

Offices - 10,790 sq ft (1,002 sq m)

**PART FIRST FLOOR  
CITY HOUSE, HILLS ROAD  
CAMBRIDGE, CB2 1RY  
TO LET**

**In Brief**

- Excellent central location
- Outdoor amenity space
- Raised floor
- Air conditioning
- Suspended ceilings
- Generous car parking ratio
- Close to railway station
- Gym



### Location

City House is located on Hills Road and situated within the heart of Cambridge's central business district. The local area includes amenities such as Costa, Co-op and the Cambridge Leisure Park which houses a number of restaurants, supermarkets and entertainment venues.

3 minutes' walk away is Station Road, home to Cambridge's global tech companies including Microsoft, Apple, Amazon and Samsung. Only a 5 minute walk away sits Cambridge's central train station providing 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.

### Description

The suite is situated on the first floor of City House, a prominent office building fronting Hills Road. The ground floor houses the buildings recently refurbished manned reception which provides access to the first-floor office via a central staircase and 2 passenger lifts. There is currently tenant fit out in situ within the suite that provides open plan offices with meeting rooms and breakout space.

The lower ground level of the building benefits from a fully equipped gym and shower facilities and externally there is a communal courtyard that provides outdoor amenity space for the building's tenants.

Specification includes:

- Full access raised floors
- Air conditioning
- Suspended ceilings
- 2 passenger lift's
- Good tenant fit out in situ
- Kitchen
- Gym
- External amenity space
- 24 hour security
- Great local amenities
- 1:430 car parking ratio

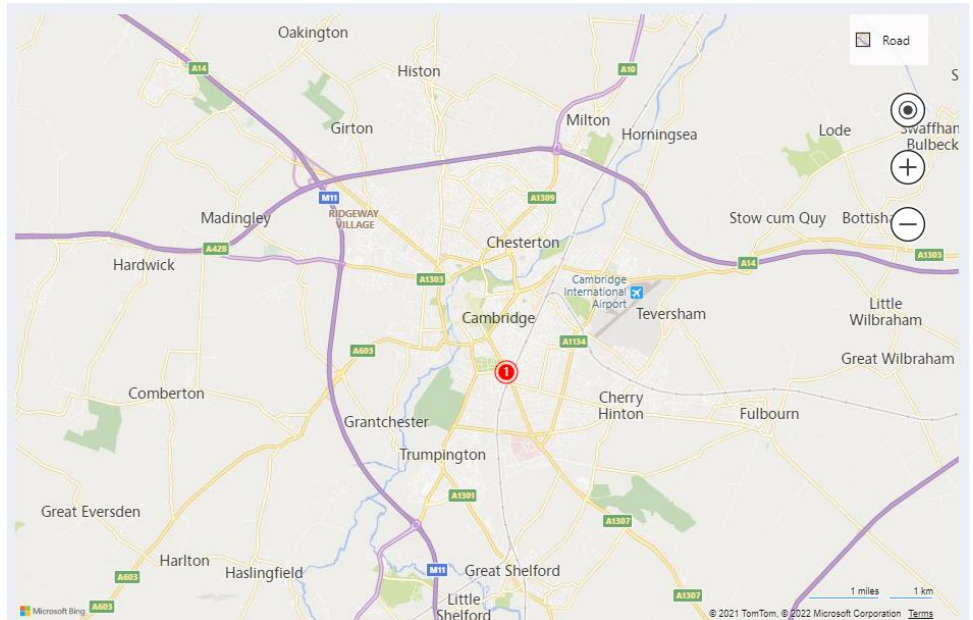
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### Accommodation

	Sq Ft	Sq M
Part First Floor	10,790	1,002

### 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 1RY

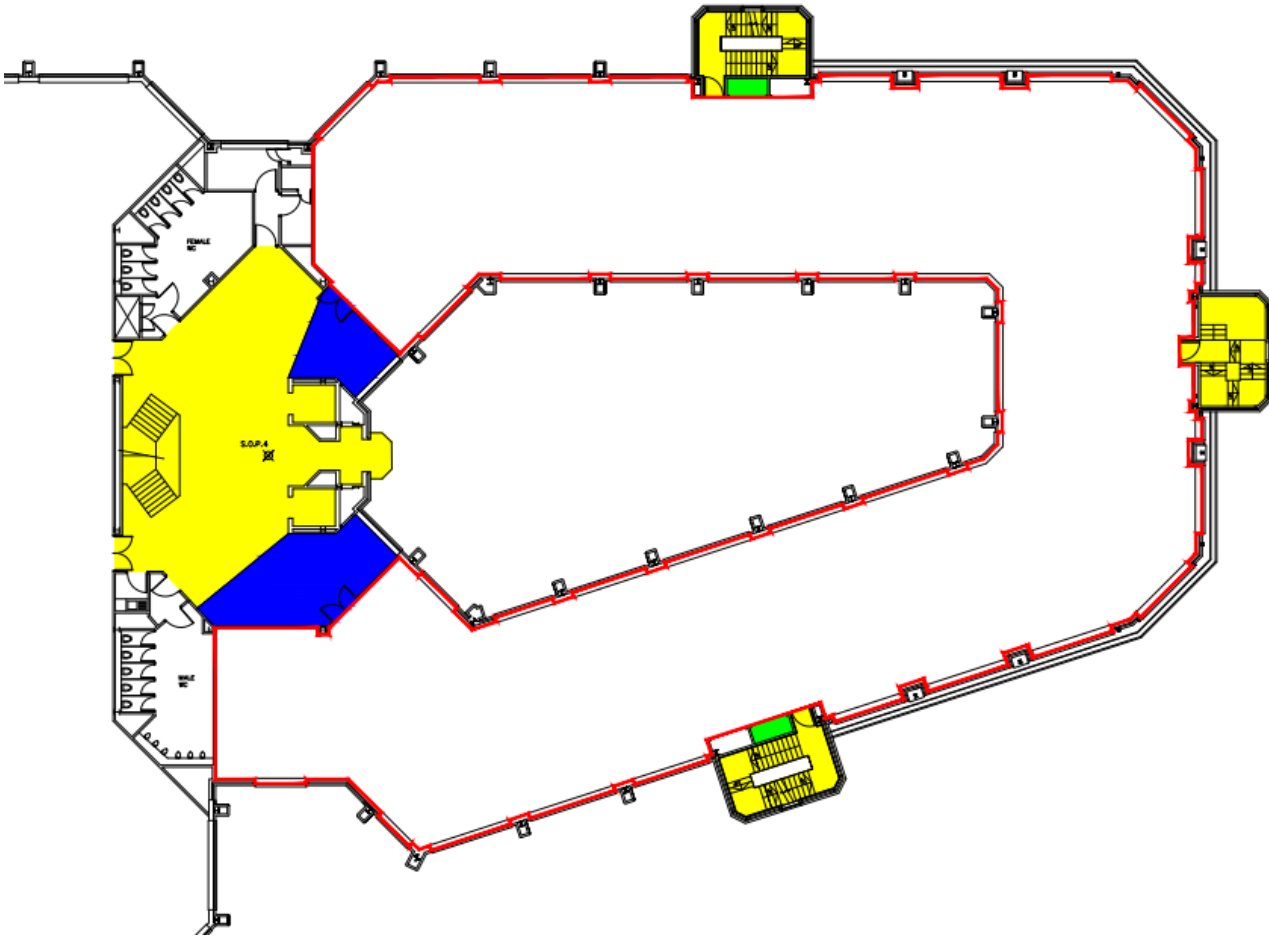
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## Part First Floor Plan



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