



Office – 868 sq ft (80.64 sq m)

In Brief

- Self-contained office accommodation
- City centre location
- Good transport links and amenities
- Views over King's College

**11B KINGS PARADE,
CAMBRIDGE, CB2 1SJ
TO LET**

Location

Located on Kings Parade directly opposite the gates of Kings College, this second floor office suite commands fantastic views over the College and its grounds.

The office is within easy walking distance of the Grand Arcade shopping scheme and car park, as well as Drummer Street Bus Station and the transport links this provides.

Description

The office suite forms the first floor of a Grade II listed building. There is a shared entrance lobby and staircase to the self-contained office suite, which comprises four good sized rooms.

The office includes the following features:

- Buzzer Entry System
- Dual Aspect Windows
- Shared male and female WCs
- Shared Kitchenette
- Carpeted throughout

Town Planning

The existing use under the Town and Country Planning Act 1987 as amended comes under Class B1 (a) offices.



Accommodation

The accommodation provides the following net internal area:

Second Floor	Sq m	Sq ft
	80.64	868

Additional Information

Terms

The suite is available on a new effective full repairing and insuring lease for a term to be agreed.

Business Rates

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

Legal Costs

Each party to bear their own legal costs.

EPC

Available upon request.

Postcode

CB2 1SJ

Enquiries

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