



GROUND AND SECOND FLOOR OFFICES
90 FULBOURN ROAD, CAMBRIDGE, CB1 9JN

TO LET | OFFICES: 2,453 – 5,830 SQ. FT.


BIDWELLS

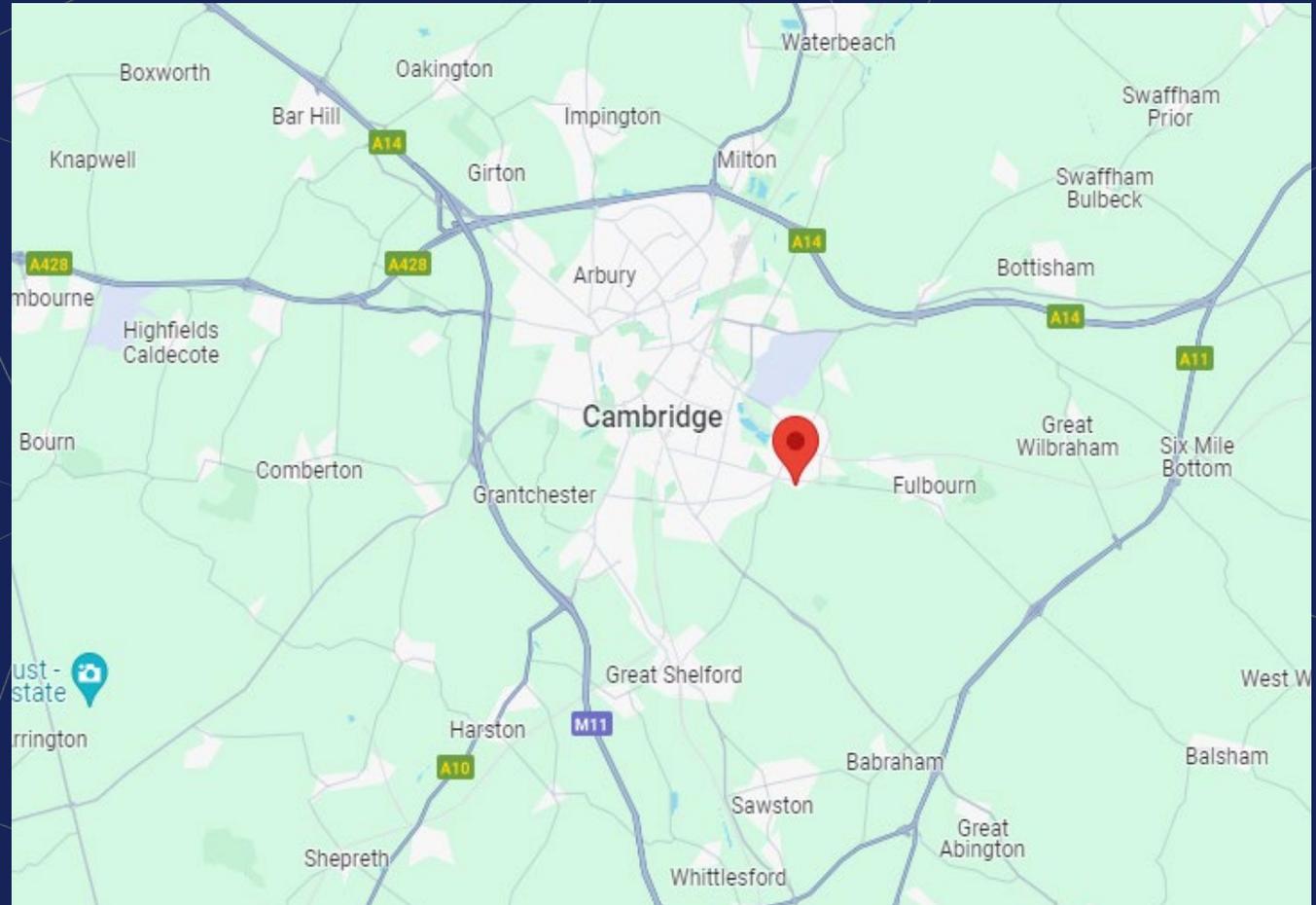
LOCATION

90 Fulbourn Road is located on the main road between Cambridge and the village of Fulbourn.

The property is located adjacent to Peterhouse Technology Park, which is the campus to the world leading technology company ARM.

90 Fulbourn Road is located just 4.2 miles to the north east of Junction 11, M11 which provides access to the national motor way network.

Cambridge station is located 2.6 miles to west of the property. This station provides a direct access to London Kings Cross in 52 minutes.



SUMMARY



Description

Formally an old water pumping station, 90 Fulbourn Road was renovated to a purpose-built office in 2005 to house Cambridge Water. This characterful office is arranged over 3 floors, the available offices are on the ground and second floors. The accommodation is designed that an occupier can have their own office suite within a multi let building.

Flexible lease terms available.

Specification includes:

- Kitchen on both ground and first floor.
- Carpets and vinyl flooring.
- Break out space.
- Female, Male and Disabled WC's.
- Shower facilities
- Meeting rooms
- Large board room on Second floor.
- Tenant fit out on both floors.
- Shared access to a board room on the second floor.
- Good car parking
- Cycle parking.

Additional information

Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

Rates

Rates maybe payable on the property, due to individual suites are not rated. This will need to be reassessed.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Available upon request.

Postcode

CB1 9JN

ACCOMMODATION

Description	Sq. ft
Ground Floor	2,453
Second Floor	3,377

Plan showing Ground floor
on top and Second floor
below.



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GALLERY



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Enquiries

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