



Self-contained Office Building
2,459 sq ft (228.45 sq m)

In Brief

- Perimeter trunking
- Air cooling
- Suspended ceilings
- 6 car parking spaces
- Close to railway station
- Self-contained building

**ORTONA HOUSE, 110 HILLS ROAD
CAMBRIDGE, CB2 1LQ
TO LET**

Location

Ortona House is located on Hills Road which forms a central part of the business district of Cambridge.

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

The offices offer a self-contained building with open plan offices on the 1st and 2nd floors and meeting room facilities on the ground and lower ground floors.

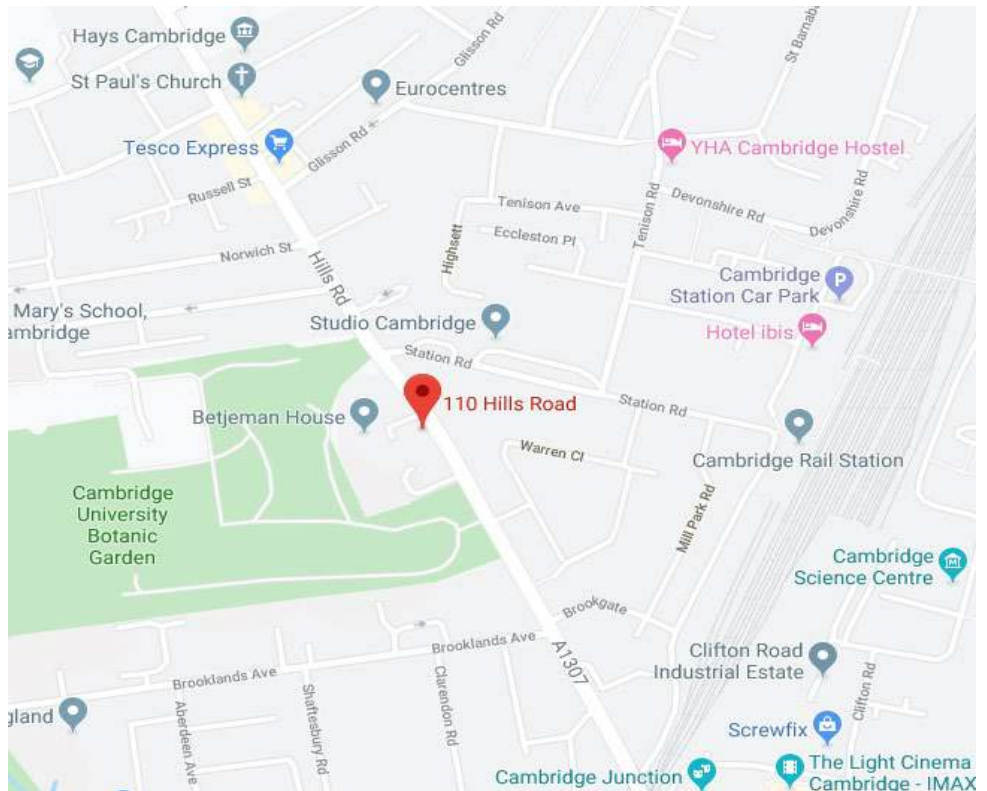
Specification includes;

- Passenger lift
- Self-contained office building
- Air cooling
- Perimeter trunking
- Suspended ceilings
- 6 car parking spaces
- Two meeting rooms

Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.



Accommodation

Office accommodation over ground first and second floors with a lower ground meeting room.

	Sq m	Sq ft
Office	228.45	2,459

Additional Information

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

CB2 1LQ

Enquiries

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