



Offices – Ground Floor
2,368 - 8,385 sq. ft. (219.9 - 778.99 sq. m)

In Brief

- Newly refurbished
- Car parking – 1 space per 226 sq. ft.
- New air-conditioning
- New LG7 lighting
- New suspended ceiling
- Raised floor

5 - 6 WELLBROOK COURT GIRTON, CAMBRIDGE TO LET

Location

Girton is a popular village location which lies 2 miles North West of Cambridge and provides good access to the M11 and A14, as well as Cambridge city centre. Girton provides all local amenities including shops, post office, school, a large recreational park area and is well served by local buses.

Wellbrook Court is located immediately to the south of the A14 on a business park formed of 8 units.

Description

The available offices are on the ground floor of Unit 5 - 6 and are to be completely refurbished to provide good quality open plan office accommodation with air conditioning, raised floors, suspended ceilings, double glazing and under floor trunking.

The property will be refurbished to include:

- Raised floors
- Suspended ceilings
- LG7 lighting
- Air conditioning
- Floor boxes
- Male, Female WC
- Disabled WC
- Drainage provision for showers
- Covered bicycle parking
- Car parking at 1 space per 226 sq. ft.

Travel Times

A14 to Wellbrook Court 1.1 miles (2 minutes)

M11 to Wellbrook Court 4.6 miles (7 minutes)

Cambridge railway station to Wellbrook Court 4.7 miles (16 minutes)



Accommodation

The property has been measured on a net internal area basis. All figures quoted are for guidance purposes only.

Unit 5: 2,368 sq ft (219.9 sq m)

Unit 6: 5,252 sq ft (487.9 sq m)

Total: 8,385 sq ft (778.9 sq m)

Additional Information

Terms

On a new lease with terms to be agreed.

Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 012223 457000.

Legal Costs

All parties to bear their own legal costs.

EPC

Available upon request.

Postcode

CB3 0NA

Enquiries

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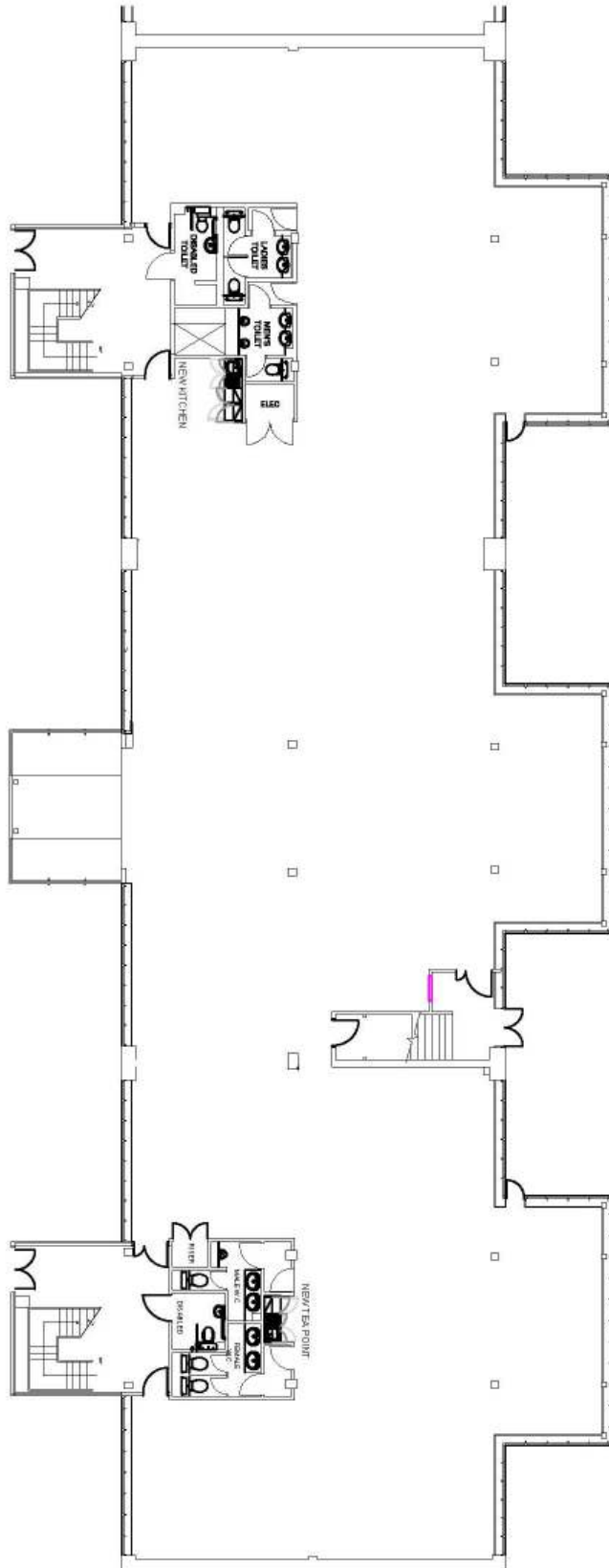
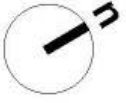
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Indicative floor plan, for reference only.