



CARLYLE HOUSE
CAMBRIDGE



TO LET

22 -28 CARLYLE ROAD CAMBRIDGE CB43DN

Fully refurbished modern office building in central Cambridge.

Offices from 1,256 sq ft (116 sq m) to 3,742 sq ft (347 sq m) on flexible terms.



Carlyle House is a modern office building that has recently undergone a refurbishment to enhanced CAT A. Arranged over three floors, the property is built of brick construction. When entering the office there is a shared reception area which has undergone comprehensive refurbishment. A stair case leads up to the first and second floors. Both of the upper floors are serviced by a lift.

Offices benefit from the below specification:

- **Recently refurbished**
- **All of the offices benefit from a large amount of natural daylight**
- **Shower facilities on ground and first floor**
- **Heating and cooling systems**
- **Tenant signage board in reception lobby**
- **Each suite has its own brand new kitchenette**
- **LED lighting**
- **New carpets**
- **Enhanced CAT A specification**
- **Meeting rooms on all floors**
- **New Male and Female WC's across all three floors**
- **Car parking ratio, 1:398 sq. ft**
- **Cycle storage**

To the rear is a secure car park, this is accessed via a secure gate at the side of the property. In total there is 27 car parking spaces.





On your doorstep

Nestled amidst the historic beauty of Cambridge, Carlyle House, with Jesus Green and Midsummer Common right on the doorstep, offers a wonderful opportunity to indulge in the city's beautiful green spaces. The proximity to the River Cam allows occupants to enjoy scenic walks along the riverbanks, with the surrounding restaurants offering a delightful variety of dishes, making Carlyle House an excellent amalgamation of work and play.

Employees benefit from leisure and wellbeing facilities:

- **Outdoor fitness & training**
- **River walks & tennis**
- **A large choice of restaurants offering old favourites to fine dining**
- **Alfresco riverside dining**
- **Midsummer & Jesus Green parks**
- **Historic areas to see & discover**
- **Outdoor swimming pool**
- **Voi - e-scooter & bike hire**
- **Sports centre, gyms & spas**



All within 15 minutes walking time

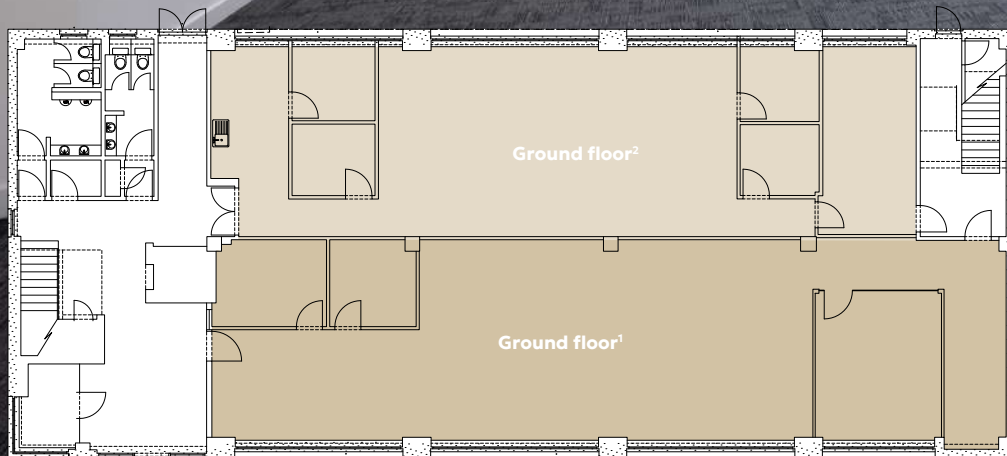






Schedule of areas > Ground floor

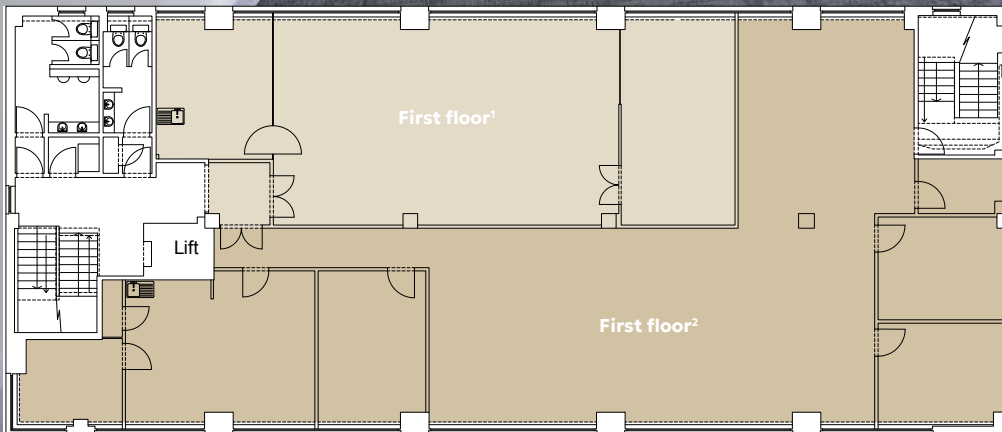
Both the ground and first floors are divided into two separate office suites. The second floor comprises one suite in an open plan layout.



Demise	Tenant	Area sq ft
Part Ground floor ²	Vacant	1,765
Part Ground floor ¹	Vacant	1,371
Part First floor	Vacant	2,494
Part First floor	Vacant	1,256
Second floor	Vacant	3,742
Total		10,628



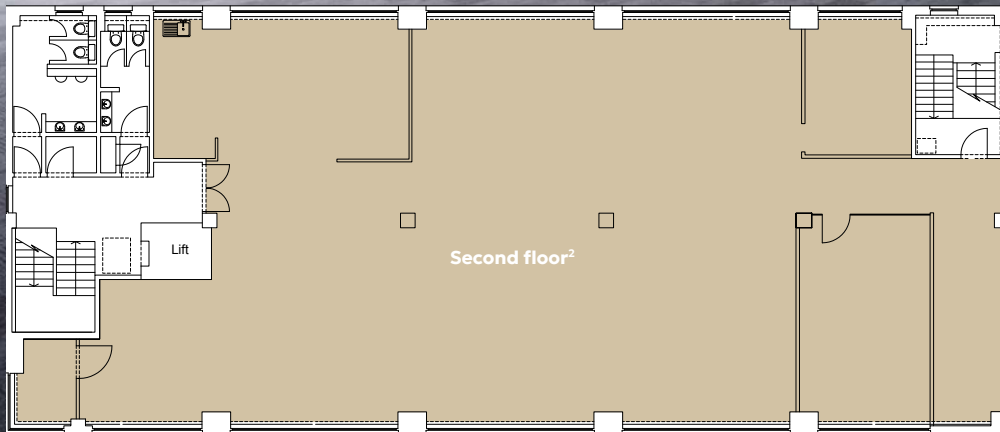
Schedule of areas > First floor



Demise	Tenant	Area sq ft
Part Ground floor	Vacant	1,765
Part Ground floor	Vacant	1,371
Part First floor²	Vacant	2,494
Part First floor¹	Vacant	1,256
Second floor	Vacant	3,742
Total		10,628



Schedule of areas > Second floor



Demise	Tenant	Area sq ft
Part Ground floor	Vacant	1,765
Part Ground floor	Vacant	1,371
Part First floor	Vacant	2,494
Part First floor	Vacant	1,256
Second floor	Vacant	3,742
Total		10,628



Location

Carlyle House occupies an enviable location, within walking distance to the historic city core of Cambridge and is located opposite to Jesus Green / Midsummer Common. Carlyle Road is accessed via Chesterton Road. This is one of the main roads which provides access to wider Cambridge and beyond.

Both Cambridge station and Cambridge north station are located 1.9 and 2 miles away respectively. Both of these stations provide direct trains to London.

Due to the property being in a central location, amenities such as bars, restaurants and shops are located just a stone's throw away.



Minutes walking time >



5

Jesus Green (Park)
Punting
The Boathouse (PH)
The Tivoli (Bar)

8

The River bar Steakhouse and Grill
The Glassworks Gym and Spa
Las Iguanas (Restaurant)

10

Côte Cambridge (Brasserie)
Co-op Food

15

Sainsbury's
Bill's
Waterstones
Grand Arcade



Cambridge Station 

The Grafton Centre

King's College Chapel

Midsummer Common

Jesus College University

Sidney Street

Jesus Green

Jesus College Lido

Punting

River Cam

Chesterton Road

CARLYLE HOUSE

The Tivoli

The Boathouse

Carlyle Road

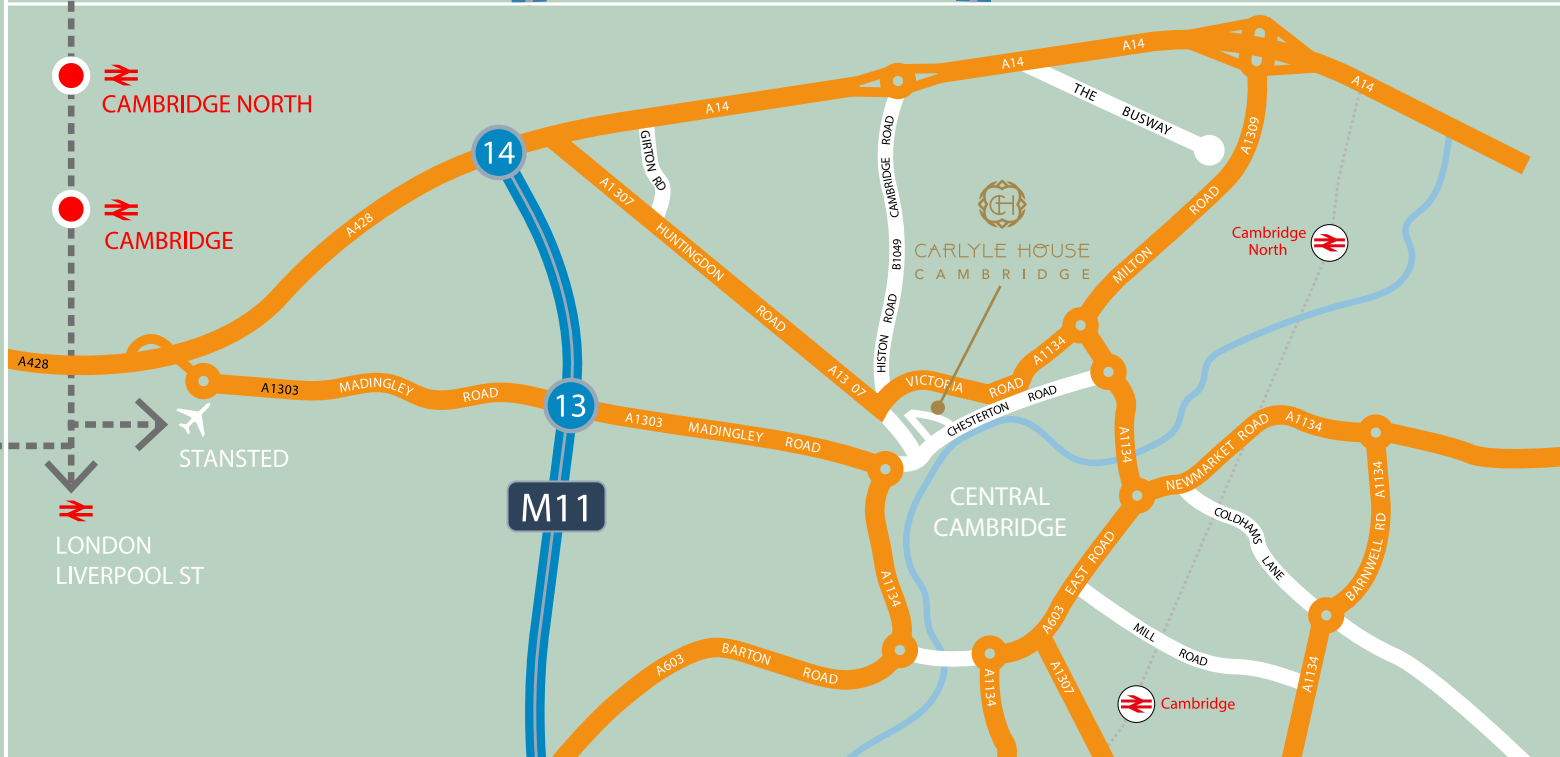
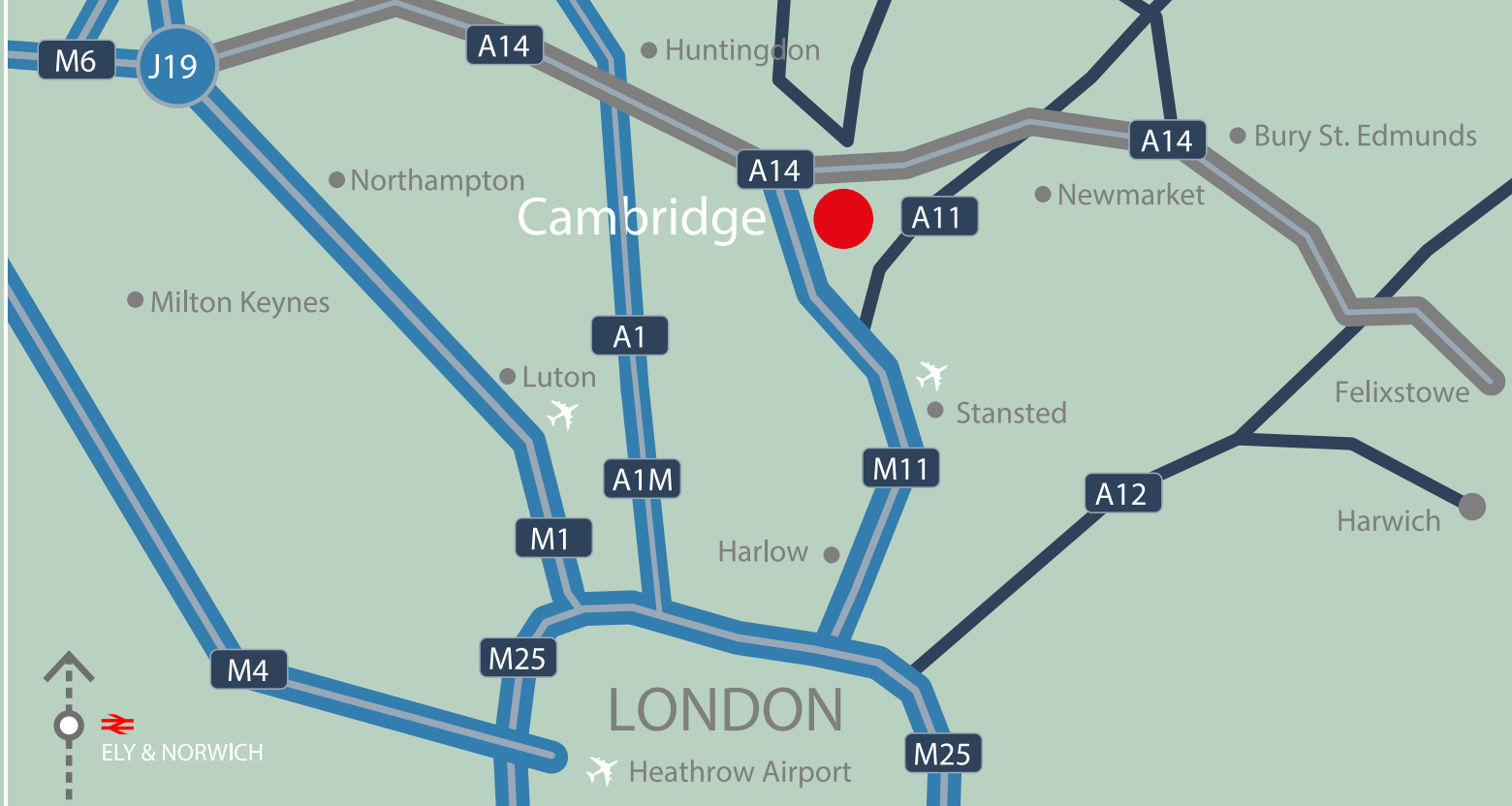
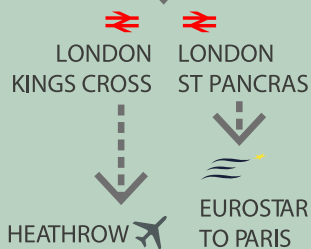
Alexandra Gardens



Connection

Road communications in Cambridge are excellent with the M11 providing a direct route to the M25 and London in the south, while the A14 links the city with the Midlands and the east coast ports. Rail links in Cambridge are strong with regular direct services from Cambridge Station to London Kings Cross and London Liverpool Street with an approximate journey time of 48 minutes and 1 hour 8 minutes respectively. Cambridge also benefits from numerous bus routes connecting the various campuses, business parks and science parks with Cambridge Station and the City Centre.

Cambridge North Station, which opened in May 2017 is a major new £44m development that has vastly improved transport links to Cambridge Science Park, St Johns Innovation Centre and Cambridge Business Park. Cambridge is also well served by Stansted Airport, 20 miles to the south (via the M11) and Cambridge International Airport 2 miles east of Cambridge town centre. Cambridge International Airport is now exclusively used by executive jets and light aircraft.





Terms: Available by way of a direct lease with the landlord.
Quoting rent available on application.

Rates: All interested parties are advised to make their own enquiries of
Cambridge City Council on 01223 457 000.

Legal Costs: All parties to bear their own legal costs in respect to this transaction.

VAT: All prices, premiums and rent etc. are quoted exclusive of VAT at the prevailing rate.

EPC: Available upon request.



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