

90 HILLS ROAD



QUALITY OFFICES

8,579 sq ft (797 sq m) GIA

Available now, please speak with the agent for further details

90 HILLS RD, CAMBRIDGE CB2 1PG

DESCRIPTION

90 Hills Road is ideally located within a supply constrained market, prominently positioned at the intersect between Station Road and Hills Road, providing convenient access to Cambridge Station and the city centre in under 10 minutes. The property is in close proximity to major occupiers including Microsoft, Google, Amazon and Siemens. Further nearby attractions include the adjacent Cambridge University Botanic Gardens, along with numerous food and beverage offerings in the new CB1 development district.

The quality office accommodation is available in a partially fitted condition, over ground, first and second floors. There is a secure basement car parking for 11 vehicles, including 2 EV double side charging points, showers and cycle storage. The property benefits from breakout space, 5 meetings rooms, plus a 16 person boardroom and private roof terrace, with panoramic views across Botanic Gardens.



HIGHLIGHTS



PARTIALLY
FITTED OFFICES



METAL TILE
SUSPENDED
CEILINGS



FULL ACCESS
RAISED FLOORS



AIR
CONDITIONING



2 SHOWERS
AND CHANGING
FACILITIES



22 SECURE
BICYCLE
PARKING



EPC
C



2 EV DOUBLE
SIDE CHARGING
POINTS

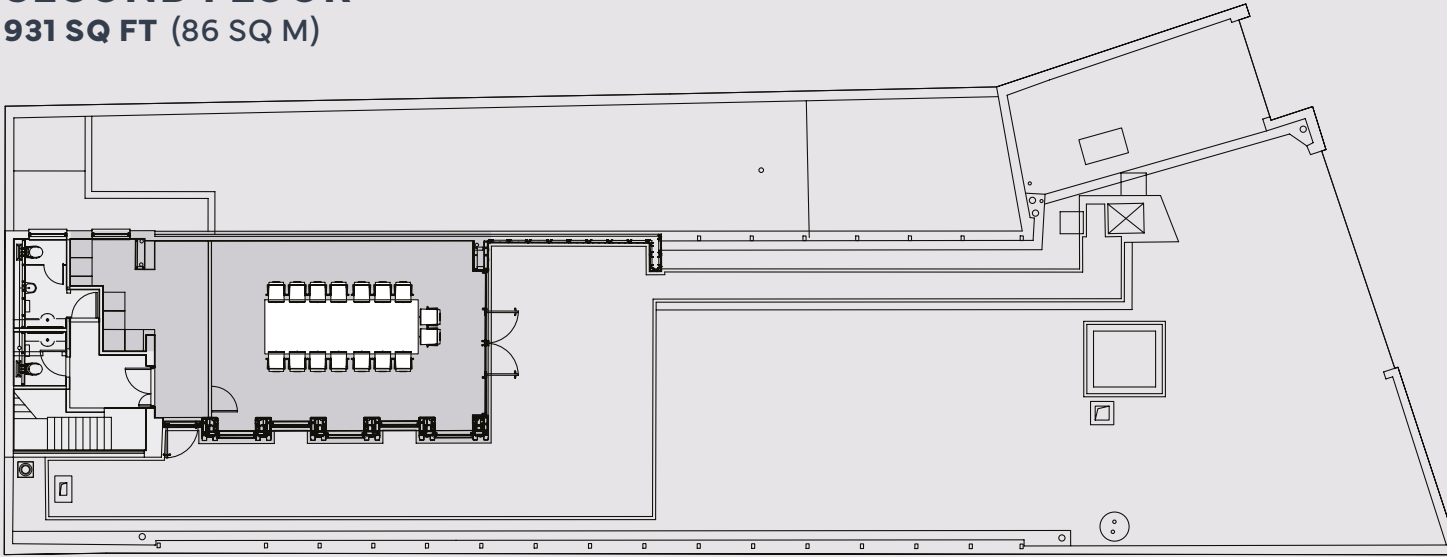


SECURE BASEMENT
CAR PARK WITH
11 SPACES



SECOND FLOOR

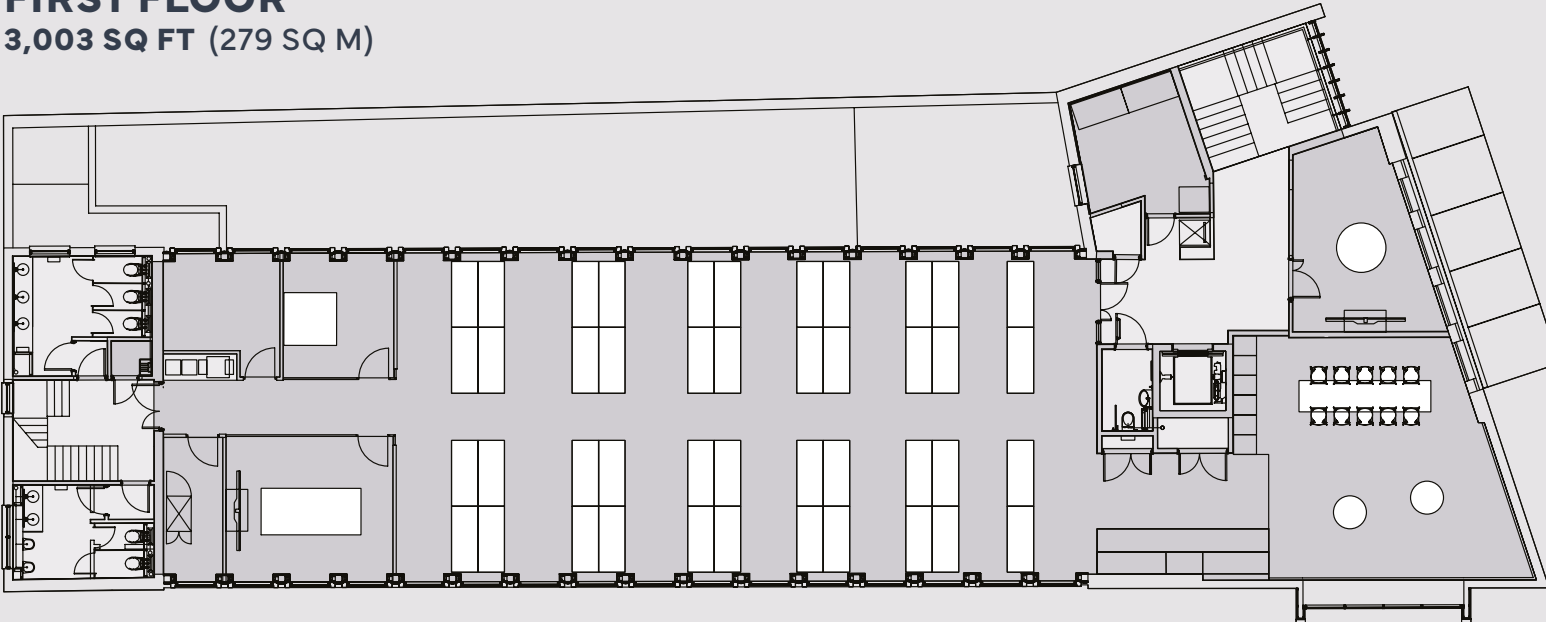
931 SQ FT (86 SQ M)



FLOOR GIA	SQ FT	SQ M
Second	931	86
First	3,003	279
Upper Ground	3,226	300
Lower Ground	1,419	132
TOTAL	8,579	797

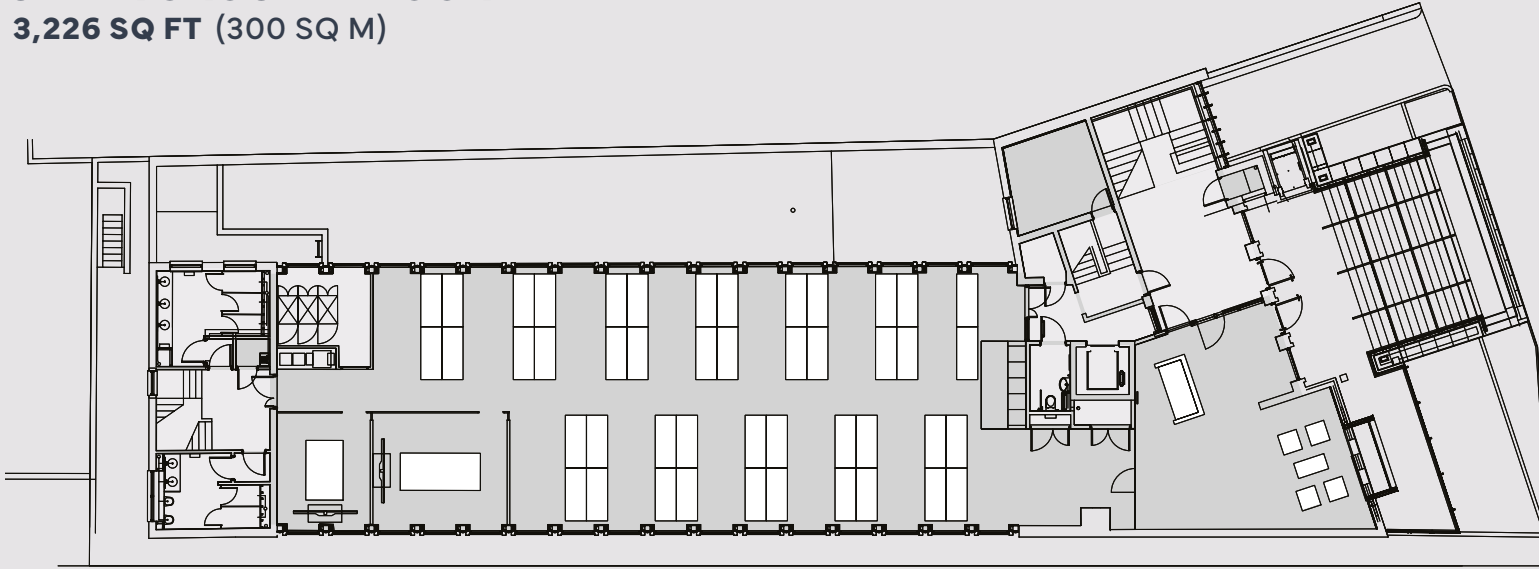
FIRST FLOOR

3,003 SQ FT (279 SQ M)



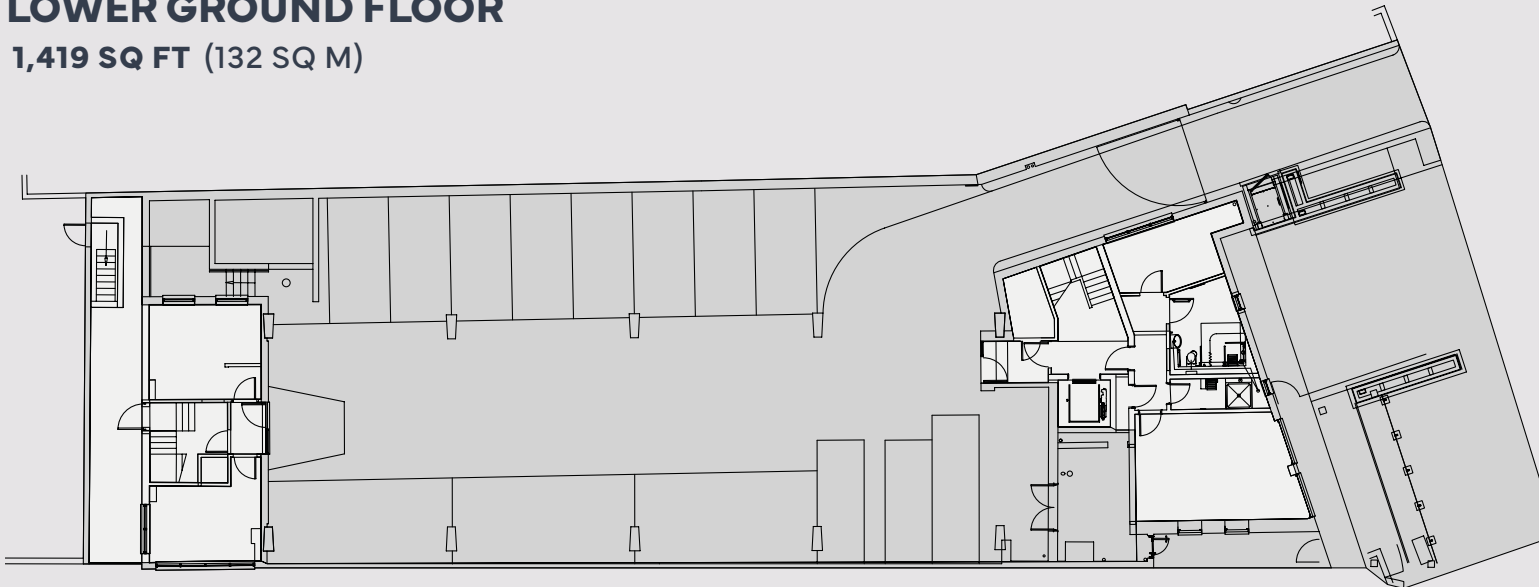
UPPER GROUND FLOOR

3,226 SQ FT (300 SQ M)



LOWER GROUND FLOOR

1,419 SQ FT (132 SQ M)





Rail

Cambridge Station is located just a 6 minute walk away from 90 Hills Road, offering fast train services to London and other destinations.

Bus

Direct access to Cambridgeshire Guided Busway and traditional buses, connecting to other parts of the city and wider Cambridgeshire.

VOI electric bikes & scooters

You can hire one of the VOI e-bikes or e-scooters at the Cambridge station. Cycleways provide commuters with environmentally friendly options for getting around quickly and comfortably.



Travel time

London King Cross	51 mins
London Liverpool Street	1 hr 12 mins
London Stansted Airport	30 mins
London Heathrow Airport	2 hrs 7 mins



Distance

M11 J14	3 miles
Central London	61 miles
London Stansted Airport	25 miles
London Heathrow Airport	67 miles





CONTACT

Appointments via the sole agents



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DISCLAIMER: The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor areas, tenancy details etc and whether the premises are fit for purpose before entering into a contract. All prices and rents are exclusive of VAT and the property is offered subject to contract. February 2023.

