

To Let - High Quality Serviced Office Suite



Office T02, Allia Future Business Centre Cambridge Campus
Kings Hedges Road, Cambridge, CB4 2HY

2,375 sq ft (220.6 sq m)

£44 per sq ft inclusive (£104,483 per annum)

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Key Highlights:

- High-quality office suite
- Fully fitted, excluding furniture
- Meeting room
- On site café
- Shared kitchen and break out spaces
- Located close to Cambridge Science Park
- Excellent access to the A14 and M11
- Showers and changing
- Passenger lift
- Additional meeting rooms available
- On-site parking
- EV charging stations





Description:

Situated on the top floor of Building One within the Allia Future Business Centre Cambridge Campus – a thriving community of impact focussed businesses. The suite provides high quality, flexible office space suitable for a wide variety of occupiers.

The suite has access to shared kitchen and break out space on the same floor, further indoor and outdoor breakout spaces, and the excellent on-site café.

Tenants further benefit from access to additional meeting rooms on site with 2 hours per month included within the lease.

Campus amenities include front desk and centre assistants, secure cycle parking, showers and changing.

Accommodation:

The accommodation comprises a Net Internal Area of 2,375 sq ft (220.6 sq m)

Terms & rent

The property is available on a new lease for a term by negotiation at an inclusive rent of £104,483 per annum.

The rent includes building services and excludes broadband, utilities within the suite, and business rates. Furniture is not included, but several items are available from the outgoing tenant.

Rateable Value

Information available on request.

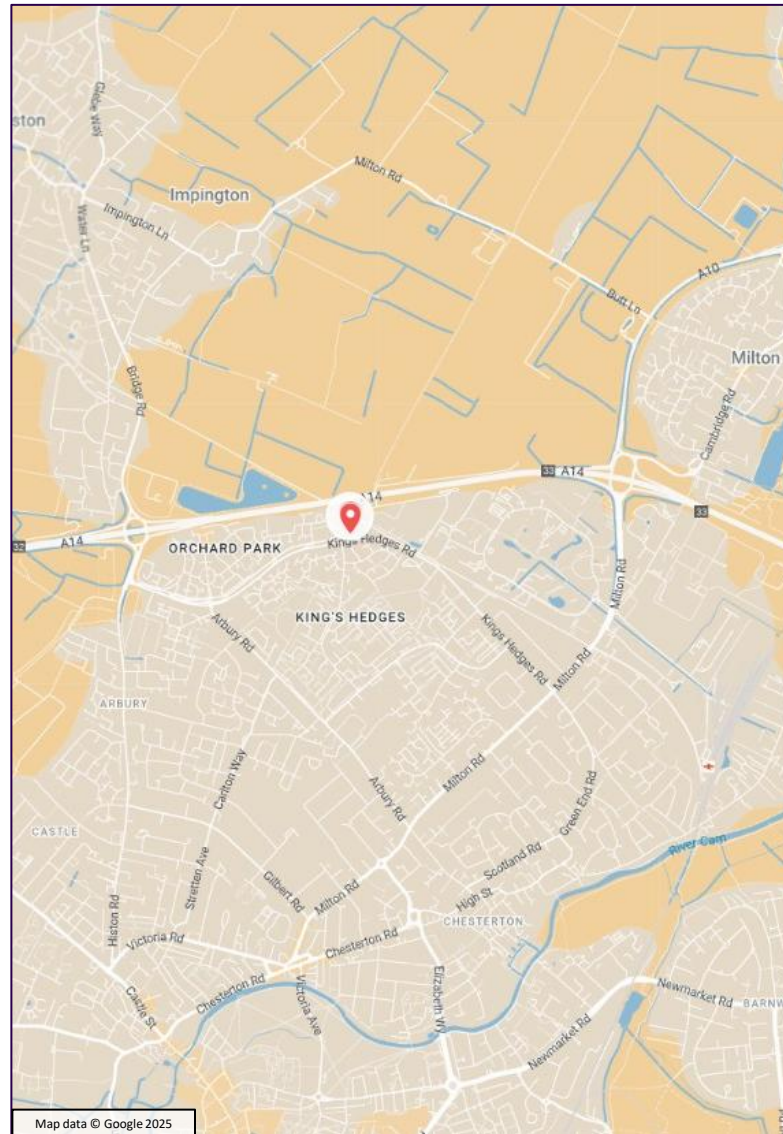
EPC

The property has an EPC of B (37).

VAT

VAT is payable on the rent.

Location



Allia Future Business Centre Cambridge Campus is located on Kings Hedges Road, to the north of Cambridge city centre.

The site is close to Cambridge Science Park and benefits from excellent transport connections. It is easily accessible from the A14 and M11, with the guided busway and local bus routes providing convenient links across the city.

Cambridge North station is nearby, offering regular rail services to London and the wider region.

The area provides a range of local amenities, including cafés, supermarkets, and fitness facilities.

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