Office – 1,674 sq ft (155.51 sq m)

30 STATION ROAD,
CAMBRIDGE, CB1 2RE
TO LET
Location
The property is located on Station Road, circa 150m from Cambridge train station and within easy walking distance of the city centre.

Cambridge station provides mainline access to both London Kings Cross (48 minutes) and Liverpool Street (1 hour 15 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.

Description
Thirty Station Road commands a prominent location within the business district of the City. The common parts have recently undergone a comprehensive refurbishment.

The building benefits from a concierge/reception service which is manned throughout the day. The building has two eight-person passenger lifts and there are male and female WC's located on each floor.

The property is newly refurbished with a kitchen, three meeting rooms, a store room and server room.

Amenities
- On site car parking (2 parking spaces available at £2,000 per annum)
- Ground floor concierge/reception service
- Cycle parking
- Shower facilities

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

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

Accommodation
The property has been measured on a Net Internal basis. All figures quoted are for guidance purposes only.

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>sq m</th>
<th>sq ft</th>
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<tbody>
<tr>
<td>First Floor</td>
<td>155.51</td>
<td>1,674</td>
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Additional Information

Terms
The property is available on a leasehold basis with terms to be agreed.

EPC
Available upon request.

Postcode
CB1 2RE

Enquiries
Will Heigham
01223 559449
will.heigham@bidwells.co.uk

Important Notice
These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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