



Office – First Floor 2,231 sq ft (207.26 sq m)

In Brief

- Established Cambridge Business Park
- Allocated car parking

SUITES 17 – 28 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.

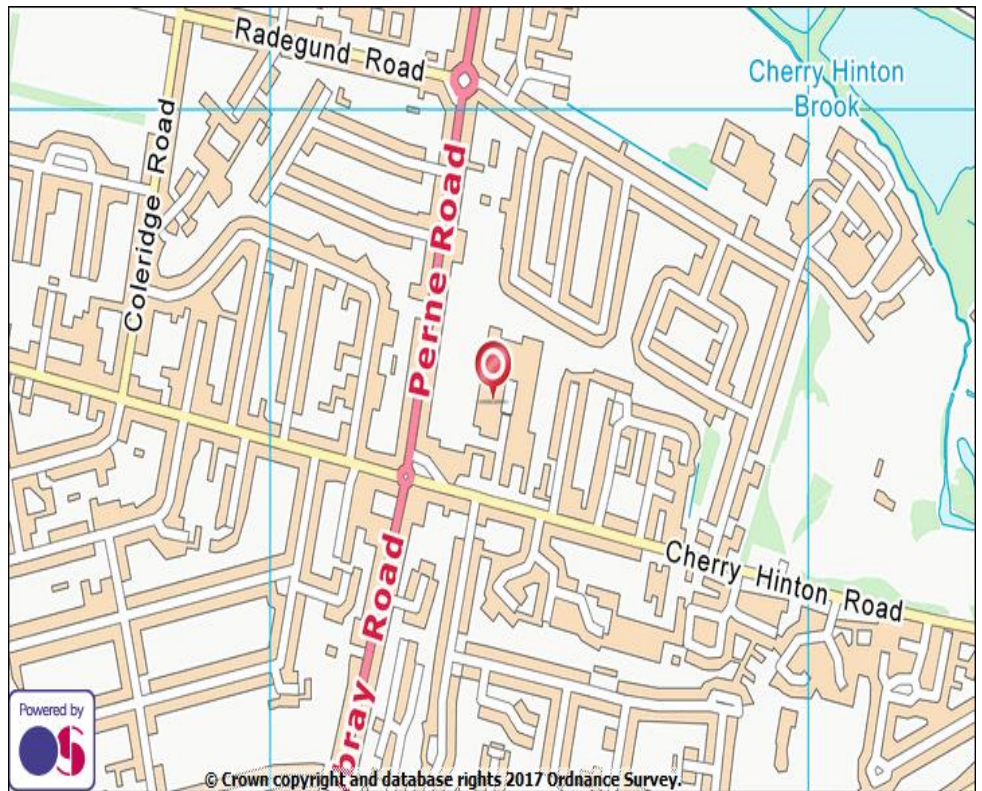
Description

Lincoln House is a brick built 1980's three story office building. The multi occupied building is divided into a number of small suites, with shared kitchen and WC facilities.

In addition, the suites benefit from on-site dedicated car parking spaces.

The property benefits from:

- Gas central heating
- Shared male and female WCs
- Excellent natural light



Accommodation

The property has a net internal Area of approximately 2,231 sq ft on the first floor over 9 separate offices.

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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01223 559315
jack.vestey@bidwells.co.uk

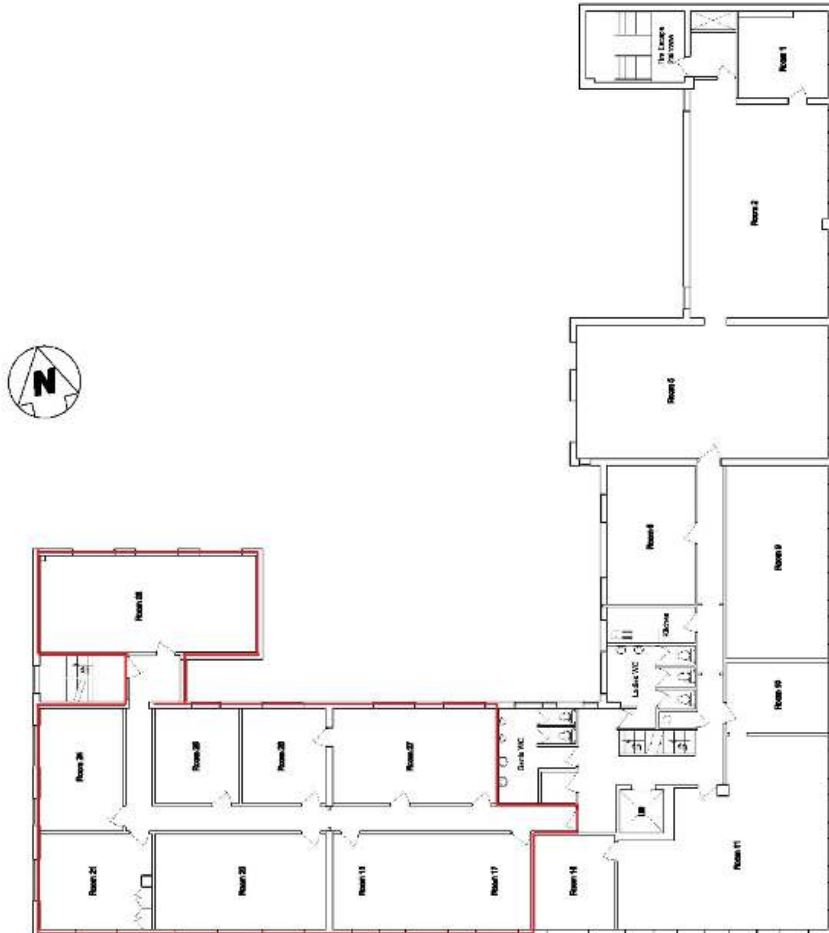
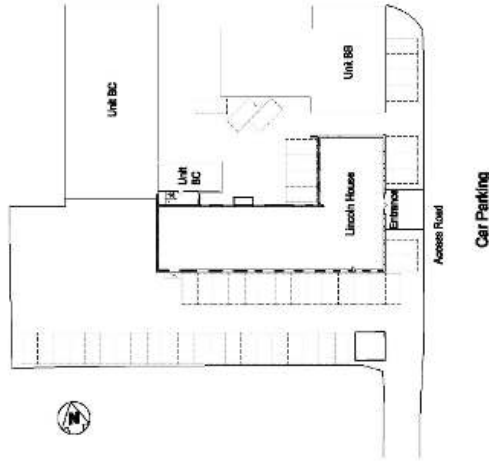
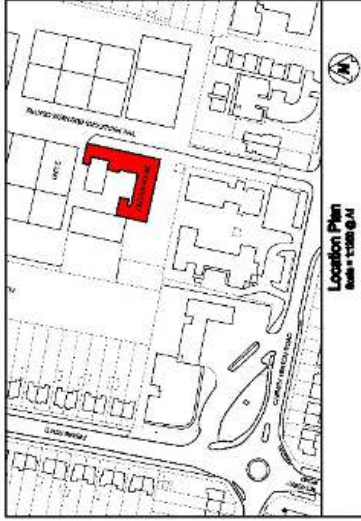
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First Floor Plan



JTA LTD

LINCOLN HOUSE, THE PADDOCKS BUSINESS CENTRE,
CAMBRIDGE, CB1 1QH.
LEASE PLAN, FIRST FLOOR

Drawn: JTF Checked: JTF Date: 5/1/08

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