

TO LET

Refurbished Office Space
4,400 sq ft (408.2 sq m)

2nd Floor
Deanland House
160 Cowley Rd
Cambridge
CB4 0DL





LEASING SUMMARY

- Refurbished Office Space
- Common areas recently upgraded to include redecoration of the stairwell and new carpets
- Superb transport links
- 22 allocated car parking spaces and bike storage



DESCRIPTION

Deanland House is a detached three storey building of brick construction. The second-floor suite is accessed via the recently refurbished reception area and provides mainly open plan office space. It benefits from suspended ceilings, recessed lighting, data trunking, gas central heating and air conditioning.

There are 22 onsite parking spaces demised to the office suite.

AMENITIES

- 22 Car Parking spaces
- Shower facilities
- Bike storage
- Kitchen facility

Situation

Deanland House is located north east of Cambridge City Centre in the heart of the Northern Science cluster. The building benefits from excellent transport links with J33 of the A14 0.8 miles to the North giving great access to the wider M11 and A1 road networks. Cambridge North Train station is just 0.3 miles to the south and provides direct train services to London Liverpool Street, Kings Cross and Stansted Airport.



Accommodation

Description	SQ FT	SQ M	PARKING SPACES
Second Floor	4,400	408.7	22

BUSINESS RATES

Rateable Value: £69,500

Any prospective occupier is advised to make their own enquiries with Cambridge City Council to calculate the rates payable per annum.

LEASE TERMS

The suite is immediately available on effective full repairing and insuring terms to be agreed direct with the landlord, outside the security of tenure provisions of the Landlord and Tenant Act 1954.

EPC

E-119

CONTACT

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DTRE



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