



Office – c.204 sq m (c.2,200 sq ft)

## 38 FITZROY STREET, SECOND FLOOR, CAMBRIDGE TO LET

### In Brief

- Prime office location
- Newly refurbished
- Air Cooling
- Excellent natural light

### Location

The internationally renowned city of Cambridge is immersed in history and boasts one of the most vibrant economies in the UK and one of the world's leading education institutions.

The City has an extensive road network with the M11 providing a direct route to London and the M25, while the A14 dual carriageway links the city with the Midlands.

Cambridge is served by a mainline train station which provides a frequent service to London Kings Cross within 50 minutes. Additionally, trains to London Liverpool Street take as little as 1 hour 10 minutes making it a popular commuter destination.

### Situation

The premise is situated on the busy retail thoroughfare of Fitzroy Street which draws shoppers into the 420,000 sq ft Grafton shopping centre a few yards away.

Cambridge City Centre is only a short walk away as well as regular bus services running from the bus station on Drummer Street to and from the Grafton Centre.

### Description

The suite is available on the second floor of 38 Fitzroy Street above the Superdrug retail unit.

There is private access to the upper floors via the City Road.

The property is newly refurbished and benefits from:

- Own dedicated ground floor entrance
- Climate control air conditioning
- Separate male and female WCs
- Excellent natural light
- Kitchen

### Accommodation

The property has a Net Internal Area of c.2,200 sq ft (c.204 sq m)

### 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

The unit has the following EPC rating: 30 Band B

#### Postcode

CB1 1EW

#### Enquiries

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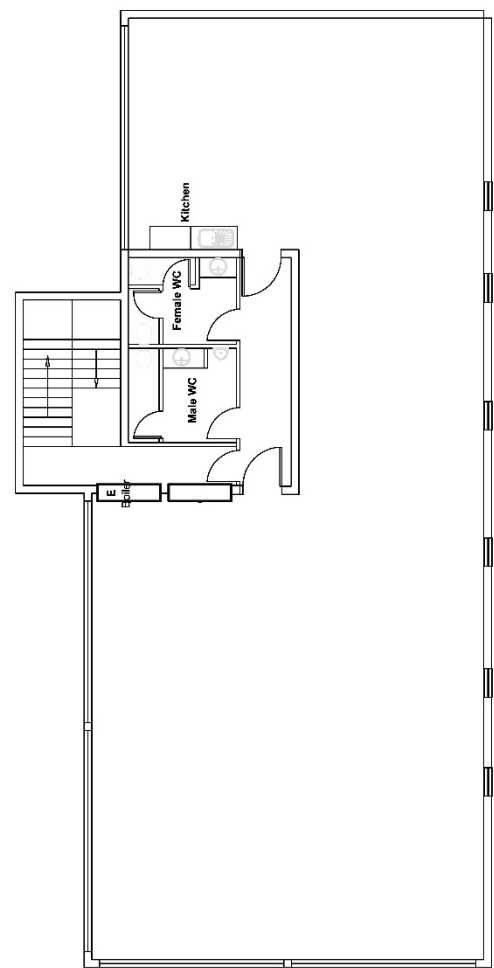
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NO.	DATE	DESCRIPTION
<b>Woodfellows</b> building consultancy		
<b>PROJECT</b> Shannon Road, 38 Perry Street, Cambridge		<b>CLIENT</b> USP Investment Ltd (a CDE)
<b>LOCATION</b> Shannon Road, Cambridge		<b>DATE</b> March 2017
<b>JOB NUMBER</b> 16-271	<b>DRAWING NO.</b> 01	<b>SCALE</b> 1:100 @ A3
	<b>REV</b>	<b>CHECKED</b>



**Proposed Layout**

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