

**High Quality Flexible Office Space – To Let**



## **Second Floor, South Cambs Hall**

**Cambourne Business Park, Cambridge, CB23 6EA**

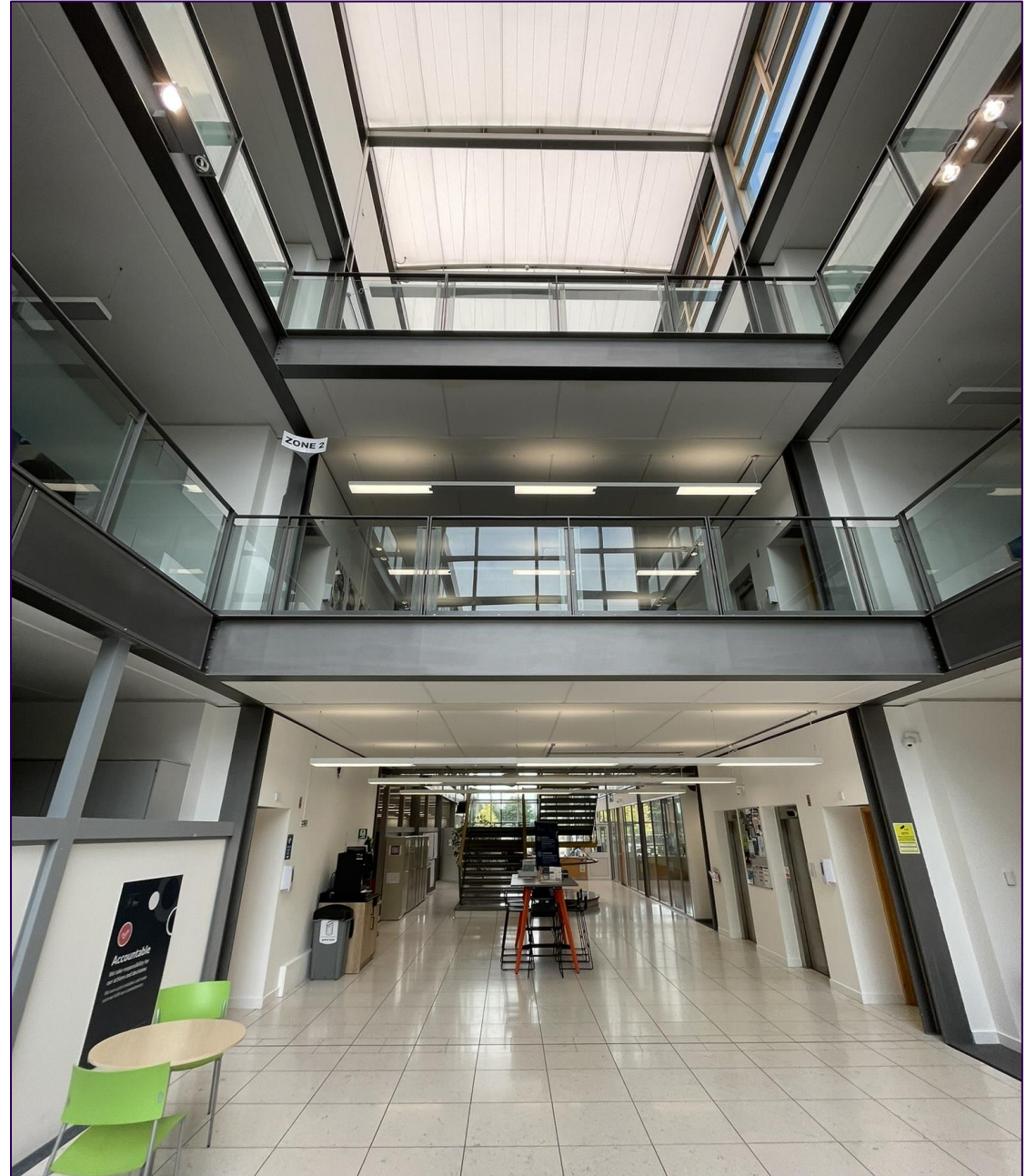
c.3,000 – 8,500 sq ft

c.278.7 – 789.7 sq m

**Carter Jonas**

## Key Highlights:

- High quality office space available on flexible, inclusive terms
- Located on an established office park in Cambourne
- Energy efficient chilled beam HVAC system and ground source heat pump
- Solar PV electricity generated on site
- EPC A (22)
- Access to meeting rooms and events spaces
- Generous parking and EV charging provision
- Shared coffee point and breakout space
- Expanding amenity offers within the building and the business park





## Description:

South Cambs Hall is the award-winning headquarters building for South Cambs District Council who occupy the ground and first floors. Designed by Aukett Swanke architects, the building was among the first office buildings in the UK to achieve BREEAM Excellent standard.

The environmental performance has since been improved by the installation of air source heat pumps and solar PV panels and the building has an EPC rating of A (22) which is exemplary for a building of this age.

Specification includes:

- Flexible suites of approximately 3,000 – 8,500 sq ft
- Further accommodation available on a desk-by-desk basis.
- Dedicated staff entrance from the car park.
- Smart controlled LED lighting.
- Chilled beam HVAC system.
- Ground source heat pump.
- Excellent natural light.
- Panoramic views.
- Shared kitchen facilities, coffee point and breakout areas.
- Planned on-site cafeteria.
- Flexible, furnished specification.
- On-site maintenance team.

## WCs/Showers:

Male, female and disabled WCs are provided on each floor.

Male, female and disabled showers and changing facilities are close to the entrance on the ground floor.

## Meeting Rooms & Events Space:

Multiple meeting rooms and events spaces are available to tenants and can be booked through the Landlord's on-site team at no additional cost.

The spaces range from 6-person meeting rooms to the council chamber which can accommodate large events.

## Parking

Generous parking provision at a ratio of 1:250, including EV charging points.

Covered bicycle storage close to the entrance.

## Rent

£30.00 per sq ft.

To include furniture, service charge, business rates and utilities.

## Terms

The property is available on an inclusive basis for a term of years to be agreed.

## EPC

The property has an EPC of A (22)

## 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.



## Location

The building is set within Cambourne Business, an attractively landscaped 50-acre business park approximately 9 miles (15 minutes) west from Cambridge.

The park and immediate vicinity are a focus for ongoing commercial and residential development.

As such, we anticipate a pronounced increase in demand for flexible office space in the short and medium-term.

As a part of the ongoing development, a new café and events space will be created in the centre of the park, greatly enhancing the amenities on offer.

Other occupiers at Cambourne Business Park include Zeiss, Handelsbanken, ProCam and MiTAC International.

The property is accessed off the A428 trunk road which connects onwards to the A1, M11, and Cambridge.

A bus stop close to the entrance of the park provides regular services to and from Cambridge City Centre in less than 30 minutes.



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# Carter Jonas

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