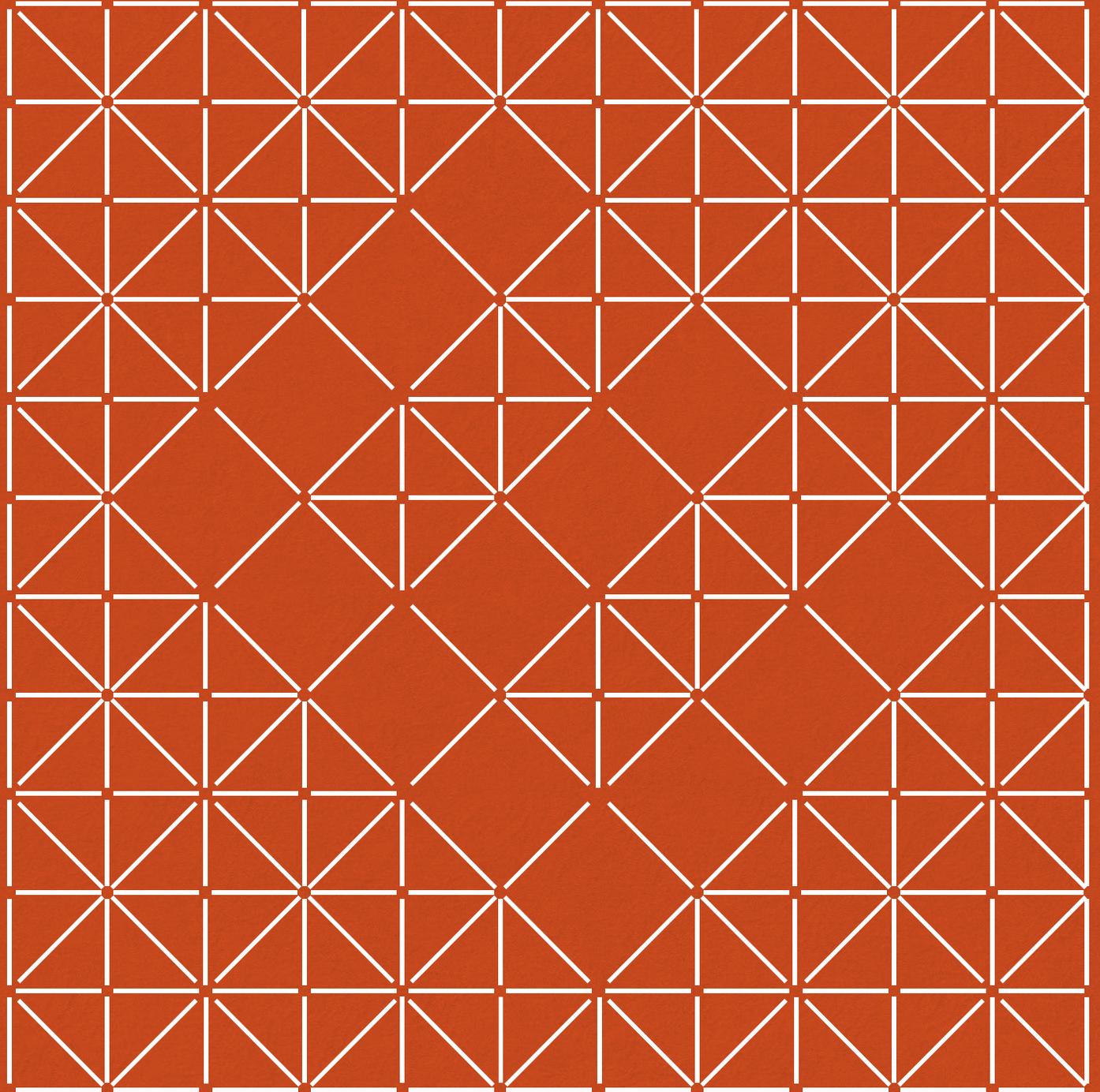


EastbrookHouse

Cambridge, CB2 8DU

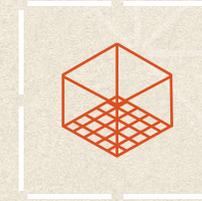
12,181 Sq Ft
Grade A Office To Let



Prime Cambridge workspace

Eastbrook House offers 12,181 sq ft of newly refurbished CAT A office space on a prime business campus, home to leading occupiers like AZ, GMSL, RAND, Transition Bio, and GPA.

The third floor features new air conditioning, LED lighting, and carpeting, providing a high-quality workspace.



Newly refurbished
CAT A space



Central Business
District location



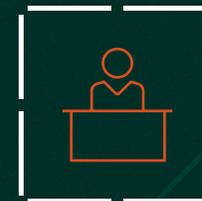


Overview

Spaces to take a breather

With two welcoming receptions, high-quality facilities, and excellent connectivity, the building is designed for convenience and productivity.

Landscaped courtyard gardens and communal spaces provide the perfect places to relax and recharge.



Two dedicated receptions



Green outdoor breakout spaces

Highly specified

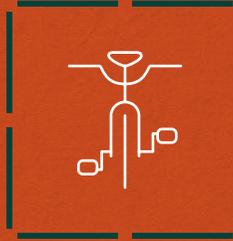
The building boasts a top-class specification suitable for modern businesses and efficient working.

With end-of-journey facilities including bicycle storage and showers, tenants can start their day right – however they arrive.

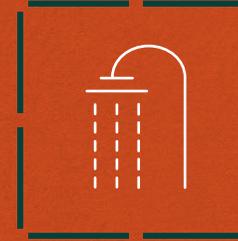


Eastbrook House

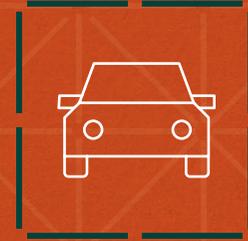
Landscaped courtyard



Secure cycle storage



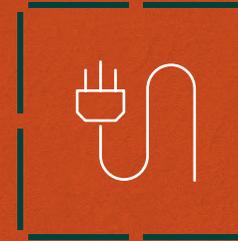
Shower facilities



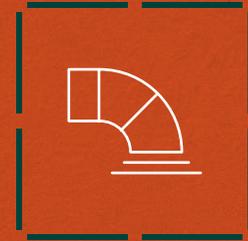
On-site parking



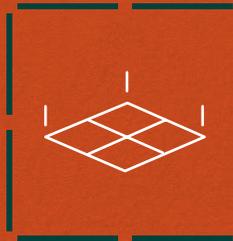
EPC C rating



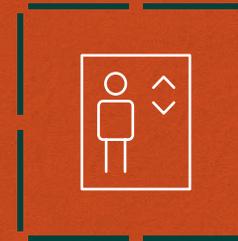
CAT 6 cabling



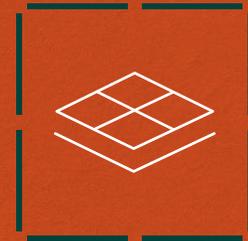
New air cooling and heating



Suspended ceilings

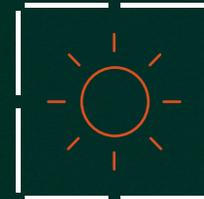


Passenger lifts



Full access raised floors

Make your mark



Floor plan

The third floor offers 12,181 sq ft of high-quality CAT A accommodation, ready to be tailored to your needs.

Designed for flexible working, the open-plan, light-filled space creates an efficient and inspiring environment.

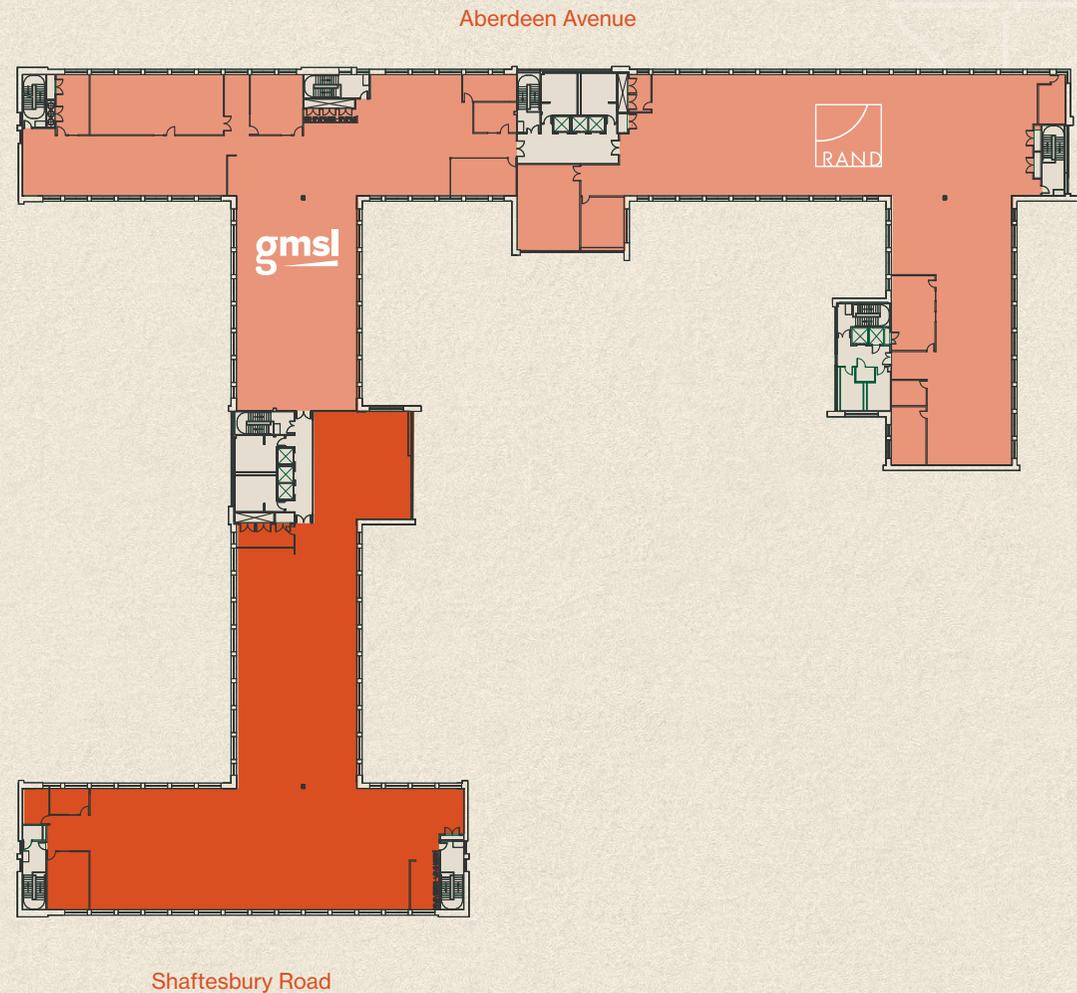
■ Available Office

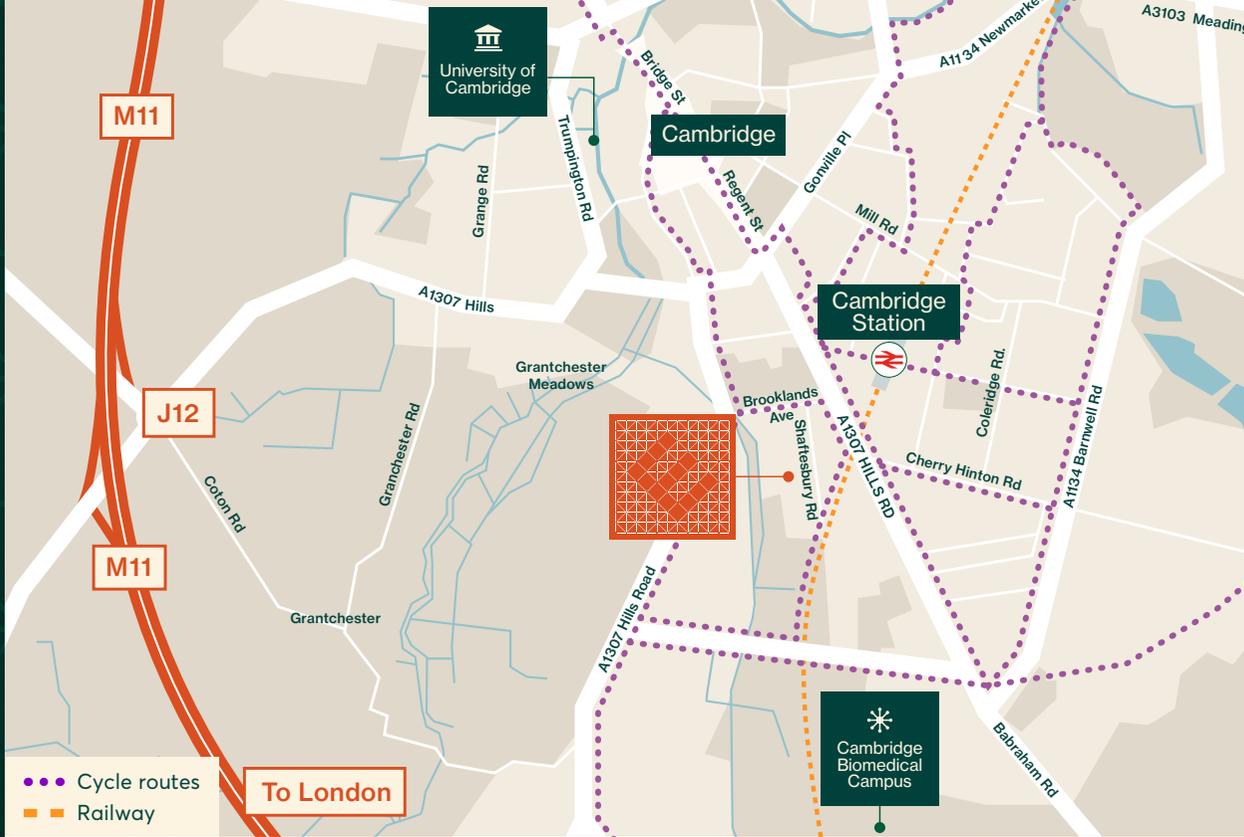
□ Core



Floorplans not to scale. For indicative purposes only.

12,181 sq ft (1,132.0 sq m)





The Location

A city of innovation and business

Cambridge is a global centre for research, tech and life sciences and is home to renowned and influential companies.

Located in the heart of the business district, Eastbrook House is at the centre of the city's innovation ecosystem.

£20bn+
economy driven by world leading companies

A Thriving
life sciences and technology hub

Top Talent
from the University of Cambridge

5,000+
knowledge based businesses

Join leading occupiers

Tech & AI



Life Sciences



Education & Research



Finance



Travel connections

By rail



Cambridge North	5 mins
Stanstead Airport	30 mins
London Kings Cross	48 mins
London St Pancras Int.	66 mins

By bicycle

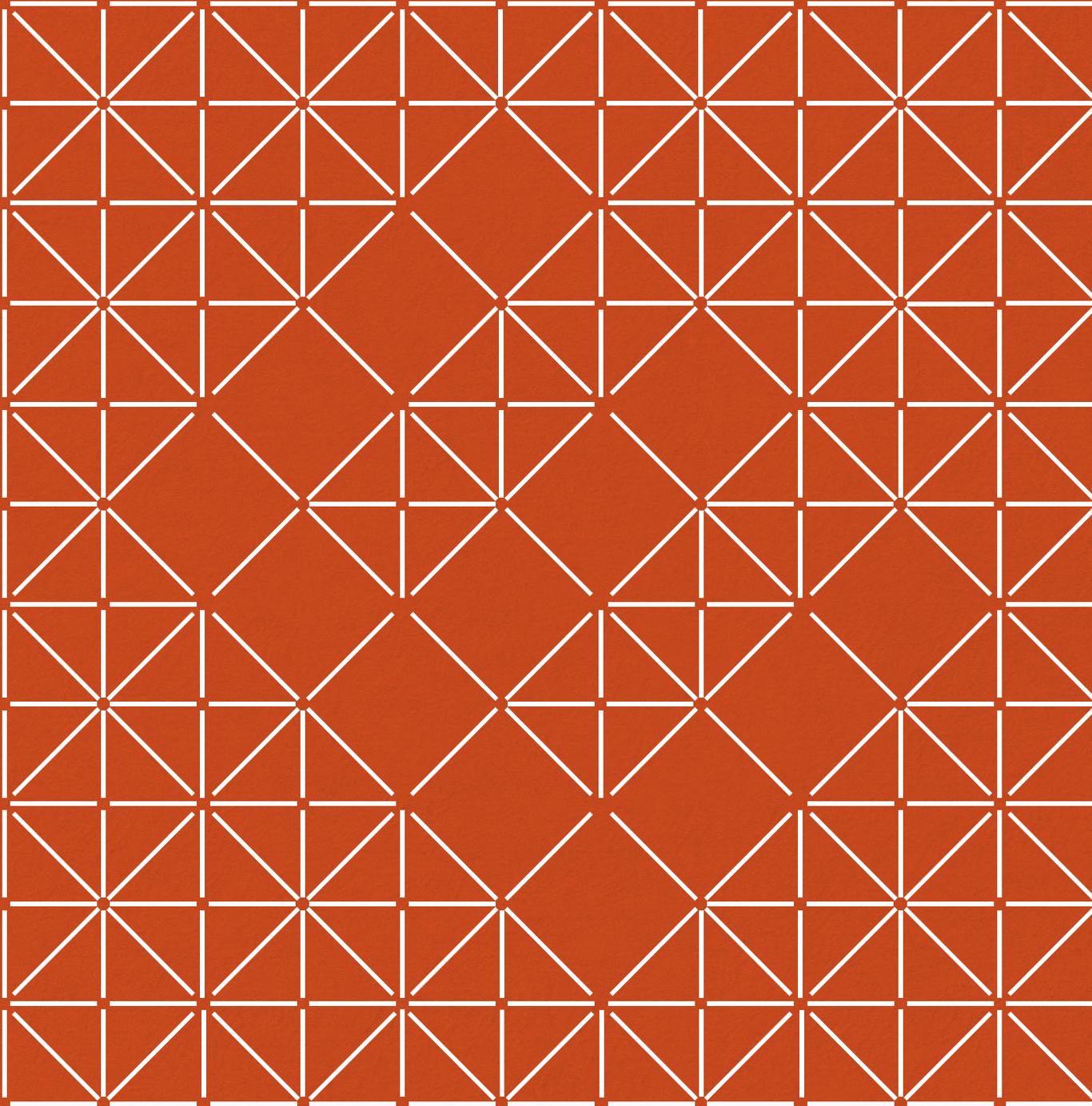


Cambridge City centre	8 mins
Cambridge North	18 mins

By foot



Cambridge Station	9 mins
Cambridge City centre	30 mins



Get in touch

Terms

Upon application.

Viewings

Strictly through the sole letting agents:



George Craig

07779 770 902

george.craig@bidwells.co.uk

Harry Blevins

07467 745 774

harry.blevins@bidwells.co.uk

Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2025.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london