



Offices – 2,319 sq ft (NIA) (215.52 sq m)

**FIRST FLOOR 56**  
**TRUMPINGTON ROAD,**  
**CB2 1RG**  
**TO LET**

- New Grade A Office Building
- High specification
- Close proximity to public transport
- Character property
- Parking
- Prominent position
- Available January 2021

### Location

Trumpington is within Cambridge City Bounds and located approximately 2 miles south west of Cambridge city centre. Trumpington has great transportation links being situated just off the M11 (junction 11) giving access to the Midlands via the A14 and London.

The local Park and Ride is also an interchange for the new guided bus way which provides a direct, fast connection to Cambridge railway station – which in turn has two hourly 'fast' train services to London.

The immediate surrounding area provides good local amenities including a Waitrose, a post office and three pubs.

Addenbrooke's Hospital and Cambridge Biomedical Campus are located less than two miles from the office – less than 10 minutes on a bike.

### Description

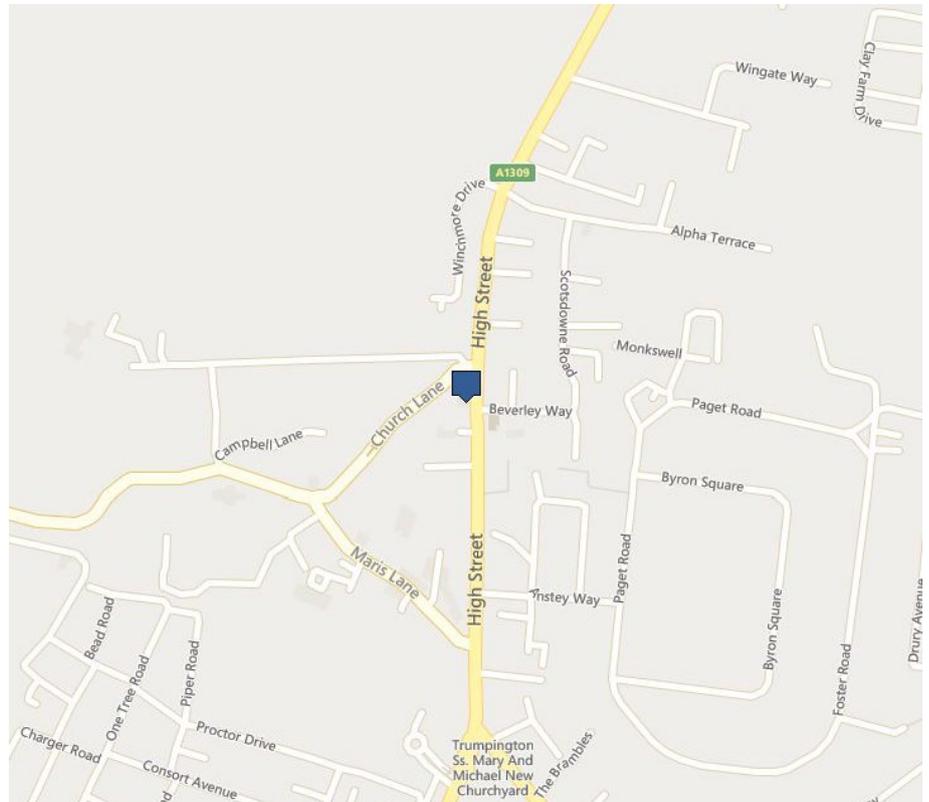
56 Trumpington Road is a new office building, offering Grade A office space over the first floor. The space is accessed via its own private entrance by both stairs and a lift. The property provides very light and bright space and features high pitched roof ceilings.

The suite includes the following features:

- Raised flooring
- Large windows allowing good natural light
- Male and female WC's
- Lift
- 4 parking spaces
- Cycle parking
- Shower

### 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



### Accommodation

	sq ft	sq m
<b>TOTAL</b>	<b>2,319</b>	<b>215.52</b>

### Additional Information

#### 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 1RG

#### Enquiries

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