



**CUSHMAN &
WAKEFIELD**

TO LET – Flexible commercial space in Cambridge City Centre



LOCATION

The property is situated on 72 Hills Road (A1307), Cambridge, CB2 1LA, approximately 0.4 miles from Cambridge Central Station.

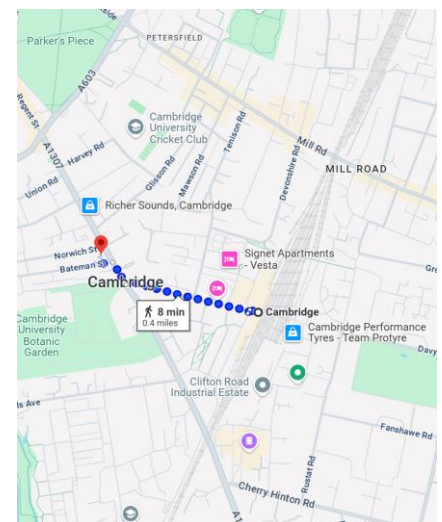
DESCRIPTION

The property comprises a three-storey office building with reception and car park of c. 20 spaces. The premises can be let in its entirety or on a floor-by-floor basis.

USE

The premises currently benefits from Class E use (Commercial, Business and Service). Other uses will be considered subject to landlord consent.

LOCATION MAP



Joseph Brinton

Cushman & Wakefield

Joseph.Brinton@cushwake.com

TENURE

The property is available on a leasehold basis.

SCHEDULE OF ACCOMMODATION

Floor	Use	sq.m.	sq.ft.
Ground	Reception	46.08	496
Ground	Offices	382.39	4,116
1st	Offices	691.38	7,442
2nd	Offices	694.82	7,479
3rd	Offices	577.29	6,214
Total		2,391.96	25,747

SPECIFICATION

- Air-conditioning
- Raised flooring
- Suspended ceiling
- Good natural light
- Parking
- Reception area

