



Offices – Ground Floor  
6,296 sq ft (585 sq m)

**In Brief**

- High specification fitted office space
- Parking ratio of 1:330 SF
- Air conditioning

**SELWYN HOUSE,  
CAMBRIDGE BUSINESS PARK, CB4 0WZ  
TO LET**

## Location

The Cambridge Business Park is located just 2 miles from the city centre, strategically located between junction 32 and 33 of the A14 dual carriageway on the northern fringe of the city, just 3 miles east of the M11 (junction 14) and 35 miles north of Stansted Airport. Fast rail connections are provided from Cambridge North train station (just a 10-minute walk away), to London Kings Cross and Liverpool Street.

## Description

Selwyn House is a high spec, fitted ground floor suite boasting;

- Full access raised floors
- Metal tile suspended ceilings
- Air conditioning
- WCs and shower facilities on each floor
- Building reception area with seating and passenger lift
- Parking ratio of 1:330 SF
- Bike parking facilities



## Accommodation

The office has a Net Internal Area of 6,296 sq ft. (585 sq m)

## Additional Information

### Terms

Flexible terms. Available by way of sublease until 2025.

### Rates

All interested parties are advised to make their own enquiries to Cambridge City Council 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

EPC rating of D.

### Postcode

CB4 0WZ

### Enquiries

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