

To Let - High Quality Serviced Office Suite



Indicative CGI image.

Allia Future Business Centre Cambridge Campus

Kings Hedges Road, Cambridge, CB4 2HY

1,280 sq ft (118.9 sq m)

£5,833 + VAT pcm

Carter Jonas

Key Highlights:

- High-quality office suite on a private floor
- Fully fitted, excluding furniture
- Meeting room and kitchenette
- On site cafe
- Located close to Cambridge Science Park
- Excellent access to the A14 and M11
- Direct lift access
- Showers and changing
- Additional meeting rooms available
- On-site parking
- EV charging stations



Indicative CGI image.



As currently fitted out.



GENERAL ARRANGEMENT
OPTION A
scale 1:50



GENERAL ARRANGEMENT
OPTION B
scale 1:50

Description:

Occupying prime position on the top floor of Building 2 within the Allia Future Business Centre Cambridge Campus – a thriving community of impact focussed businesses. The suite offers exclusive occupation of the second floor of the building with direct lift access.

Currently fitted out as a conference space, Allia will refit to suit your space requirements (subject to the terms agreed) - to include a meeting room and kitchenette. Indicative floor plans showing options for 12 and 18 desks are included opposite.

Tenants further benefit from access to shared break-out space and an on-site café. Additional meeting rooms are available 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 1,280 sq ft (118.9 sq m)

Terms & rent

The property is available on a new lease for a term by negotiation at an inclusive rent of £5,833 per month. The rent includes building services and excludes broadband, utilities within the suite, and business rates.

Rateable Value

Information available on request.

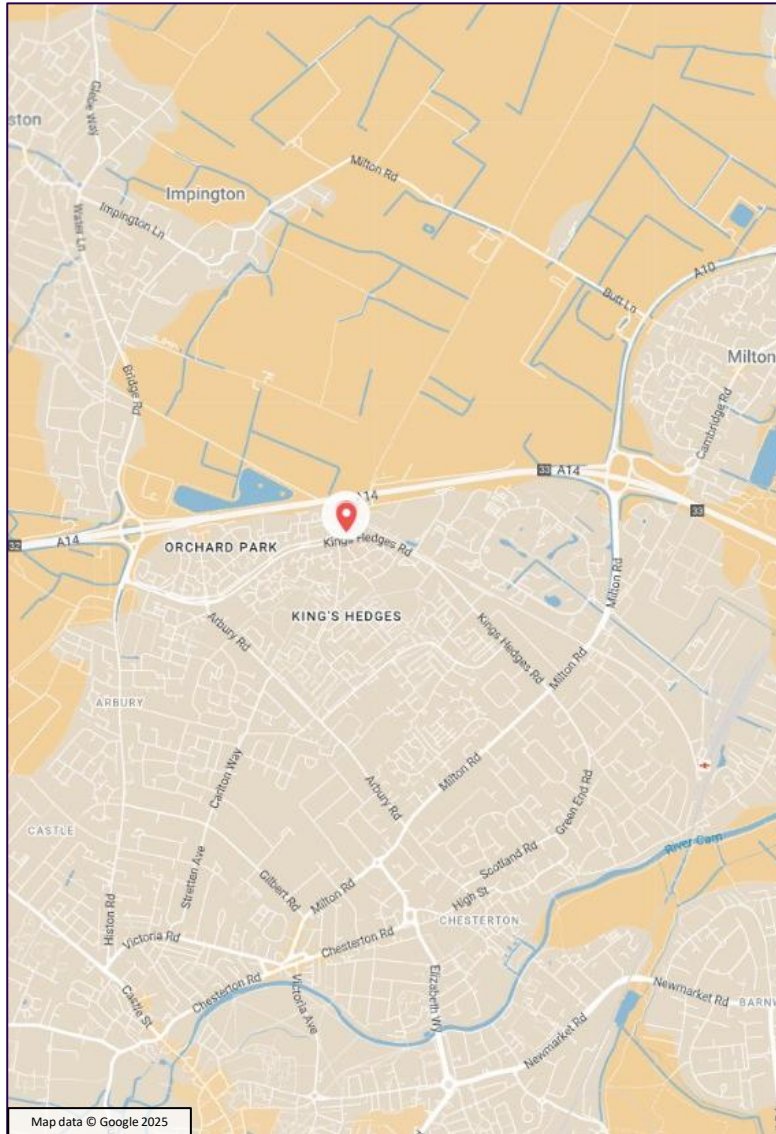
EPC

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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IMPORTANT INFORMATION

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Classification L2 - Business Data