



Logic House

143–147 Newmarket Road, Cambridge, CB5 8HA

FREEHOLD OFFICE WITH VACANT POSSESSION

WITH SCOPE TO ADD VALUE UNDER PERMITTED
DEVELOPMENTS RIGHTS

FOR SALE

ON BEHALF OF JOINT LPA/
FIXED CHARGE RECEIVERS

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY




- Detached Freehold Office Building for Sale
- Prominent three-storey office building with significant development potential, offered with full vacant possession.
- Strategically located on Newmarket Road, a key arterial route into central Cambridge.
- Potential for office refurbishment or alternative uses (STPP), with precedent set nearby for residential conversion under permitted development.
- Located outside of the Article 4 Zone c.4,004 sqft (NIA)
- Offers are invited in excess of £1,200,000 (One Million Two Hundred Thousand Pounds) for the Freehold interest (stc).






LOCATION & CONNECTIVITY

Cambridge is a globally recognised city, known for its University, biotech and innovation hubs, and excellent transport connectivity. Logic House is located on Newmarket Road, approximately 1 mile east of the city centre and close to Cambridge Railway Station. The area benefits from ongoing redevelopment and a diverse mix of residential, commercial, and leisure uses.

 Newmarket Road

 1 min

 Cambridge Station

 10 min  10 min  20 min

 London King's Cross (~50 mins)
Liverpool Street (~1 hr 15 mins)

 A14 / M11 Access: ~10–15 mins

 Stansted Airport: ~35 mins (M11)
Heathrow Airport: ~1 hr 30 mins



The Grafton Centre



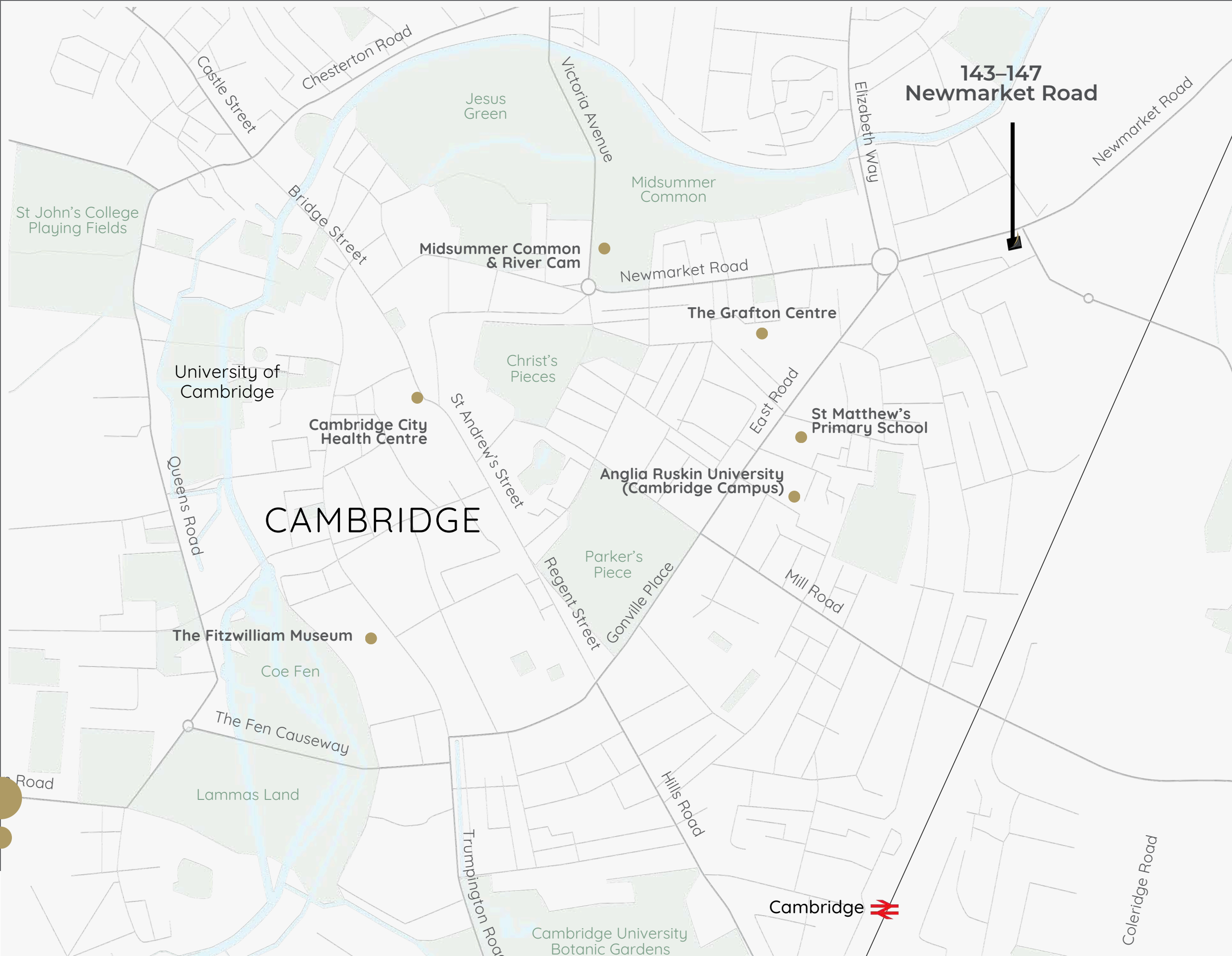
The Fitzwilliam Museum



Cambridge Railway Station



The Backs





EXISTING PROPERTY

Logic House is a detached three-storey office building of traditional construction, occupying its entire plot with on-site parking. The ground floor currently includes a small lobby/reception and an enclosed undercroft space, part of which is proposed to be converted into office accommodation with street access. The remaining ground floor area provides cycle/storage facilities and access to a plant room.

The upper floors offer open-plan office space with suspended ceilings, air conditioning, gas central heating, and good natural light. There are modern WCs located on each half-landing and a kitchenette on the second floor.

ACCOMMODATION

DESCRIPTION	SQFT	SQM
Ground Floor Reception & lobby	358	33.27
Proposed new office*	649	60.35
First Floor Office	1,508	140.14
Second Floor Office	1,489	138.36
TOTAL	4,004	372.12
External Store	53	4.94
Proposed new store*	63	5.89



VIEW LOOKING EAST ON NEWMARKET ROAD



VIEW LOOKING WEST ON NEWMARKET ROAD

PLANNING & DEVELOPMENT POTENTIAL

The building has been utilised as Offices (Class B1) and/or education as uses (D1), albeit the building is suitable for a variety of uses Subject to Planning.

Though functional, the building would benefit from refurbishment to bring it in line with modern standards — offering clear potential for improvement and uplift. Planning consent (Ref: 19/0972/FUL) allows for both B1 (office) and D1 (education) uses. Previously used by Cambridge Seminars College.

The building falls outside of Cambridge's Article 4 Directions, meaning that it is capable of Residential Conversion under Permitted Development.

The Adjacent building granted planning consent for 10 residential units — providing a strong precedent for change of use or redevelopment, subject to consents.

PRICE

Offers are invited in excess of £1,200,000 (One Million Two Hundred Thousand Pounds) for the Freehold interest (stc).

TENURE

Freehold under the number CB161488



EPC

C

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. May 2025

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