



Offices – 2,922 - 15,172 sq ft (271 – 1,410 sq m)

In Brief

- Tenant fit out in situ
- Comfort cooling & heating
- Raised floors
- Flexible lease terms available
- 43 car parking spaces

**LOTHBURY HOUSE,
NEWMARKET ROAD, CAMBRIDGE,
CB5 8PB
TO LET**

Location

Lothbury House is located on Cambridge Techno Park, approximately 1 mile to the east of Cambridge city centre on Newmarket Road. Cambridge train station is just 2.5 miles from the park, providing fast and frequent links to London Kings Cross (50 minutes) and London Liverpool Street (1 hour and 15 minutes).

Access onto the A14 (Junction 35) is approximately 0.5 miles to the east with the M11 also nearby providing fast access to London and the Midlands.

Description

Lothbury House is in an established Business location, providing a mixture of office and R&D accommodation.

The suite benefits from a good tenant fit out split over two floors, specification as follows;

- Cassette comfort cooling and heating
- Suspended ceiling with recessed LG7 lighting
- Full access raised floors
- 43 parking spaces
- Shared male, female, disabled wc's
- Shared male, female, disabled showers
- Kitchen / breakout area

Terms

Available by way of a new lease for a term to be agreed directly with the Landlord.

Full details and quoting terms are available upon application.



Accommodation

	Sq Ft	Sq M
Ground Floor	2,922	271
First Floor	12,250	1,138
Total	15,192	1,410

Additional Information

Rates

All interested parties are advised to make their own enquiries to Cambridge City Council 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

CB5 8PB

Enquiries

Jack Vestey
01223 559315

Jack.vestey@bidwells.co.uk

George Craig
01223 559241

Geroge.craig@bidwells.co.uk

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