

Office – 308 sq. ft (28.61 sq. m)

**In Brief**

- Centrally located offices
- Excellent access to public transport
- Close to all local amenities

**PART FIRST FLOOR, 7 ROSE CRESCENT,  
CAMBRIDGE, CB2 3LL  
TO LET**

### Location

A first-floor office available on Rose Crescent which is in central Cambridge within short walking distance of the market and Grand Arcade shopping centre. Rose Crescent features occupiers such as Cellini, Le Creuset, Crabtree & Evelyn, Franca Manca and Mint Velvet

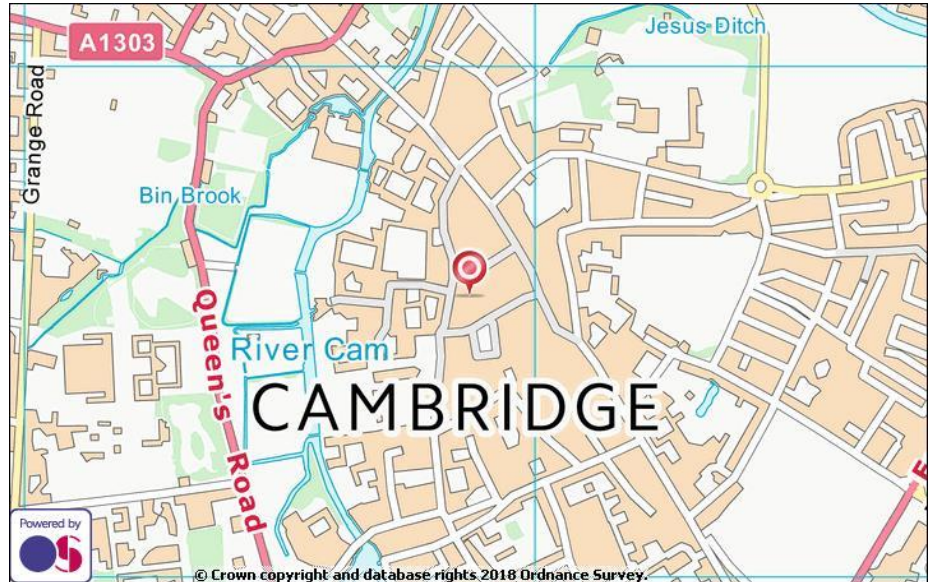
Rose Crescent is also within walking distance of Drummer Street bus station and Cambridge train station. The train station provides fast and frequent links to London with King's Cross just 50 minutes away and London Liverpool Street 1 hour and 15 minutes. The city rail/bus services operate every 10 minutes during normal business hours from Emmanuel Street to the train station.

### Description

First floor office accessed via entrance on Rose Crescent. Open plan offices with suspended tile ceiling and storage space. The space features 2 windows overlooking this iconic street.

The property benefits from:

- Lift access
- Excellent location
- Buzzer entry system
- Carpeted throughout



### Accommodation

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

Accommodation	sq m	sq ft
First Floor	28.61	308

### Additional Information

#### Terms

The accommodation is available by way of a new lease for a term to be agreed. Please contact agents for further details on quoting terms and current availability.

#### 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 3LL

#### Enquiries

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