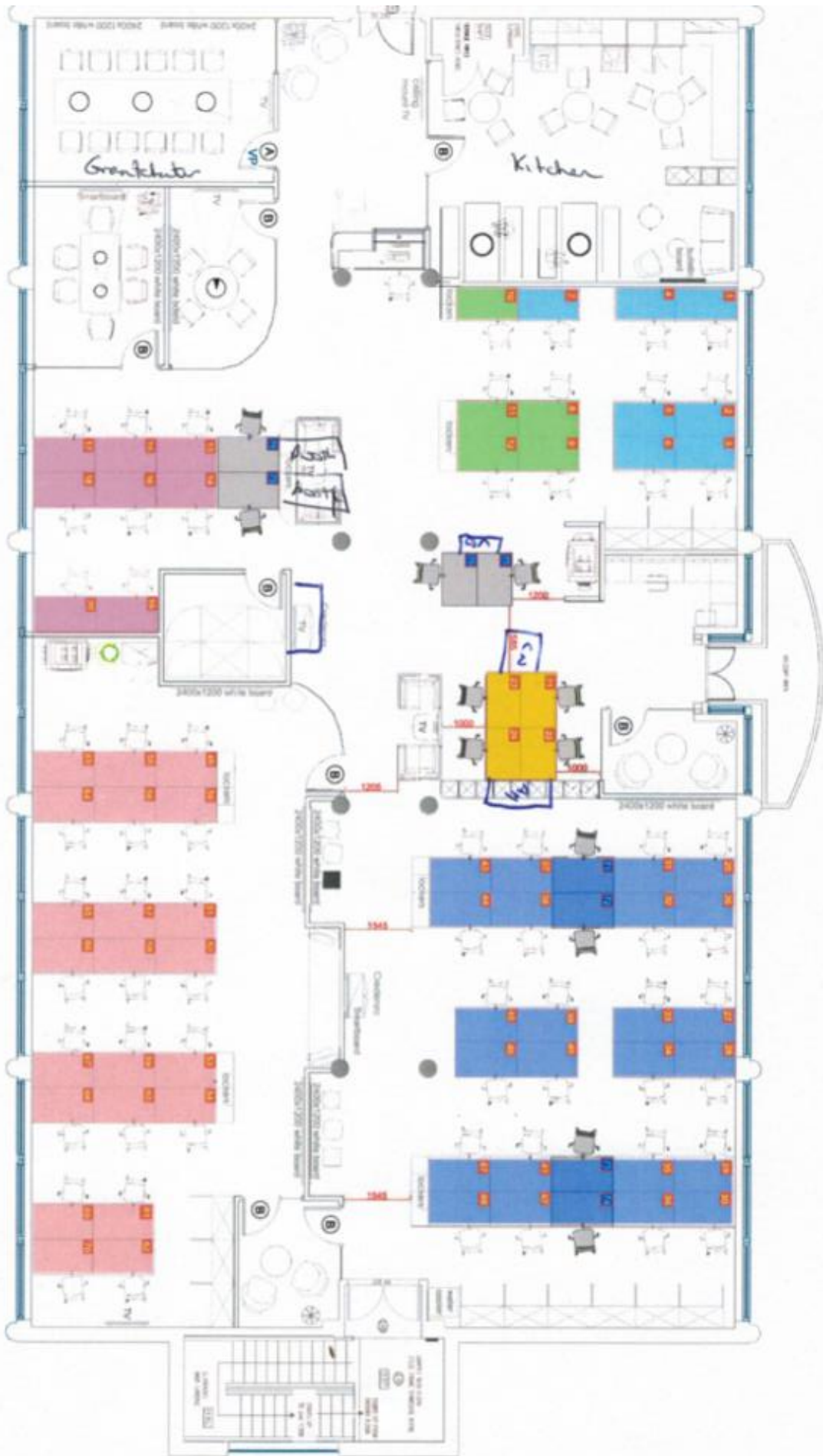
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The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.