



High Quality Office Space – To Let

Selwyn House

Cambridge Business Park, Milton Road, Cambridge, CB4 0WZ

20,941 sq ft

1,945.5 sq m

Carter Jonas

Key Highlights:

- Detached office building
- Flexible open-plan accommodation over three floors
- Full access raised floors and suspended ceilings
- VRF air conditioning
- Passenger lift
- Walking distance to Cambridge North railway station and guided busway
- Cambridge Business Park is home to over 17 tenants including Redgate, Price Bailey, 1Spatial, the BBC and Qualcomm
- No user-restriction
- On-site park management and security
- Generous parking provision at a ratio of 1:250 sq ft





Description:

Selwyn House is an imposing, three-storey office building set in the mature, landscaped environment of Cambridge Business Park. The property has an atrium and reception area, leading into open-plan offices over three floors.

The building requires refurbishment, and the landlord will contribute and/or provide an incentive package to facilitate these works.

The specification as currently fitted-out includes:

- VRF Air Conditioning throughout
- Glazed, double-height reception with passenger lift
- Raised access floors
- Suspended ceilings
- Services for kitchen/welfare facilities on each floor
- Male, female and disabled WCs on each floor
- Dedicated pedestrian/cycle entrance to the park
- Less than 10-minutes' walk to Cambridge North railway station
- Mature, landscaped grounds
- Parking provision at a ratio of 1:250 sq ft (83 spaces)



Accommodation

The accommodation comprises the following net internal floor areas:

Floor Area	Sq M	Sq Ft
Reception	59.3	639
Ground Floor office	584.4	6,290
First Floor office	651.0	7,007
Second Floor office	650.8	7,005
Total (NIA):	1,945.5	20,941

Parking

Generous parking provision at a ratio of 1:250.

Rent

On application.

Terms

The property is available to let for a term of years to be agreed.

EPC

The property has an EPC of D

VAT

We understand that VAT is payable on the rent.

Legal Costs

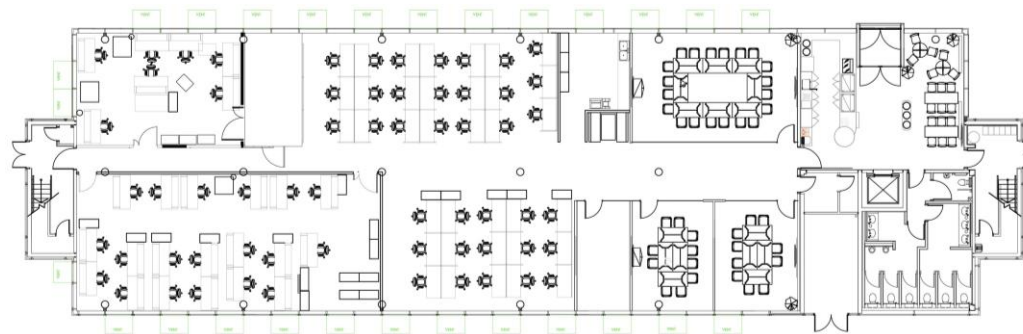
Each party to be responsible for the payment of their own legal costs.

Business Rates

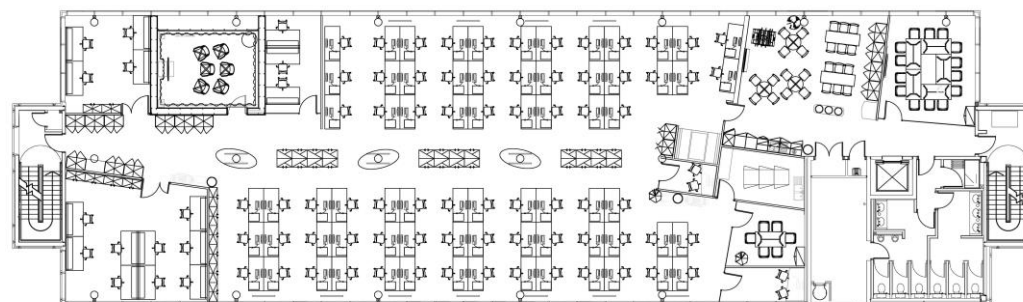
Estimated rates payable: £15.72 per sq ft.

Indicative Floorplans

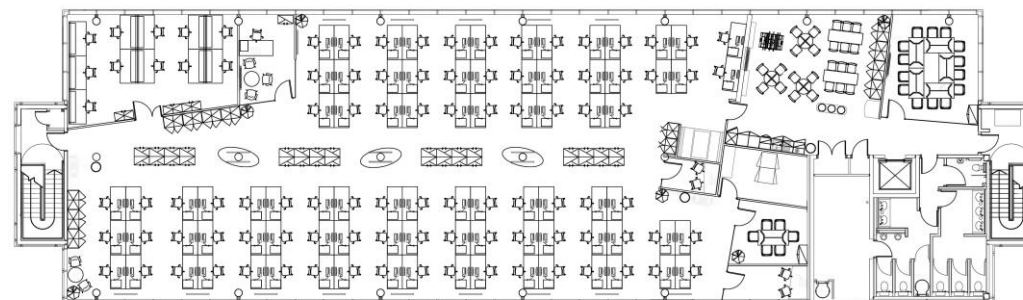
Ground floor:



First floor:



Second floor:

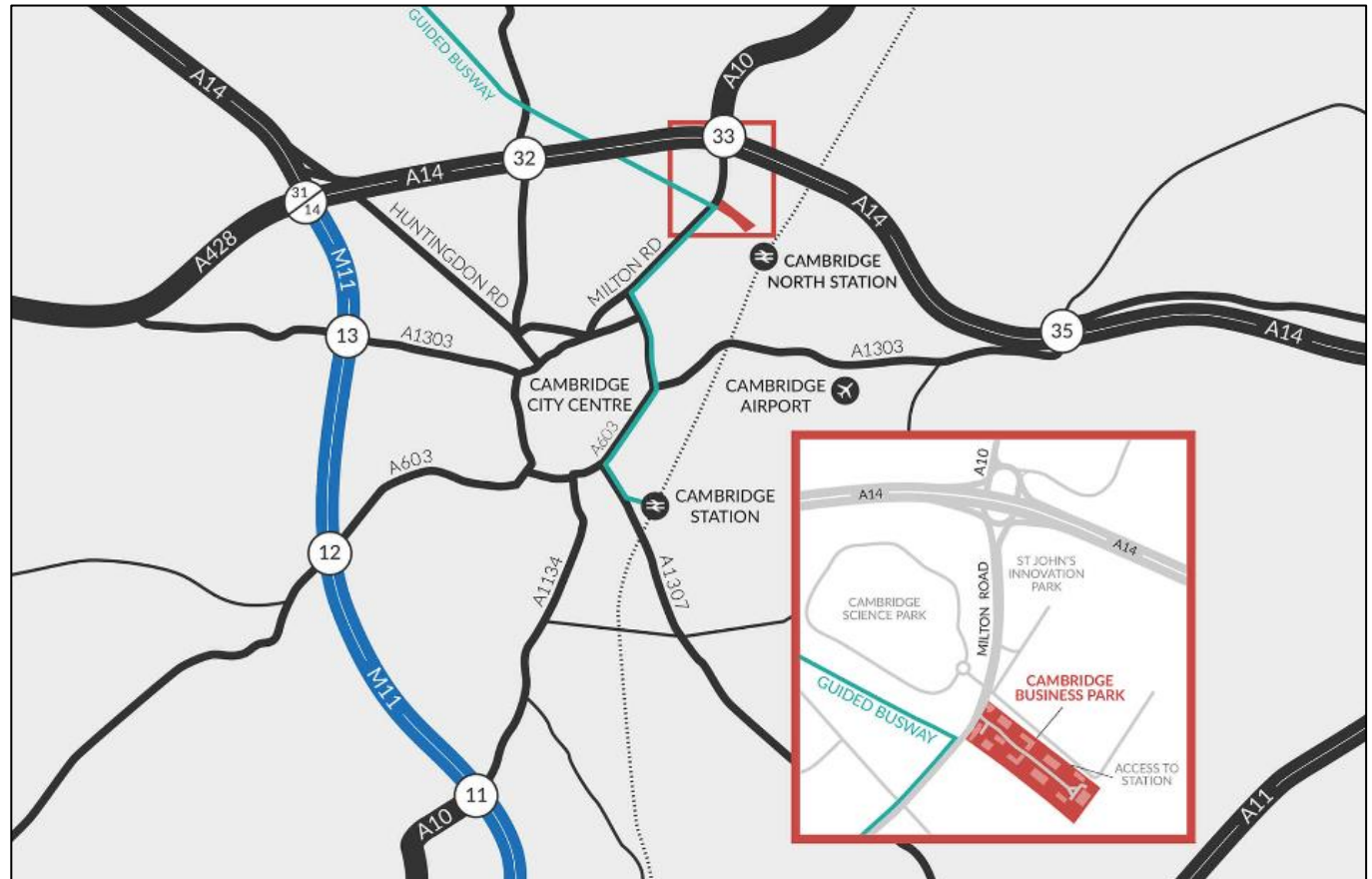


Location

Cambridge Business Park is strategically located approximately two miles north-east of Cambridge City Centre and 0.5 miles south of the A14 dual carriageway. The A14, in turn connects with the M11 and A1 with London just 55 miles away.

Cambridge North railway station is immediately adjacent to the Business Park with fast, direct services to Cambridge, London Kings Cross and Liverpool Street.

There is a dedicated pedestrian/cycle entrance to Cambridge Business Park located close the property. This provides convenient access to Cambridge North Station and to the guided busway.



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Classification L2 - Business Data