



**13 – 15 COVENT GARDEN  
CAMBRIDGE, CB1 2HS**

**TO LET | OFFICES: 875 SQ FT**

  
**BIDWELLS**

## LOCATION

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13 – 15 Covent Garden is located just off Mill Road, approximately 0.8 miles East of Cambridge city centre and only a 10-minute walk from Cambridge Station. The area has great amenity, being situated off the main Mill Road with numerous restaurants, cafés, several pubs and many shops within a 5-minute walk.

The office space is a short walk from the Queen Anne car park and the surrounding roads offer permit parking.



## SUMMARY

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### Description

Covent Garden is a converted loft style office over two floors with brand new fitted office, kitchen and meeting room spaces. Boasting its own entrance, the open plan office space is self-contained and offers access to a quiet courtyard space and amenity area.

### Specification includes:

- Air cooling and heating
- Outdoor amenity space
- Breakout space
- Furnished office option available
- New fully fitted kitchen with dishwasher and fridge
- Meeting room for 6 furnished
- Additional 12 person meeting room available for booking
- Own WC
- Bike parking
- Fibre connected, with upgrade to lease line possible

### Additional information

#### Terms

The suite is available on a new effective full repairing and insuring lease for a term to be agreed.

Quoting rent available on application.

#### 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

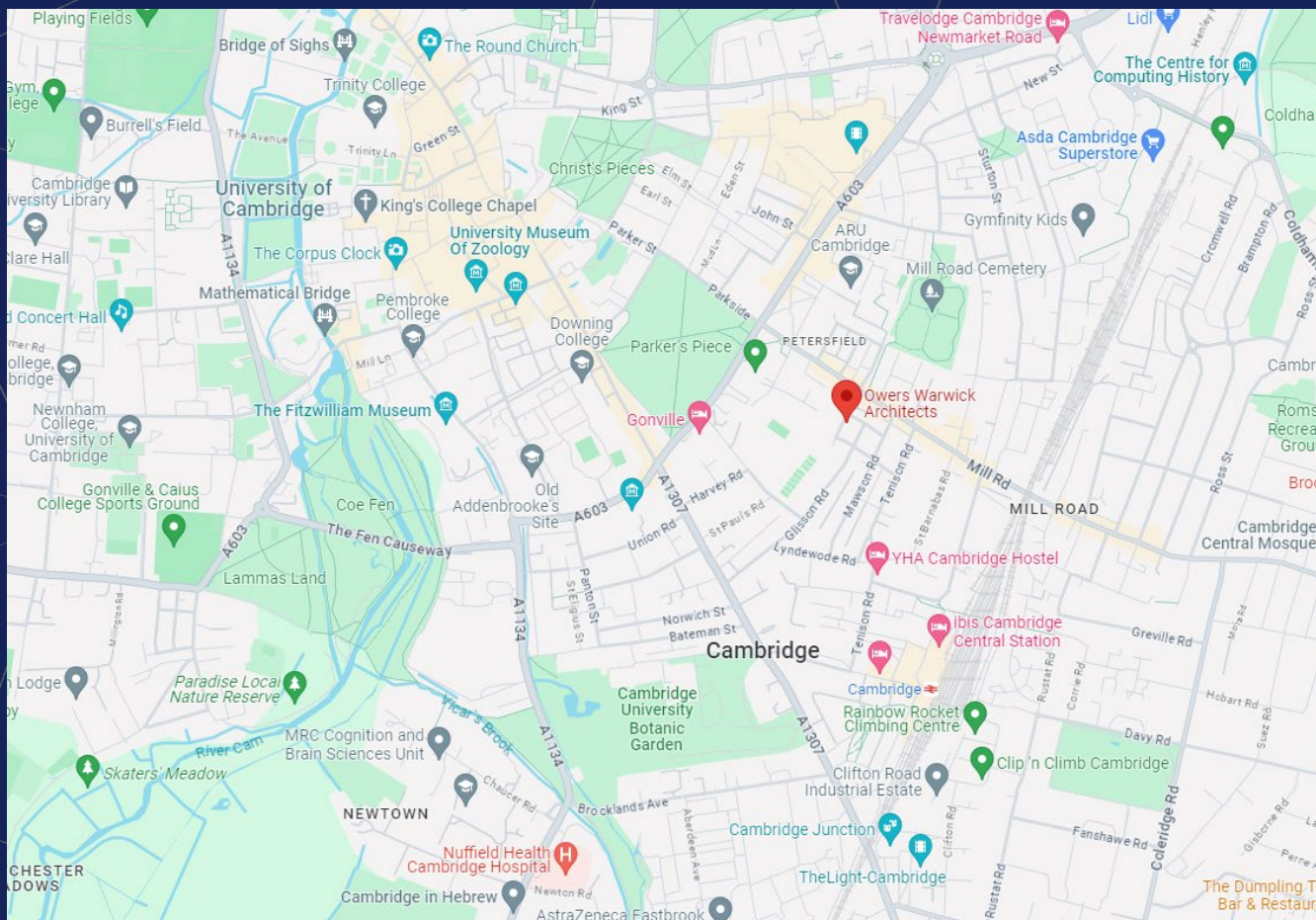
CB1 2HS



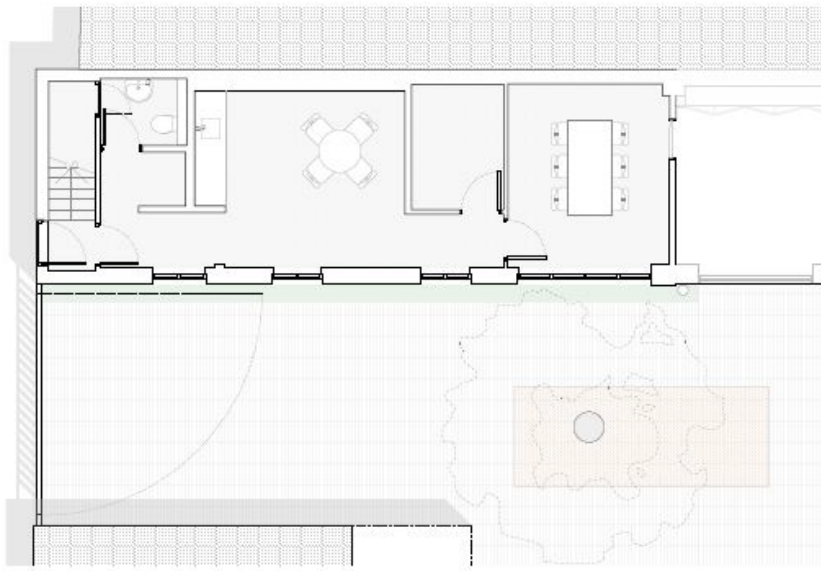
## ACCOMMODATION

Description  
Total over 2 floors

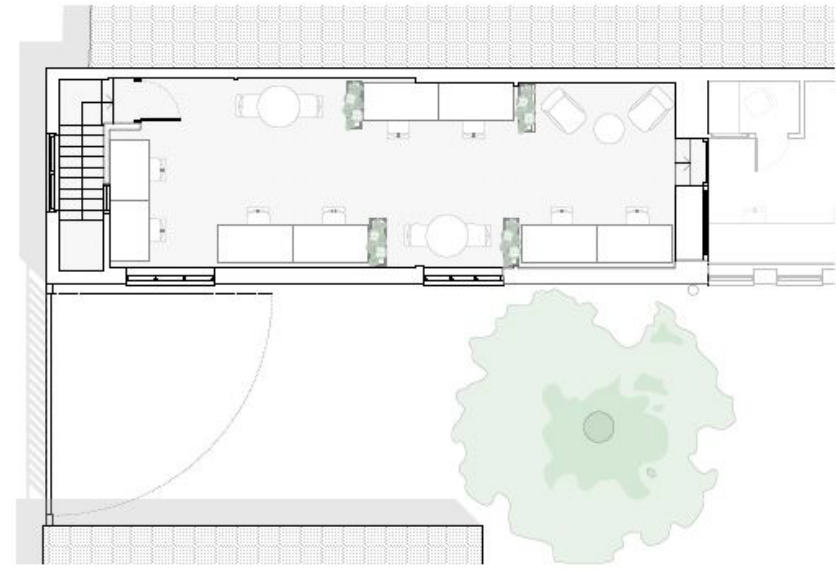
Sq ft  
875



# GALLERY



**Ground Floor**



**First Floor**

01223 841 841  
bidwells.co.uk

  
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## GALLERY

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## Enquiries

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