



**GROUND FLOOR CHARTER HOUSE HILLS ROAD, CAMBRIDGE, CB2 1LA**

**TO LET | PROMINENT OFFICE WITH RETAIL FRONTAGE: 4,450 SQ FT**

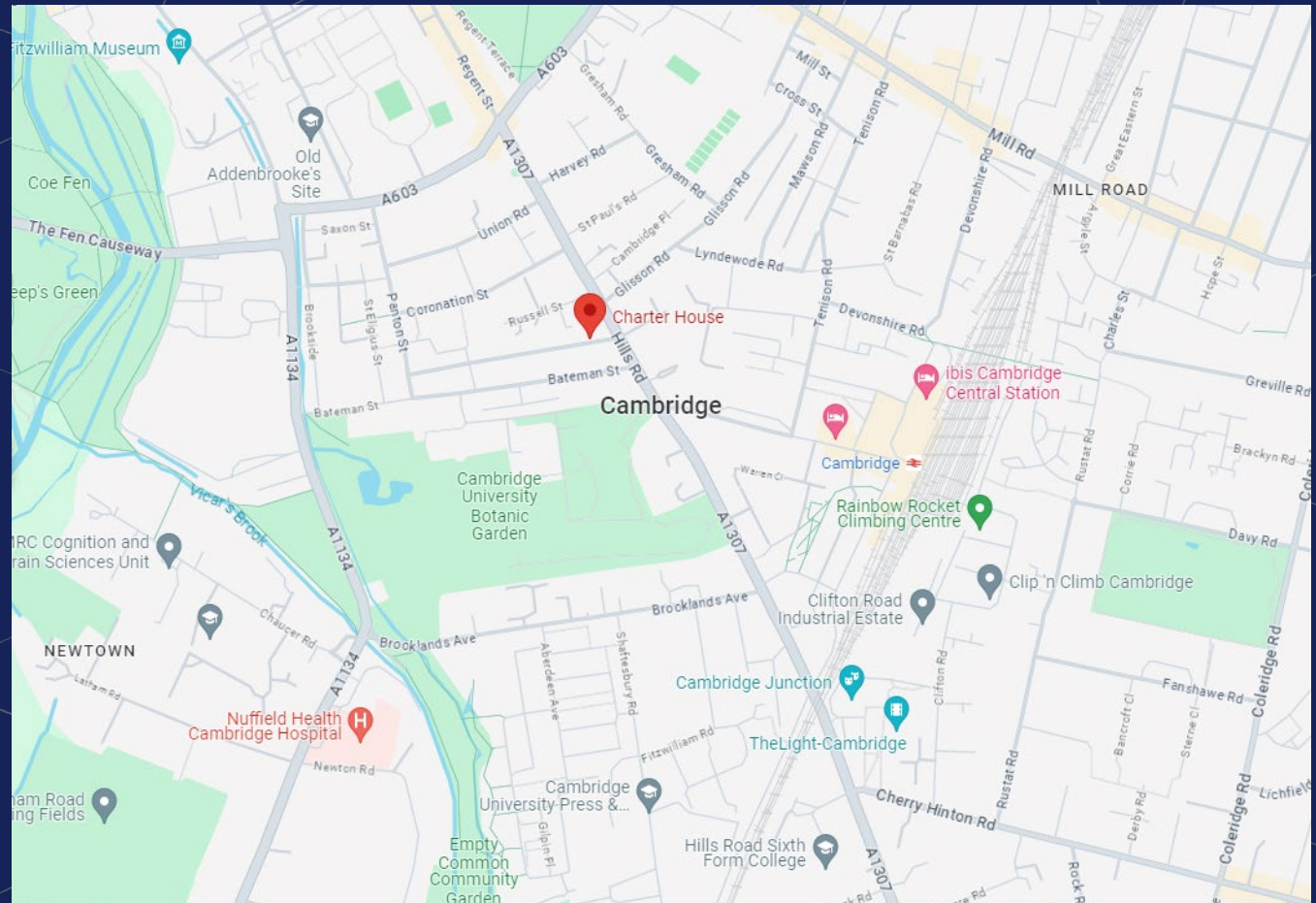
  
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## LOCATION

Charter House is located on Hills Road and situated within the heart of Cambridge's central business district. The local area includes amenities such as Tesco Express, an abundance of food outlets and the Cambridge Leisure Park which houses a number of restaurants, supermarkets and entertainment venues.

5 minutes' walk away is Station Road, home to Cambridge's global tech companies including Microsoft, Apple, Amazon and Samsung. At the top of Station Road sits Cambridge's central train station providing mainline access to both London Kings Cross (48 minutes) and Liverpool Street (1 hour 5 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 suite is situated on the ground floor of Charter House, a prominent office building on Hills Road. The suite benefits from floor to ceiling windows providing ample natural light. The suite has excellent frontage onto bustling Hills Road featuring a plethora of artisan cafes, restaurants and shops on its doorstep.

There is currently a tenant fit out in situ within the suite that provides a reception, open plan offices with meeting rooms and breakout space.

The property benefits from:

- Full access raised floors
- Split cassette heating & cooling system
- Suspended ceilings
- Passenger lift
- Good tenant fit out in situ
- Kitchen
- Great local amenities
- 8 car parking spaces

### Additional information

#### Terms

The accommodation is available by way of a new 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

CB2 1LA



## ACCOMMODATION

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The property has been measured on a Net Internal Area Basis. All figures quoted are for guidance purposes only.

Description	Sq ft
Part Ground Floor	4,450



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## GALLERY

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## Enquiries

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