



Offices – 2,489 sq ft (231.24 sq m)

## GIBSON HOUSE, FIRST FLOOR TO LET

- Central location
- Parking spaces
- Available now

### Location

The Building is located just 1 mile from Cambridge Station which provides a frequent service to London Kings Cross within 50 minutes. Additionally, trains to London Liverpool Street take as little as 1 hour 10 minutes.

The City also has an extensive road network with M11 providing a direct route to London and the M25, while the A14 dual carriageway links the city with the Midlands.

Cambridge City Centre is only a short walk away as well as regular bus services running from the bus station on Drummer Street to and from the Grafton Centre.

### Description

First floor suite fitted in a classroom layout with bright open plan rooms with existing technology/equipment in place.

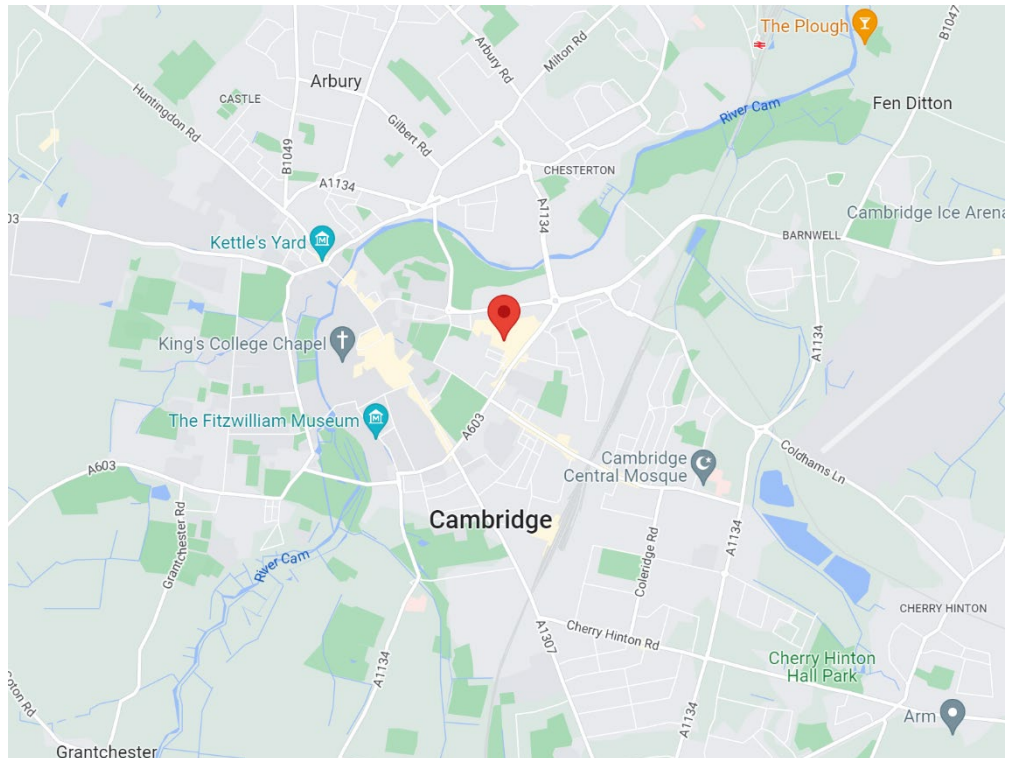
The suite benefits from a buzzer entry system and 4 parking spaces at the rear of the building.

The suite includes the following features:

- Classroom style fitout
- Glazed partitions
- Male and female WC's
- Lift
- 4 parking spaces
- Flexible terms

### Terms

The accommodation is available by way of a sublease 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>2,489</b>	<b>231.24</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

CB1 1DJ

#### Enquiries

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