



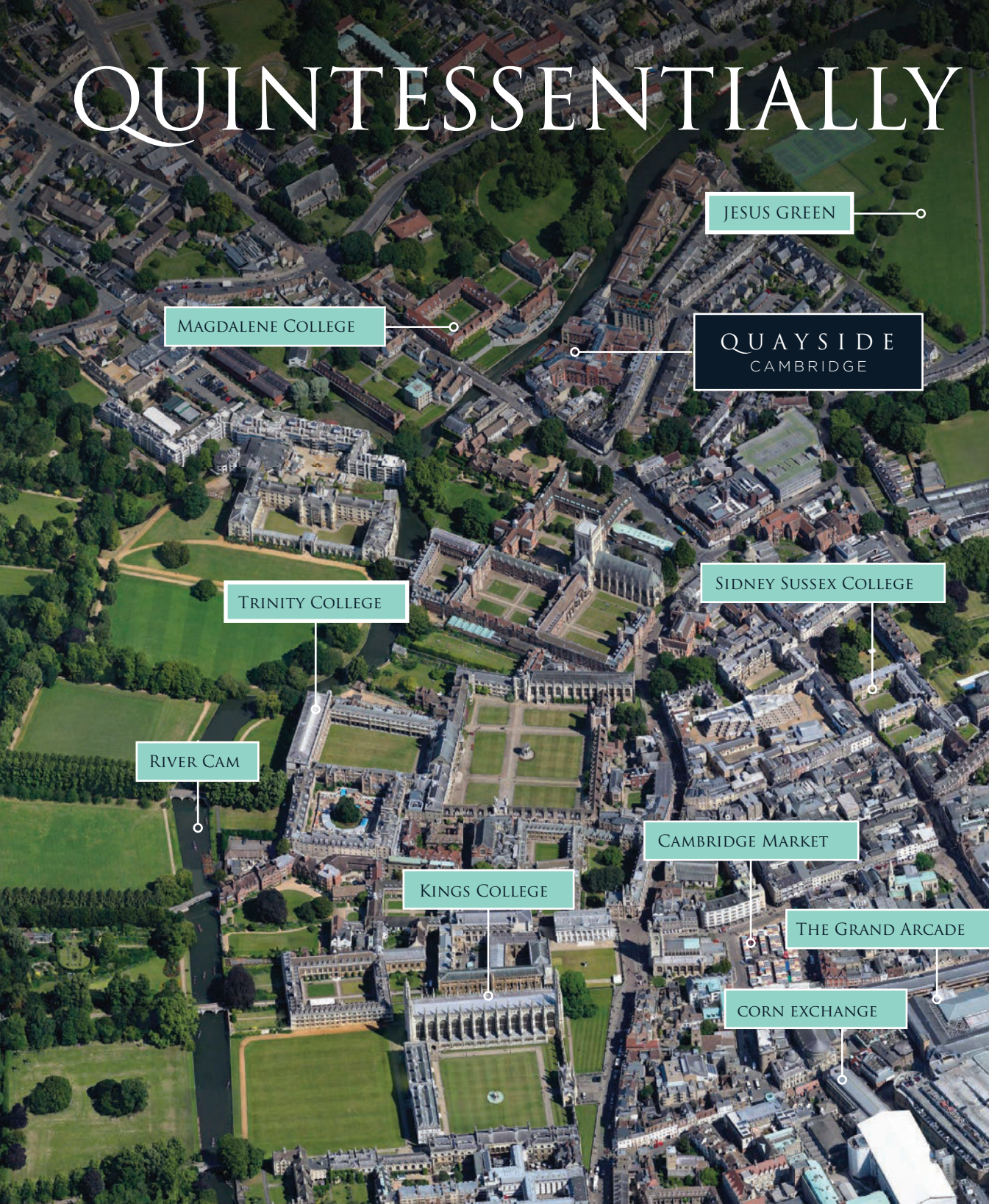
QUAYSIDE
CAMBRIDGE

OFFICES TO LET FROM 1,681 SQ FT TO 8,046 SQ FT

QUINTESSENTIALLY

CAMBRIDGE

NEWLY REFURBISHED OFFICE SUITES TO LET



JESUS GREEN

MAGDALENE COLLEGE

QUAYSIDE
CAMBRIDGE

TRINITY COLLEGE

SIDNEY SUSSEX COLLEGE

RIVER CAM

CAMBRIDGE MARKET

KINGS COLLEGE

THE GRAND ARCADE

CORN EXCHANGE

Cambridge is a world renowned University City, at the heart of a globally significant cluster of research and technology based industries as well as a major regional administrative centre.

Situated at the heart of the University City enjoying views over the River Cam and Magdalene College, Quayside is the perfect place to do business.

Quayside was constructed in traditional style with two main wings linked at upper floor level. A number of restaurants and café bars occupy the ground floor with three floors of office accommodation above. Two spacious office entrances at ground floor provide access to the office suites and basement car and cycle parking.

VIBRANT

The property also benefits from a fantastic range of neighbouring amenities within the Quayside development and walking distance on Bridge Street leading to Magdalene Street. Occupiers such as Fitzbillies, Cambridge Wine Merchants, Galleria and The Pickerel Inn offer a vibrant mix of independent local businesses. In addition, Quayside is situated a short walk from Jesus Green and Midsummer Common where public events are held throughout the year. Jesus Green offers tennis courts for hire as well as a Lido.

HISTORIC

Magdalene College, its Fellows', garden and the River Cam provide the backdrop to the Quayside buildings. Nearby you will find the timber framed Magdalene Street shops, 12th Century Round Church, Cambridge Union Society, St John's, Trinity, Sidney Sussex and King's College (to name a few).



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PREZZO

PUBLIC ACCESS TO RIVER

Q
QUAYSIDE
CAMBRIDGE

OUTSTANDING OFFICE SPACE IN AN ICONIC CAMBRIDGE LOCATION

LOCATION

DIRECTIONS

Quayside is accessed from Bridge Street via A1134 Chesterton Road / Northampton Street. Postcode CB5 8AB

ACCESSIBILITY

By Bicycle: Cycle parking is available in Quayside basement.

By Train: Cambridge Railway Station is 1.8 miles – 28 minutes on foot, 9 minutes by bike.

By Bus: There are seven bus stops within a 6 minute walk of Quayside, including Park & Ride route.

By Car: Allocated car parking is available within Quayside's basement, accessed from Magdalene Street.

TERMS

New leases are available direct from the Landlord's agent.



FURTHER INFORMATION

Please contact Cheffins the sole letting agents.



Michael Jones

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Important Notice. These particulars do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Neither Cheffins and Magdalene College nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Unless otherwise stated all prices and rents are quoted exclusive of VAT. The details are believed to be correct at the time of compilation but may be subject to subsequent amendment. December 2024

TO
LET

SUITE 2 2,365 SQ FT (219.71 SQ M)
SUITE 3 4,000 SQ FT (371.61 SQ M)
SUITE 3A 1,681 SQ FT (156.17 SQ M)

NEWLY REFURBISHED
OFFICE SUITES

SPECIFICATION

- New suspended ceiling grid.
- New LED lighting system.
- Raised access floor system.
- Fully carpeted.
- New electric distribution and consumer units.
- New HVAC system providing full air-conditioning and ventilation units.
- Background landlord BMS ready for tenant CatB control systems.
- New fire detection linked to landlord's fire alarm system.
- Full height entrance to offices.
- Glazed eight person passenger lift.
- High speed internet is available on-site.

PARKING

On-site basement cycle and allocated car parking as follows:

Suite	Allocated parking
Suite 2	4 spaces
Suite 3	8 spaces
Suite 3a	2 spaces

SERVICE CHARGE

Full details of building service charges are available on request.

BUSINESS RATES

We understand that the office suites are entered into the VOA Rating List 2023 with the following rates payable for 2024/2025:

Suite 2 £46,137 Suite 3 & 3a £109,746 (Combined Rates)

The above figures ignore any phasing or relief which may be applicable.

TERMS

The suites are available individually or combined on new direct effective full repairing lease(s) on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The suites have the following EPC Ratings:

Suite 2 C (53) Suites 3 & 3a B (49)*

* If required, a further assessment will be carried out following completion of the refurbishment works.

CHEFFINS

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