



Office – Ground and First 457 to 3,433 sq ft (211.08 sq m)

**In Brief**

- Established Cambridge Business Park
- Allocated car parking

# LINCOLN HOUSE, THE PADDOCKS BUSINESS CENTRE, CAMBRIDGE TO LET

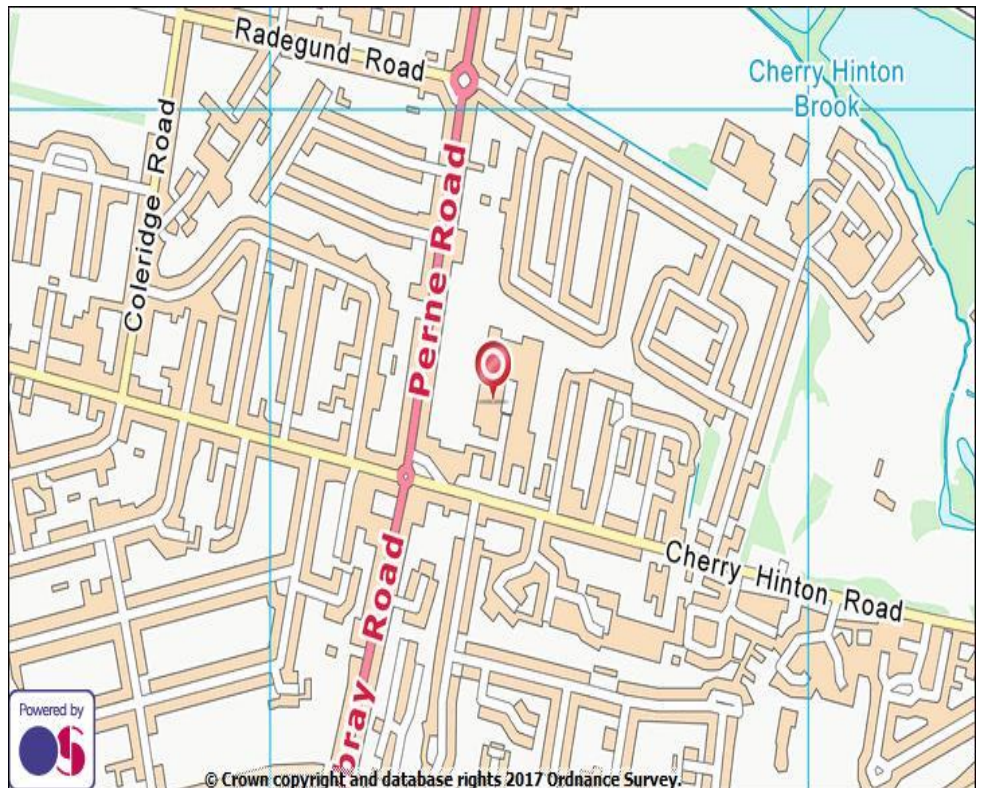
#### Location

The Paddocks Business Centre is located on Cherry Hinton Road, approximately 1.5 miles south east of Cambridge City Centre. It is within close proximity of the Cambridge outer ring road (Perne Road) which in turn provides rapid access to the M11 and the A14.

#### Description

Lincoln House is a brick built 1980's three story office building. The multi occupied building is divided into a number of small suites. The vacant suites benefit from the following;

- Gas central heating
- Male and female WCs
- Kitchenettes
- Meeting rooms (Suites 1-4)
- On site car parking



#### Accommodation

Available suites from:

- Part Ground Floor (OC): 457 sq ft (42.5 sq m)
- Part Ground Floor (Suite 26): 757 sq ft (70.3 sq m)
- Part First Floor (Suite 2): 2,231 sq ft (207.3 sq m)

#### Additional Information

##### Terms

Available by way of a direct lease with the landlord.

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 8DH

##### Enquiries

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