



TO LET: Part 5th Floor Office

Part 5th Floor
50-60 Station Road
Cambridge
CB1 2JH

392.79 sq m (4,228 sq ft)

- Grade A Prime Office space
- Available by way of an assignment or sublet
- High quality tenant fit out
- Situated in walking distance of Cambridge Train Station
- Basement car parking for 2 cars and shower/ changing facilities

Location

Perfectly positioned in the heart of Cambridge City Centre, Station Road offers unrivalled connectivity to local, national and international destinations. Direct trains to London King's Cross and Liverpool Street in under an hour, while London Stansted Airport is just a 30-minute drive away. The Cambridgeshire Guided Busway provides seamless travel across the city, and with easy access to the A14 and M11, London and the wider UK are within reach.

Description

The property comprises a part 5th floor suite, fully fitted to a Grade A specification and presented in excellent condition. The existing high-quality fit out is available for an incoming occupier to benefit from and includes a kitchen, meeting rooms, open plan up/down desking, phone booths, and a meeting pod – offering a complete turnkey solution.

Building highlights are as follows:

- 2 on-site car parking spaces
- Male, female and accessible WCs
- Raised floors and suspended ceilings with LED lighting throughout
- BREEAM Excellent
- Extensive secure cycle storage
- Manned ground floor reception with secure access
- Shower and locker facilities

The surrounding area offers an excellent range of **amenities**, including gyms, cafés, restaurants, pubs and convenience retail.

Accommodation

The property comprises an approximate net internal area of 4,228 sq ft (392.79 sq m).

Planning

The lease allows for any use within B1(a) Offices of the Town and Country Planning (Use Classes) Order 1987.

EPC

The property has an EPC Rating of B – 29.

Uniform Business Rates

The property is entered into the 2023 VOA Ratings List with a rateable value of £156,000. The rates payable for the current year are therefore approximately £86,580 per annum.

Service Charge

There will be a service charge payable towards the upkeep and maintenance of the building and common areas. Details are available upon request.

Terms

The property is available by way of a lease assignment for a term ending 19 June 2029.

For more information on the terms available, please contact the agent.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

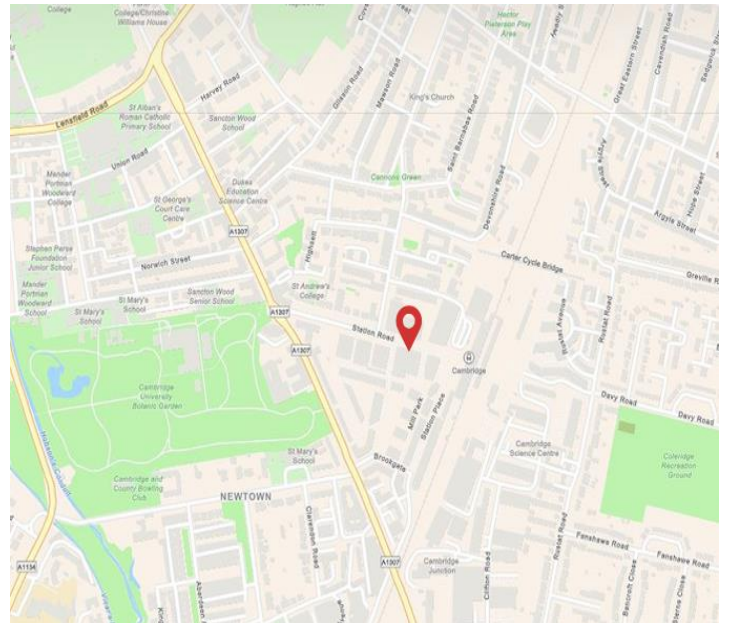
Strictly through the sole agent –

Cheffins

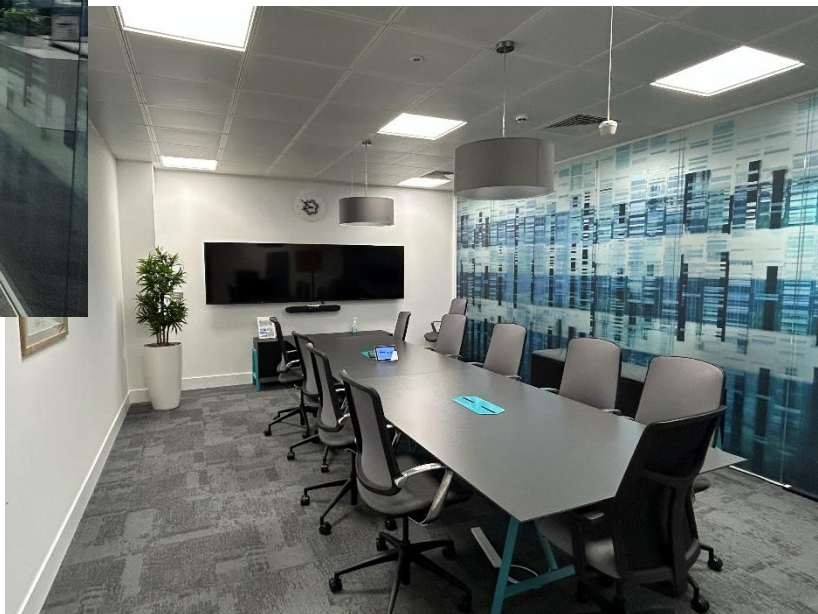
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