

TO LET

Grade A Fitted Office Suite
superbly located next to
Cambridge Train Station

3,046 - 8,288 sq ft
(283.0 - 770.0 sq m)

Part 4th Floor
50-60 Station Road
Cambridge
CB1 2JH



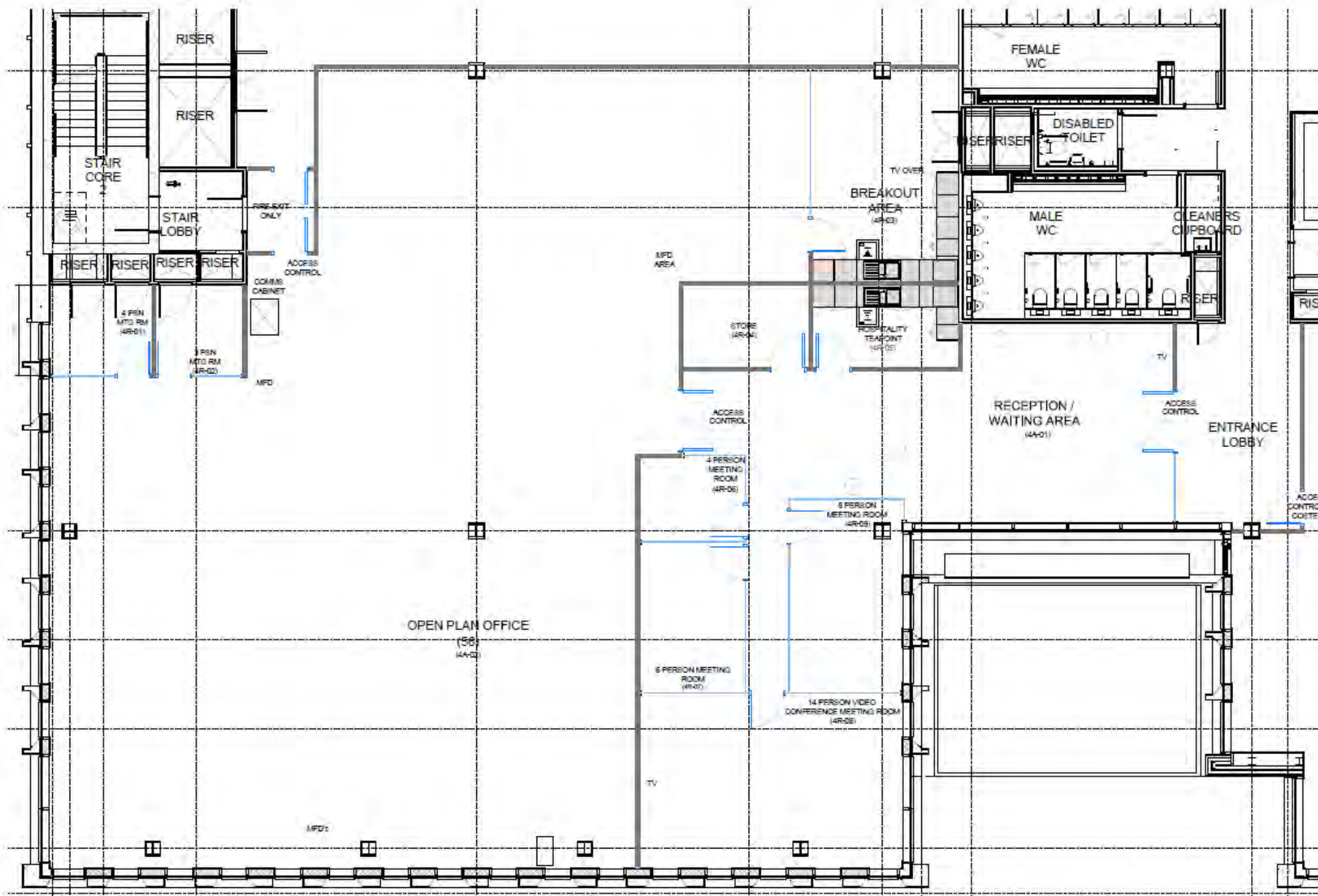


LEASING SUMMARY

- Grade A Office Suite
- Located on Station Road, 110 metres from Cambridge Train Station
- Fitted accommodation to include 5 meeting rooms and two kitchen facilities
- Excellent amenities nearby
- LED lighting throughout
- Dual Heating and Cooling A/C system
- EPC B-29

Floor Plan

50 -60 Station Road, Cambridge



DESCRIPTION

The suite is situated on the 4th floor of 50/60 Station Road which is a short walk from Cambridge Train Station. It benefits from open plan office space, a reception area, two kitchen facilities and 5 meeting rooms. The space is serviced via raised access floors and a metal suspended ceiling grid with LED lighting throughout.

This is a rare opportunity to acquire a fitted suite in Cambridge's prime location, therefore making considerable savings on potential fitout costs.

AMENITIES

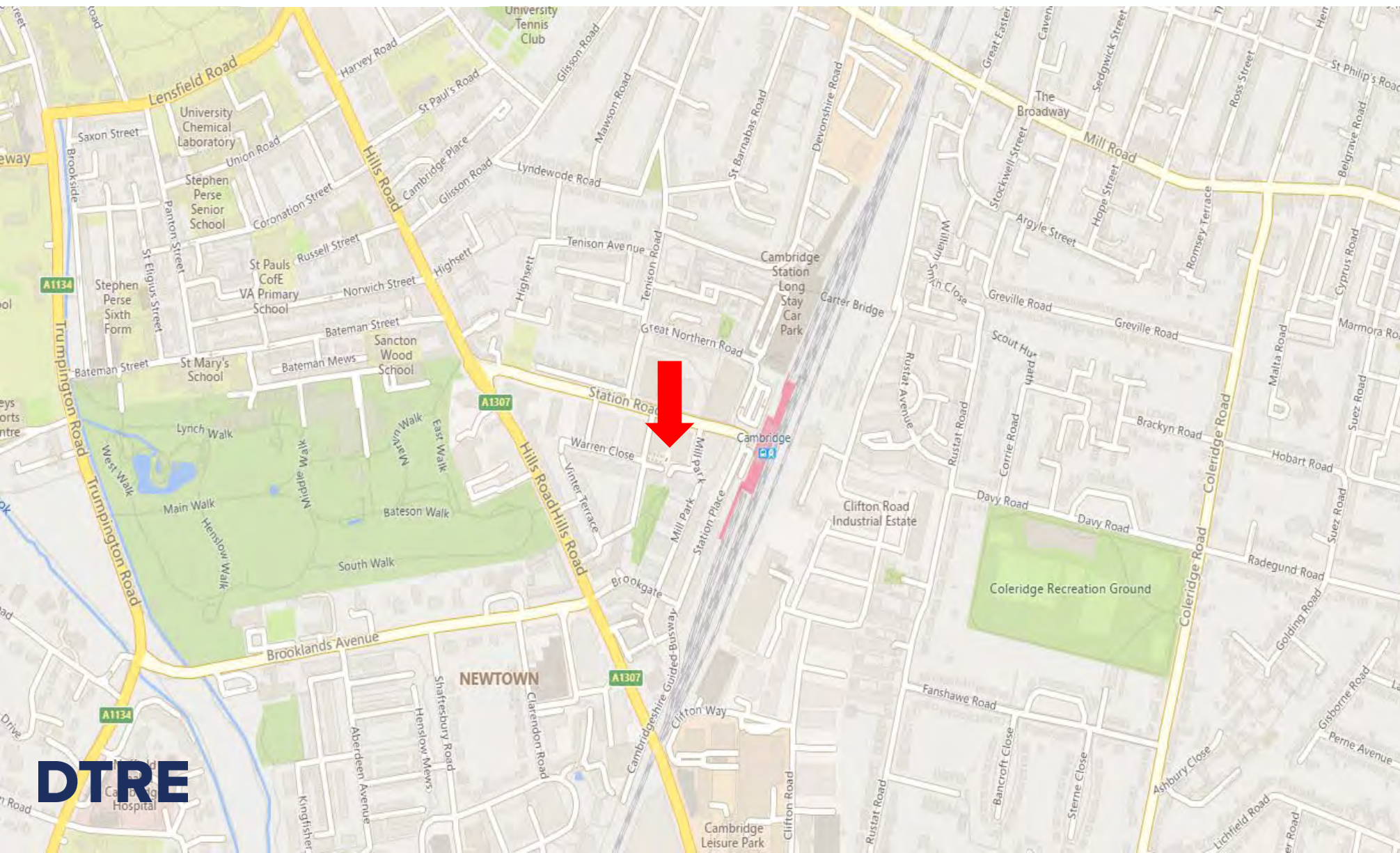
- 2 Parking spaces
- Shower facilities
- Bike storage
- F45 gym within the building
- Local cafes, restaurants and convenience stores

Situation

Located at the heart of Cambridge's most sought-after business location just 110 metres from Cambridge Train Station. The station provides direct service to London Kings Cross in 48 minutes. Surrounded by excellent local amenities such as an F45 gym, Greggs, Subway, Marks and Spencer, Pret a Manger and Sainsbury's Local.

Accommodation

| Description | SQ FT | SQ M | PARKING SPACES |
|----------------------------|---------------|---------------|----------------|
| Part 4 th Floor | 3,046 - 5,763 | 283.0 - 535.4 | 2 |



BUSINESS RATES

Rateable Value: £213,000

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 available by way of a new sub-lease on a minimum term of 3 years or up until May 2029, outside the security of tenure provisions of the Landlord and Tenant Act 1954.

EPC

B-29

CONTACT

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DTRE



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