



CITY HOUSE

C A M B R I D G E

PART FIRST FLOOR OFFICES 4,703 – 10,235 SQ FT

Cambridge

A new home for your business in a world-class city with some of the biggest international names as your neighbours.

LOCATION

City House is situated on Hills Road within the heart of Cambridge's central business district, and benefits from local amenities such as Costa, Co-op and the Cambridge Leisure Park which features a number of restaurants, supermarkets and entertainment venues.

Station Road, which houses numerous global tech companies including Microsoft, Apple, Amazon and Samsung can be reached by foot in 3 minutes, and only a 5 minute walk away sits Cambridge's central train station, providing mainline access to both London Kings Cross (48 minutes) and Liverpool Street (1 hour 5 minutes).

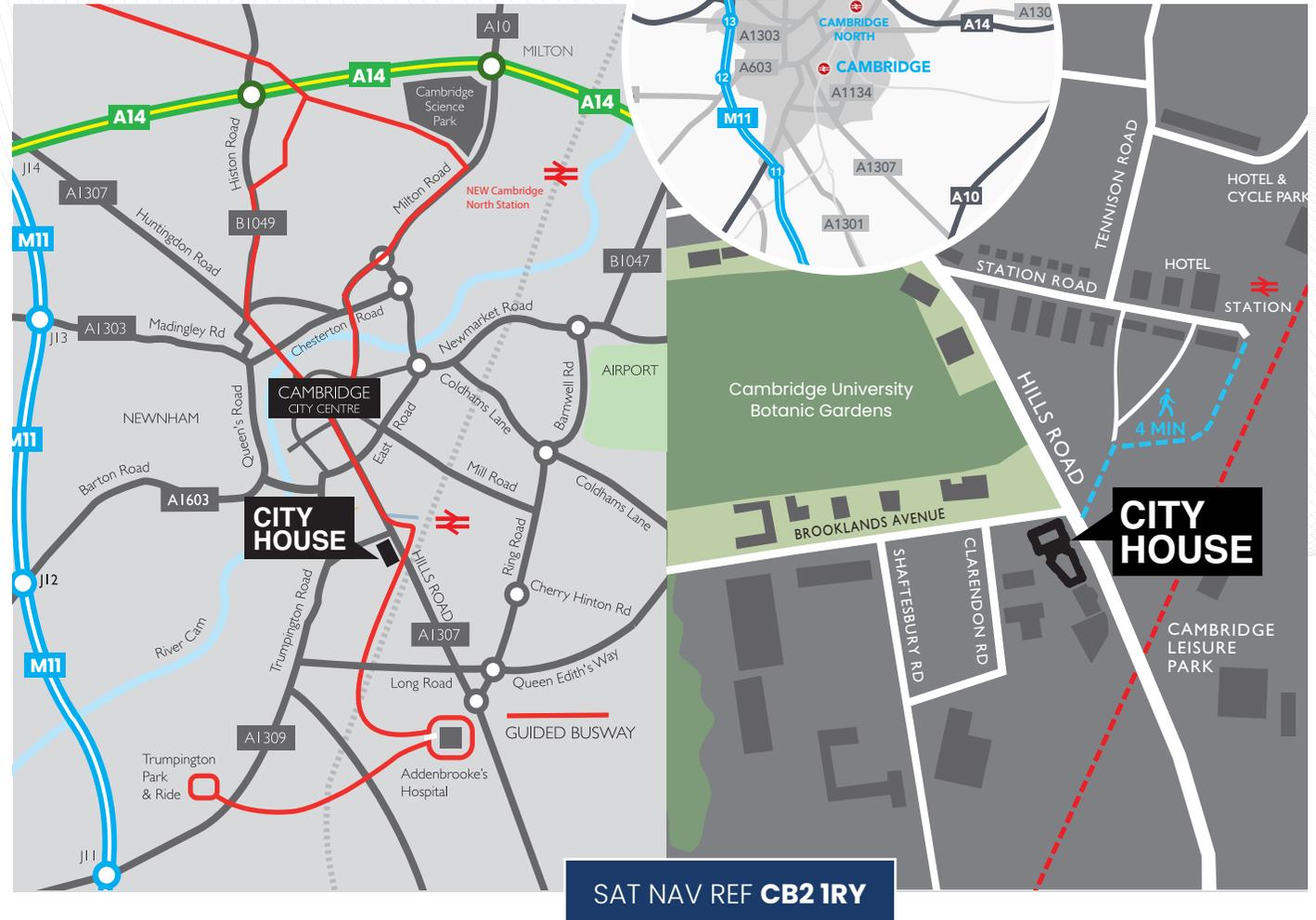
Cambridge is strategically located approximately 50 minutes north of London at the inter-section of the M11, A14 and A10. The M11 provides access to Stansted Airport (25 miles) and the A14 provides access to the M11 and M6 motorways.



The newly refurbished suite is situated on the first floor of City House, a prominent office building fronting Hills Road.

The ground floor houses the building's recently refurbished manned reception which gives way to the entrance hallway, offering access to both upper levels and the lower level via a central staircase and 3 passenger lifts (one being panoramic).

City House offers a cohesive working environment with spacious common parts, onsite amenity and car parking to the rear of the property, which is accessible via a rear door on the lower level.



TRANSPORT CONNECTIONS



Cambridge is well connected, with access to the M11, A14, A10, A428 which link in with the M1, A1 and M25.



Cambridge offers direct rail links to London and access to the rest of the UK rail network.

Stansted Airport.....	31
King's Cross	48
Liverpool Street.....	65
Heathrow Airport.....	115

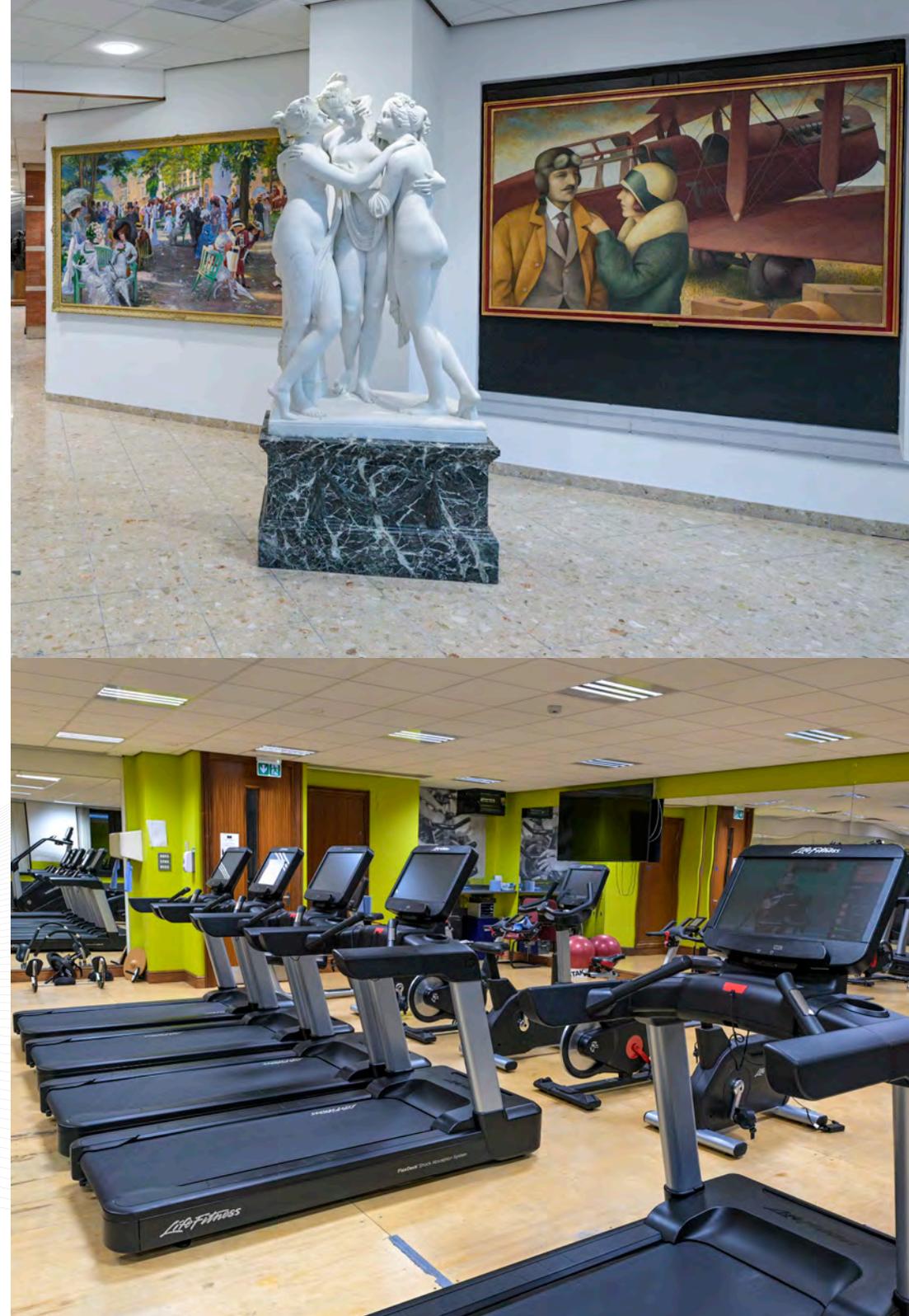


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SPECIFICATION INCLUDES

- Full access raised floors
- Air conditioning
- Suspended ceilings
- 3 passenger lifts
(one being panoramic)
- Gym & yoga-fitness studio
- External amenity space
- 24 hour security
- Great local amenities
- 23 car parking spaces with the suite





The lower ground level of the building benefits from a fully equipped gym, yoga-fitness studio and shower facilities. Externally there is a communal courtyard that provides outdoor amenity space with meeting pods.

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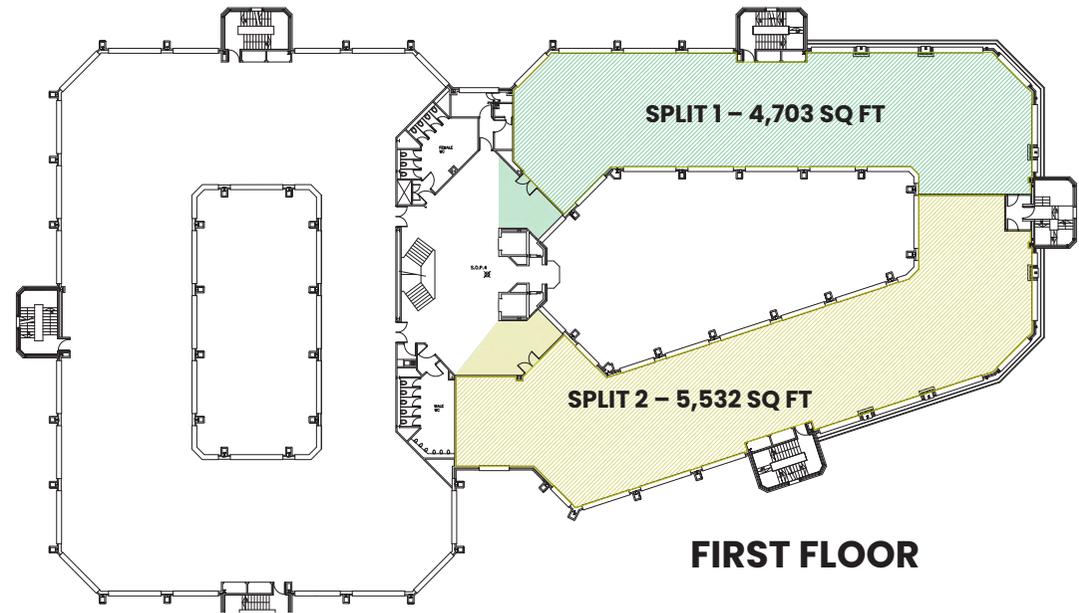
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The newly refurbished first floor suite offers an open plan, office space. There is office furniture within the suite which can be left in situ if required.

The suite benefits from great natural light and plenty of desk and admin space, with no divisions. The space offers occupiers the opportunity to create a working environment tailored to their needs.

The suites boasts great views over the buildings private garden space and surrounding Hills Road area.





ACCOMMODATION – SPLITS ARE AVAILABLE:

Split 1 – 4,703 sq ft

Split 2 – 5,532 sq ft

TERMS

Available by way of a direct lease with the landlord. Quoting rent available on application.

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Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

Legal Costs

All parties to bear their own legal costs.

VAT

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

Viewing

For further information or to arrange an inspection, please contact the sole agents:



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