



**CAMBRIDGE UNIVERSITY PRESS**  
**SHAFTESBURY ROAD, CAMBRIDGE, CB2 8BS**

**TO LET | OFFICES: 6,203 SQ FT (576 SQ M)**



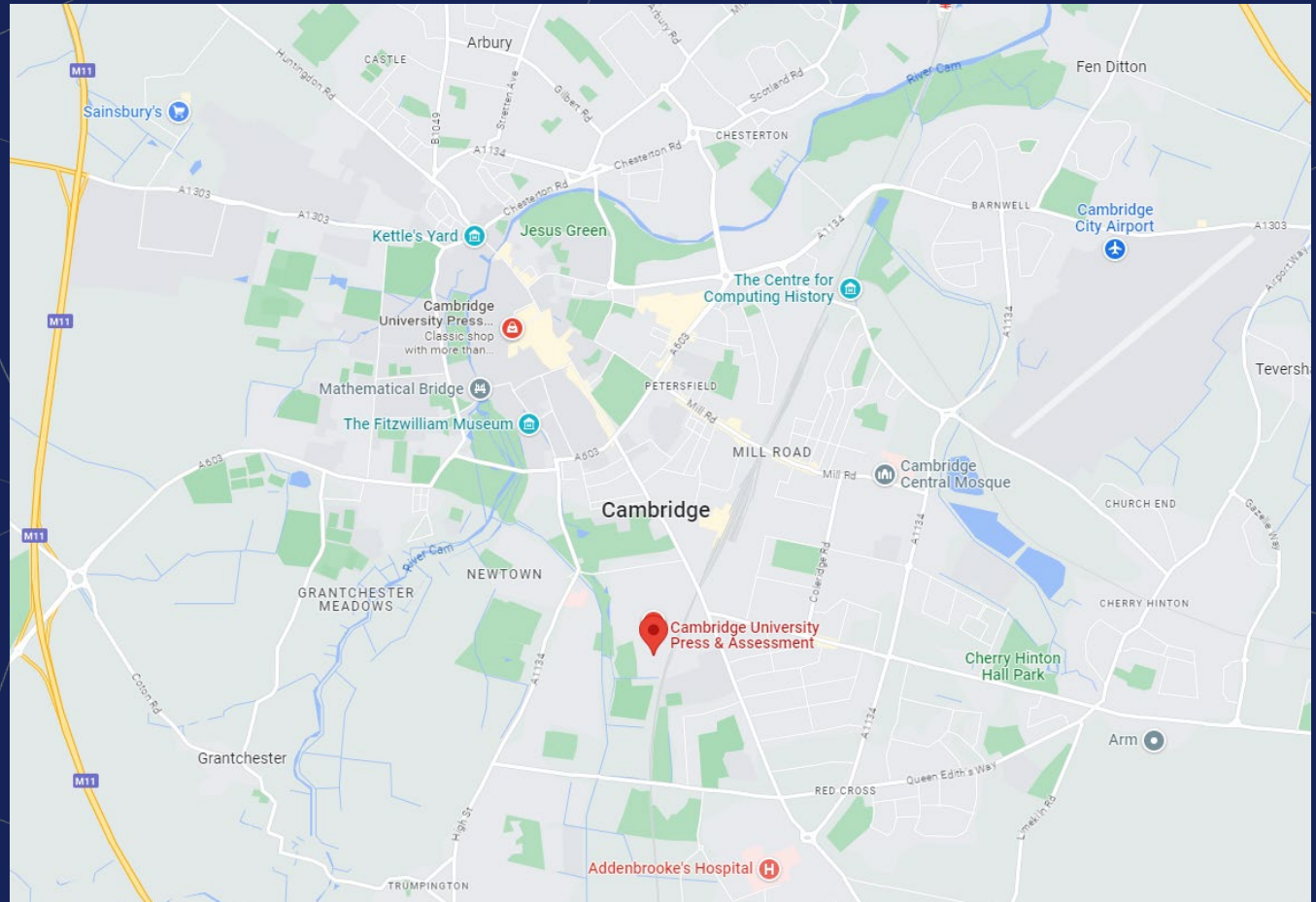


## LOCATION

Shaftesbury Road is located a few minutes' walk from Hills Road which forms part of Cambridge's business district and a short walk to both the Cambridge railway station and the city centre.

Cambridge station provides mainline access to both London Kings Cross (48 minutes) and Liverpool Street (1 hour 15 minutes).

Cambridge is strategically located approximately 50 minutes north of London at the inter-section of the M11, A14 and A10. The M11 provides access to Stansted Airport (25 miles) and the A14 provides access to the M11 and M6 motorways.



## SUMMARY

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### Description

The Cambridge University Press building is located to the southwest of the railway station and is adjacent to the new Cambridge Assessment Campus. The available space is found on the 2nd floor where the available accommodation is split into two wings.

There are common facilities in the form of WC provision plus a shared kitchenette.

### Specification includes:

- Open plan offices
- Close to railway station
- Air cooling
- Perimeter trunking
- Allocated parking available

### 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

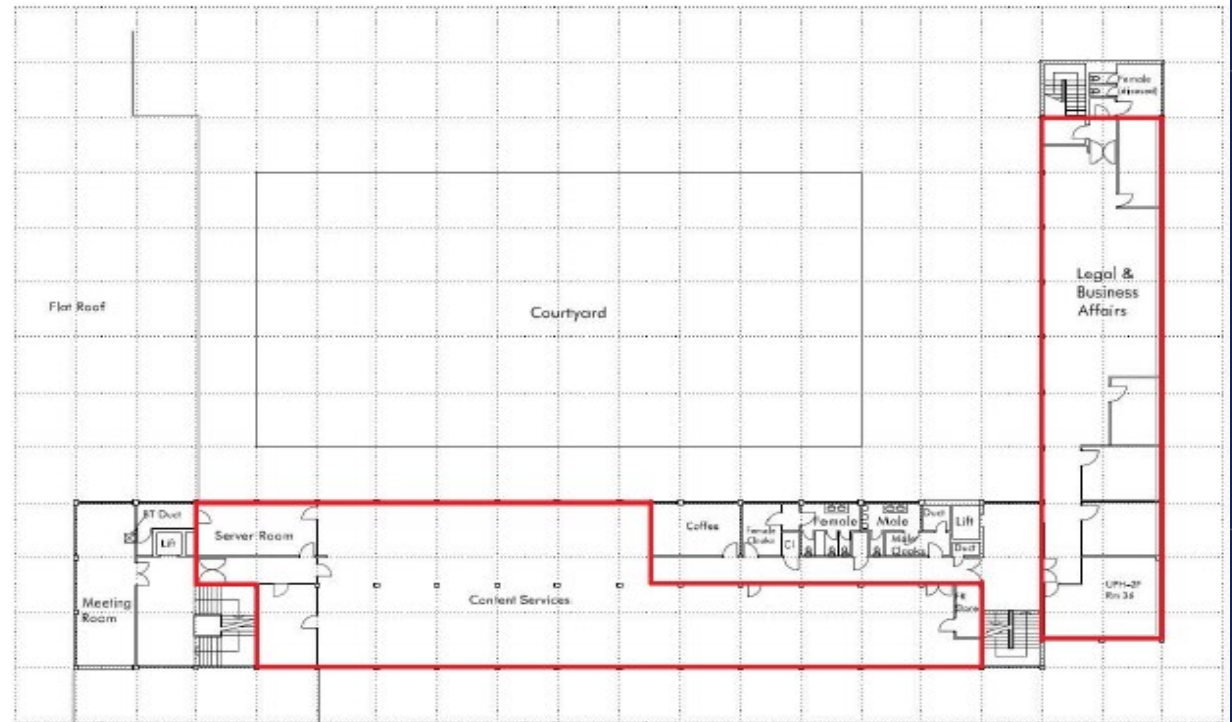
Available upon request.

#### Postcode

CB2 8BS

## ACCOMMODATION

Description	Sq ft	Sq m
<b>Second Floor A</b>	2,448	227.4
<b>Second Floor B</b>	3,755	348.9





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## GALLERY

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## GALLERY

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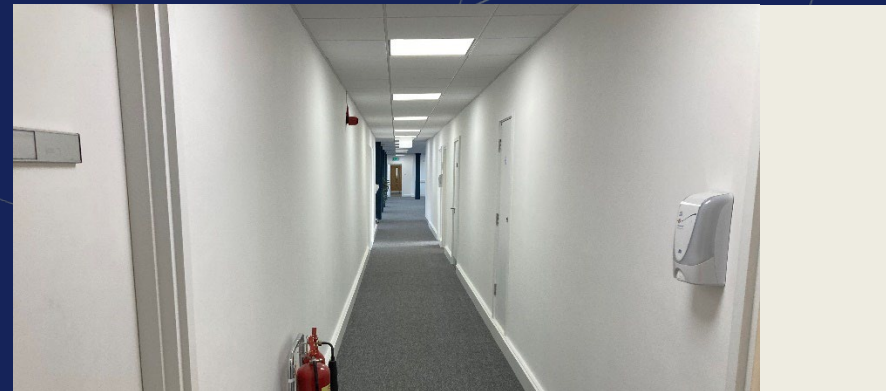


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# GALLERY

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## Enquiries

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October 2023