



**DUKES COURT, 54 - 62 NEWMARKET ROAD
CAMBRIDGE, CB5 8DZ**

TO LET | OFFICES: 1,479 – 8,032 SQ FT (137.40 - 746.19 SQ M)

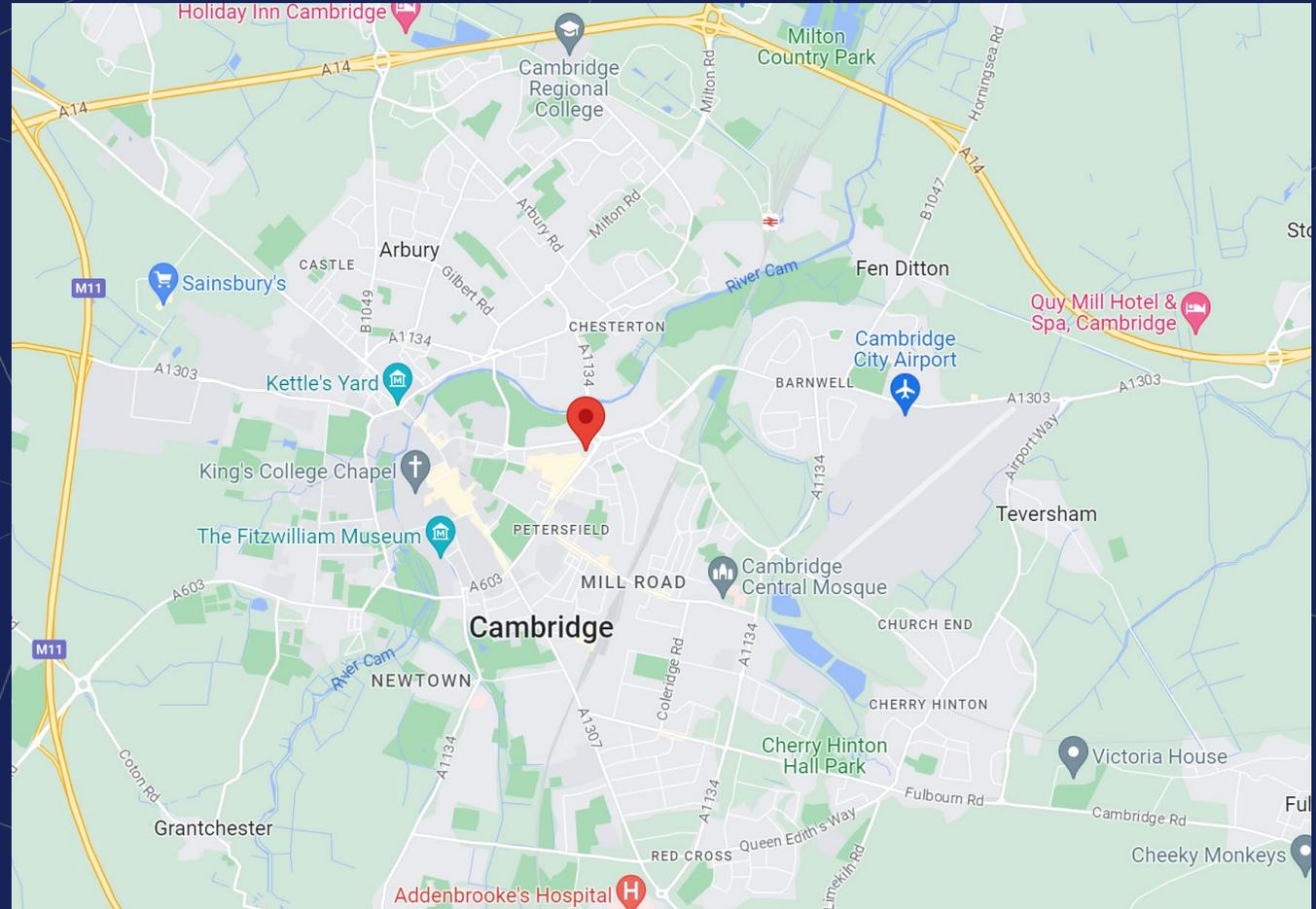


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LOCATION

Dukes Court is situated off Newmarket Road in a prime office location adjacent to the Grafton Shopping Centre. Its central position provides easy access to a wealth of amenities including shops and restaurants.

The property is also located by the City's inner ring road allowing access to the regional road network including the A14 and M11.



SUMMARY



Description

Dukes Court is an entirely self-contained office building with its own front door/entrance. The property provides on-site secure and basement car parking with public car parking immediately to the front of the building.

Specification includes:

- Own dedicated ground floor entrance
- Gas central heating
- Separate male and female WCs
- Excellent natural light
- 7 car parking space
- Kitchen
- To be refurbished

Additional information

Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

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.

Value added tax

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

EPC

Available upon request.

Postcode

CB5 8DZ

ACCOMMODATION

Part first floor

Description	Sq ft	Sq m
Unit 4	1,943	180.51
Unit 5	1,934	179.67
Unit 8	1,479	137.40
Unit 9	2,676	248.60



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GALLERY



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