



Office – 1,479 sq ft (137.40 sq m)

In Brief

- Prime office location
- Self-contained property
- 6 car parking spaces
- Tenant fit out in-situ
- Indicative internal photos

**8 DUKES COURT, 54 – 62 NEWMARKET
ROAD, CAMBRIDGE
TO LET**

Location

Dukes Court is situated off Newmarket Road in a prime office location adjacent to the Grafton Shopping Centre.

Its central position provides easy access to a wealth of amenities including shops and restaurants. The property is also located by the City's inner ring road allowing access to the regional road network including the A14 and M11.

Description

Dukes Court is an entirely self-contained office building with its own door/entrance. The property provides on-site secure and basement car parking with public car parking immediately to the front of the building.

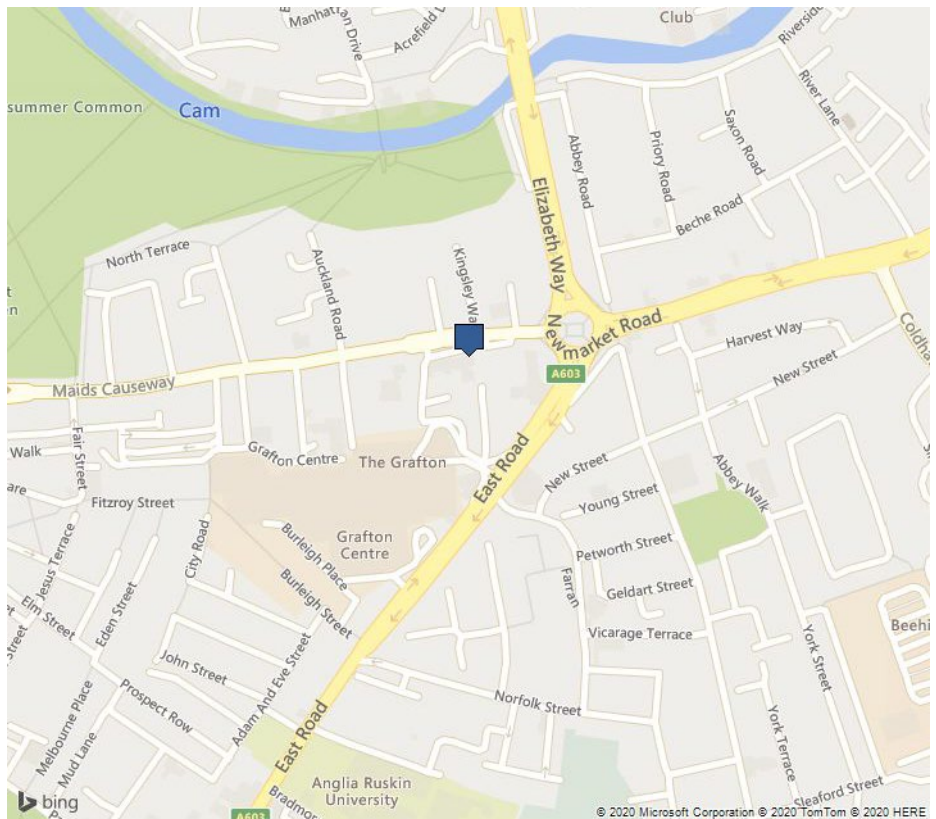
The property benefits from:

- Own dedicated ground floor entrance
- Gas central heating
- WCs
- Excellent natural light
- 6 car parking space
- Kitchen

Terms

The property is available to let on a new Green Lease for a term of years to be agreed. The lease will be drawn on IRI/FRI terms. For further information, please contact Bidwells.

Quoting rent available on application.



Accommodation

The property has a Net Internal Area of 1,479 sq ft (137.40 sq m).

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

CB5 8DZ

Enquiries

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