



TO LET – Office

Third Floor
Burleigh House
52 Burleigh Street
Cambridge
CB1 1DJ

85 sq m (916 sq ft)

- Open plan, first floor office with balcony
- Modern specification
- 1/4 mile from Cambridge city centre and 1 mile from train station
- Surrounded by a range of independent retailers, coffee shops, and restaurants
- One shared parking space to rear

Location

The property is located on Burleigh Street, a popular shopping destination adjacent to the Grafton Centre and approximately 1/4 mile east of Cambridge City Centre and 1 mile north west of the train station.

The property is surrounded by a diverse range of independent businesses, including cafes, coffee shops, takeaways, charity stores, and hair/beauty parlours.

The Grafton Centre car park and bus station (Park & Ride) is within a short walking distance.

Description

The property comprises a self contained, open plan third floor office. The office has been refurbished to a modern standard and benefits from a large balcony/terrace area and a telephone entry system.

The office is accessed via a communal entrance off Burleigh Street. There is a lift to all floors.

Accommodation

The office has a total net internal floor area of 85 sq m (916 sq ft).

Uniform Business Rates

The premises are assessed as follows from 1st April 2026:

Rateable Value	£18,000
Rates payable (2025/26)	£8,982

Interested parties are advised to make their own enquiries with Cambridge City Council Revenue Services to verify their rates liability.

Planning

We understand the premises are suitable for office use.

Interested parties are advised to make their own enquiries as to their intended use to Cambridge City Council Planning Department regarding their intended use.

Terms

The premises are available on a new lease from 1st April 2026 for a term to be agreed for a rent of £17,500 per annum exclusive.

VAT is applicable to the rent.

Service Charge

Please contact the agent for further details.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The property has an EPC of D 84

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Brown

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