



**25-27 CHESTERTON HIGH STREET
CAMBRIDGE, CB4 1NQ**

FREEHOLD INVESTMENT SALE | OFFICES: 3,532 SQ FT (328.1 SQ M)



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INVESTMENT SUMMARY

- Rare opportunity to own a freehold property in Cambridge city centre
- 0.071 acre site
- Building provides 3,532 sq ft of newly refurbished office space in grade II listed building
- Now let in its entirety to Coherence Neuro (formerly Opto.Bio), a Cambridge University deep tech spinout.

Price: £1,900,000

FLOOR	TENANT	IPMS 3 AREA (SQ FT)	START DATE	RENT REVIEW	BREAK DATE	LEASE EXPIRY	RENT (PA)	RENT (PSF)	LTA 1954
Entire Building	Coherence Neuro	3,532	May 2025	n/a	Nov 2027	May 2030	£154,257	£43.70	Outside

LOCATION

25-27 Chesterton High Street benefits from excellent travel connections, with the city centre and two railway stations (Cambridge and Cambridge North) all within two miles – an easy 10-minute bike ride away.

The fastest train will get you from Cambridge North to London King's Cross and international services at St Pancras in just 54 minutes.

By car, the M11 motorway (Junction 14) is located to the west of Cambridge and provides fast links to Stanstead Airport (38 mins) and London (45 mins to junction 27 of the M25) The A14 (Junction 33) dual carriageway three miles to the north provides connections to Bury St Edmunds and Felixstowe to the east, and Huntingdon and the midlands to the west.

LOCATION	WALK	CYCLE	CAR
Cambridge North Rail Station	23 mins 1.2 miles	6 mins 1.2 miles	7 mins 2.1 miles
Cambridge Rail Station	35 mins 1.8 miles	12 mins 2 miles	7 mins 7 miles
Cambridge City Centre	25 mins 1.2 miles	9 mins 1.4 miles	6 mins 1.9 miles
The Grafton Centre	18 mins 0.9 miles	7 mins 1.1 miles	3 mins 1 mile



SUMMARY



Description

Beautifully refurbished heritage building, situated in a prominent High Street position within the Chesterton conservation area.

The distinctive Grade II listed detached property, which dates from 1789, was formerly 'The Bowling Green' public house – named after the bowling green laid out in the back garden.

It has been sensitively remodelled to provide a characterful, high-spec, fully networked and secure office environment.

With a café next door, and easy access to the city centre, riverside, and green spaces, this is a place where talent can thrive.

Specification includes:

- LED lighting
- Perimeter trunking and data provision
- Air-conditioning systems on all floors for cooling
- Traditional column radiators for heating (with a central boiler)
- On-site parking spaces
- 1 electric vehicle charging point
- WC and shower provision
- Secure cycle storage
- Open plan office space
- Available immediately

Additional information

Terms

Available by way freehold purchase from the landlord.

Price available on application.

Legal costs

All parties to bear their own legal costs.

Value added tax

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

EPC

Energy performance certificate B.

Postcode

CB4 1NQ

ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor	1,181	99.3
First Floor	1,282	119.1
Second Floor	1,181	109.7
Total	3,532	328.1

IPMS3 basis

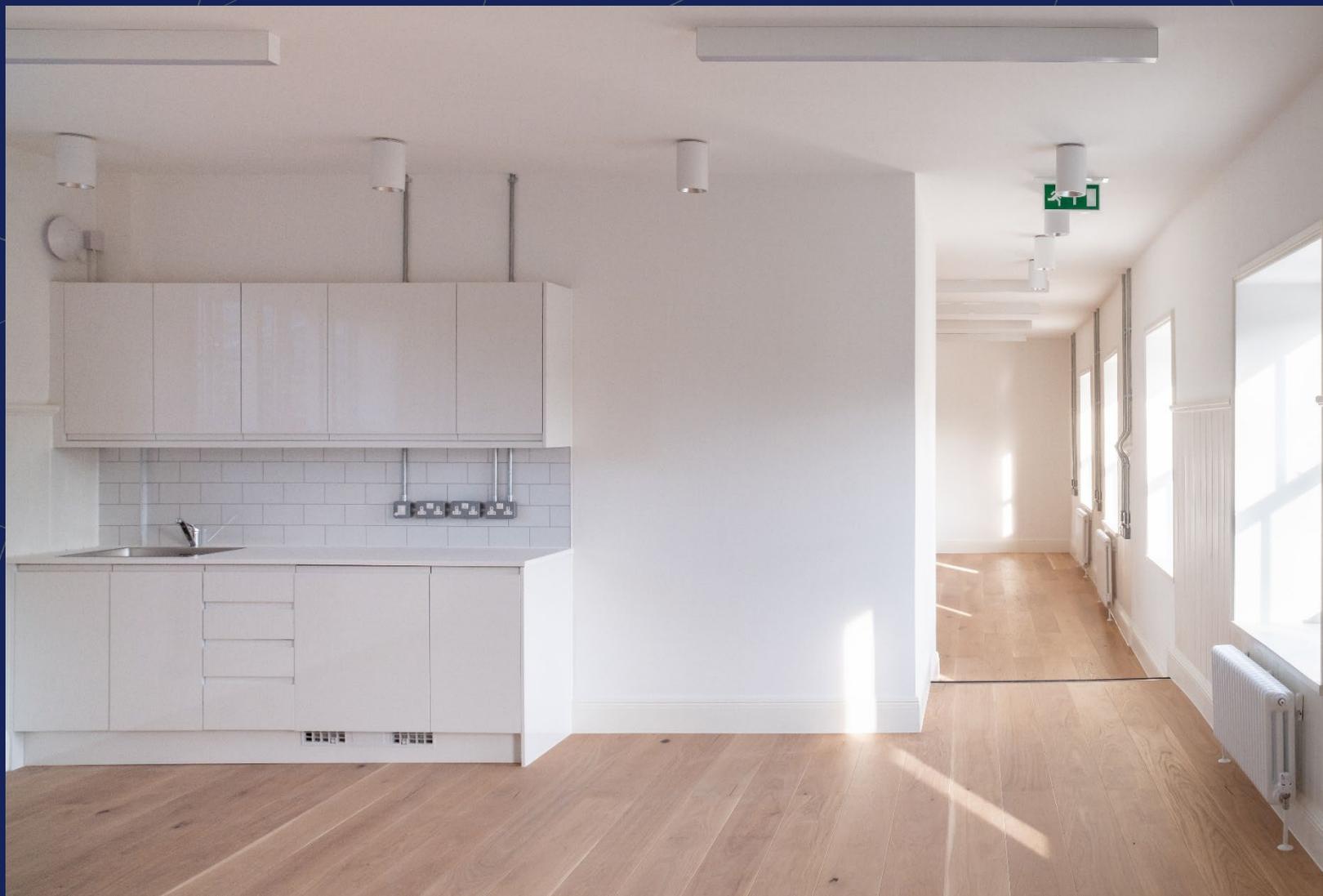


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