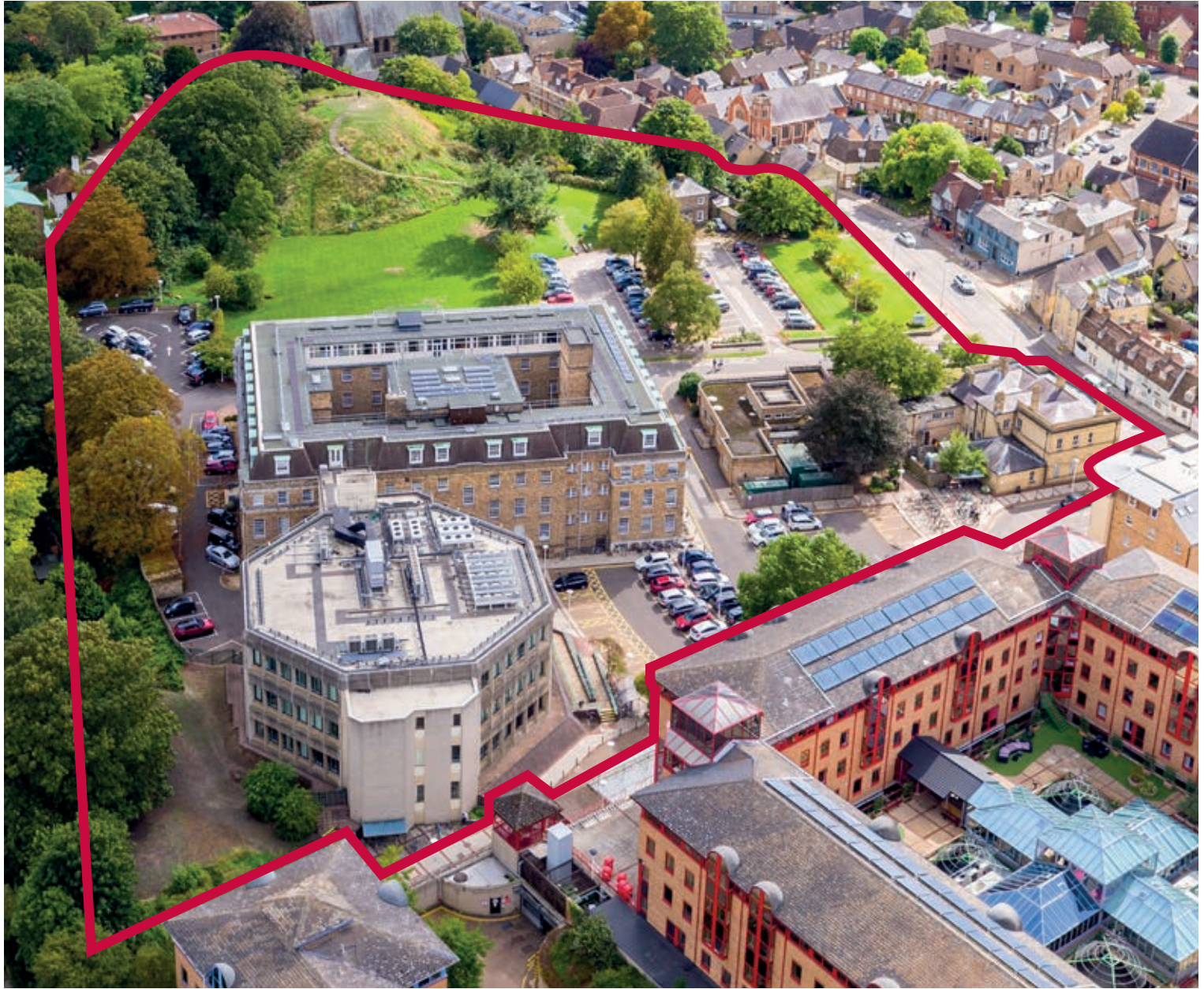




# Shire Hall

CASTLE STREET, CAMBRIDGE CB3 0AP



A UNIQUE DEVELOPMENT & INVESTMENT OPPORTUNITY IN THE HEART OF CAMBRIDGE COMPRISING 5 BUILDINGS EXTENDING TO APPROXIMATELY 11,200 SQ M (120,500 SQ FT) AND SET WITHIN GROUNDS OF ABOUT 6.10 ACRES (2.47 HA) IN TOTAL.

POTENTIAL FOR A RANGE OF USES INCLUDING HOTEL, RETIREMENT, STUDENT, RESIDENTIAL, OFFICE AND LEISURE.



# Location

Cambridge is an important commercial centre, and driver of the national and regional economy. It has a population of approximately 123,900 (2011 Census) and is home to some of the world's largest organisations and is renowned internationally, particularly for its world leading university.

The city is known for the strength of its skilled workforce across various high-tech, bioscience, pharmaceutical, and research and development sectors. Well known occupiers include Apple, Amazon and Microsoft, whilst Arm and AstraZeneca have HQ's in the city. The property is located in a prime position, on the northern

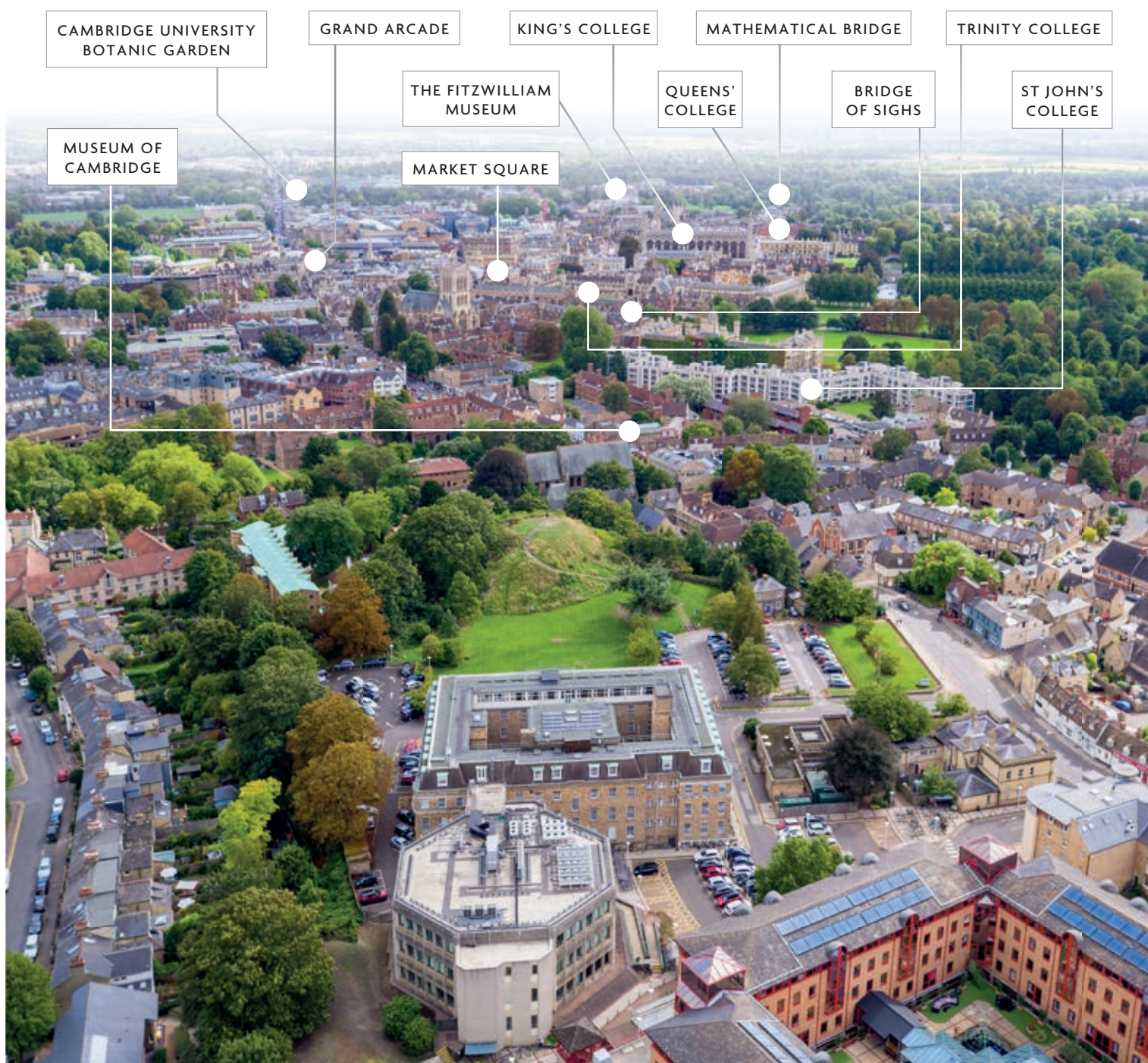
periphery of the city centre. It is situated in a mixed use area in close proximity to some of Cambridge's most popular and historic landmarks including King's College, Trinity College, St John's College, the River Cam, and the Bridge of Sighs.

Shire Hall is well served by public transport with multiple bus routes including the guided bus, from the bus stop on Castle Street. The property has good connections to the local road network, situated near to Huntingdon Road which provides access to the A14 to Huntingdon, and M11 to Essex and London.

Cambridge is situated approximately 62 miles north of London. Direct mainline rail

services are available from both Cambridge and Cambridge North stations, 1.9 miles and 2.4 miles away respectively. Cambridge Station provides services to London Kings Cross and London Liverpool Street with commuting times of approximately 50 minutes and 1 hour 15 minutes respectively, alongside direct services to numerous other towns and cities within the UK.

Cambridge International Airport is located 3 miles from the property and offers commercial airline services, whilst Stansted Airport is located 30 miles to the south, accessed by the M11 and direct train services from Cambridge Station.







# Description

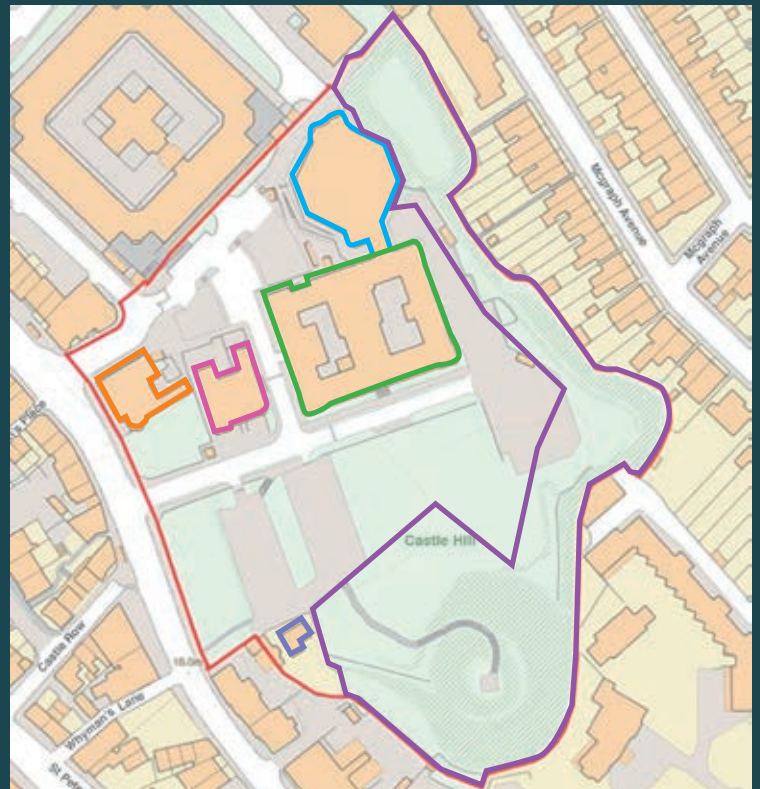
The property comprises five buildings, Shire Hall, The Octagon, Castle Lodge (Registration Services), Old Police Station and 42 Castle Street, and is set within grounds of approximately 6.10 acres (2.47 ha) in total, including areas designated as Scheduled Monuments. The extent of the property and the component parts are shown on the plan below.

The accommodation of the buildings is as follows:

- Shire Hall 73,174 sq. ft., 6,798 sq. m (GIA),
- The Octagon: 36,710 sq. ft., 3,410 sq. m (GIA),
- Castle Lodge (Registration Services): 3,913 sq. ft., 394 sq. m (GIA),
- Old Police Station: 5,785 sq. ft., 537 sq. m (GIA),
- 42 Castle Street: 943 sq. ft., 88 sq. m (GIA).

With the exception of 42 Castle Street, the existing buildings are contained within the northern part of the property. The southern part of the property is open space and car parking. The most southerly part of the property contains the Scheduled Monument (SM) known as Castle Mound. A second Scheduled Monument known as Civil War Earthworks, bounds the property to the east. The Old Police Station and 42 Castle Street are Grade II listed buildings.

The property has 3 car parking areas; to the south of Castle Lodge, to the south east of Shire Hall and to the north of Castle Lodge and Shire Hall. There are also 233 car parking spaces located underneath the adjoining Castle Court at upper basement level, which are owned and occupied by the Council. These spaces are outside the boundary of the property, but could be made available by separate negotiation. Please refer to the Bidding Summary for more information.



	SHIRE HALL		OLD POLICE STATION
	THE OCTAGON		42 CASTLE STREET
	CASTLE LODGE (REGISTRATION SERVICES)		SCHEDULED MONUMENTS



# Planning

The property lies within the planning jurisdiction of Cambridge City Council. The development plan is the recently adopted Cambridge Local Plan 2018 which will guide development policies up to 2031.

The property lies within the proposed Castle and Victoria Road Conservation Area. The south of the property is designated as protected open space in the Local Plan and Cambridge City Council have designated Shire Hall as a building of local interest.

A more detailed Planning Brief is contained within the Information Pack.

# Heritage

The property contains Castle Mound and Civil War Earthworks, two of only five Scheduled Monuments within Cambridge.

Castle Mound is a prestigious landmark in the city. The motte of a castle built immediately after the Norman Conquest, it marks the heart of early Cambridge and offers fantastic views across the area. Castle Mound is located in the southern most area of the property, defined by a steep slope and accessed by steps to the summit.

Civil War Earthworks is the second Scheduled Monument on the property.

These earthworks are the remains of the castle defences that were modified in the mid-1640s to create an artillery fortress for the Army of Parliament.

A more detailed Heritage Brief is contained within the Information Pack.



“As a Council we want to do whatever we can to protect vital front line services. This is a unique opportunity for the Council to reduce the overall cost of its property portfolio whilst supporting local services to become more sustainable. The Council will continue to have a presence in the City and provide services to Cambridge residents. We will be seeking offers for Shire Hall from organisations that recognise the special heritage importance that the site has not just on the City of Cambridge, but for the County as a whole. We are using this opportunity to invest in the future design of the services we provide – local services supporting local people.”

Josh Schumann,  
Chair of Commercial and Investments Committee,  
Cambridgeshire County Council





## Potential Uses

The property has the potential for continued use as offices or conversion/ redevelopment for hotel, residential, care home, retirement living, student or leisure uses, subject to the necessary consents.

## Services

Interested parties are advised to make their own enquiries with the relevant service providers.

## Tenure

Freehold and leasehold proposals are invited for the property, which should also reflect the Council's requirement for flexibility of Vacant Possession to the end of 2020. Further information is provided in the Bidding Summary, contained within the Information Pack.

## Method of Sale

Unconditional and conditional offers are invited by the bidding deadline, in accordance with the Bidding Pro Forma contained within the Information Pack.

## Viewings

Strictly by appointment with Strutt & Parker and BNP Paribas Real Estate only. Briefing / Viewing days have been allocated for interested bidders. For more information please refer to the Bidding Summary within the Information Pack.

## VAT

The property is not elected for VAT.

## Easements, Wayleaves and Rights of Way

The property is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in the sales information.

## Information Pack

The Information Pack contains the following additional information:

- General
  - Marketing Brochure
  - Site Plan
  - Location Plan
  - Bidding Summary
  - Bidding Pro Forma
- Planning and Heritage
  - Planning Brief
  - Heritage Brief
  - Castle Mound SM Plan
  - Civil War Earthworks SM Plan
- EPC Certificates
- Floor Plans
  - Shire Hall and The Octagon
  - Castle Lodge (Registration Services)
  - Old Police Station
  - 42 Castle Street
  - Castle Court Car Park
- Topographical Surveys
- Utilities Information
- Title Information
- Other Reports
- Photos

For access to the Information Pack, please contact Jessica Plant on email at [jessica.plant@struttandparker.com](mailto:jessica.plant@struttandparker.com).

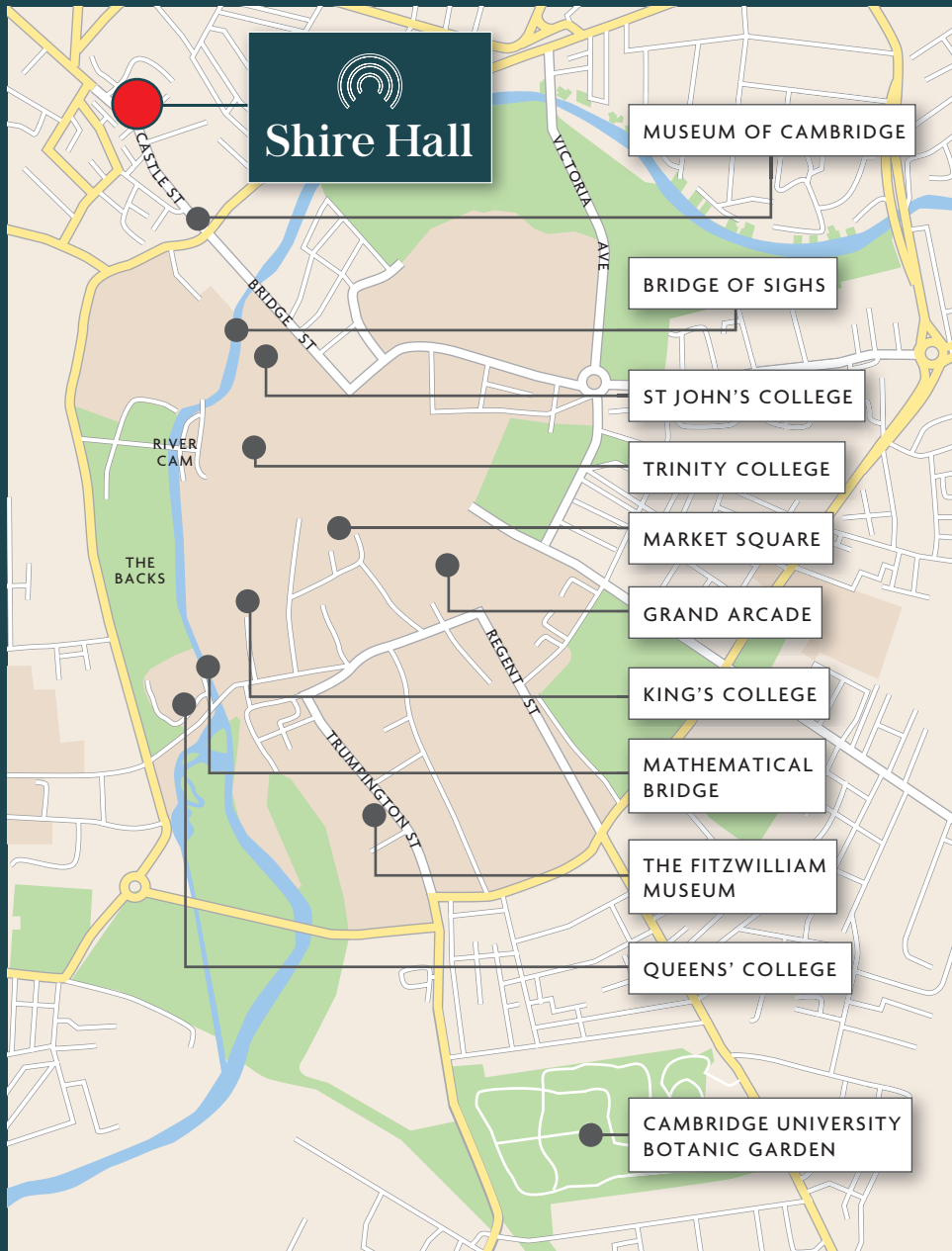


“The County Council has a long association with Shire Hall, however the time is now right to look to the future. We are working with our partners so that we can deliver services as close as possible to the communities that we serve. As we take a step change toward agile working and a more community based approach, we no longer need a central administrative building the size of Shire Hall.

Instead we will operate from a smaller central hub, while making better use of our existing assets and utilising co-location opportunities with partners around the county. Given the financial challenges facing the Council it is essential that we make the best use of the assets at our disposal. Moving to a smaller headquarters will help us protect key frontline services.”

Chris Malyon, Deputy Chief Executive of the Council





## Contacts

### Cambridge

Iain Halls: +44 (0) 1223 459465  
iain.halls@struttandparker.com

Jessica Plant: +44 (0) 1223 459443  
jessica.plant@struttandparker.com

### London

Nick Lyell: +44 (0) 20 3917 0850  
nick.lyell@realestate.bnpparibas

Alanna Peach: +44 (0) 20 7318 4794  
alanna.peach@realestate.bnpparibas

Louise Williams: +44 (0) 20 3338 4231  
louise.williams@realestate.bnpparibas



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