



BIDWELLS

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Office – 146 sq ft (13.57 sq m)

In Brief

- Self-contained office accommodation
- City centre location
- Good transport links and amenities

**SUITE 2A 10C ST EDWARDS PASSAGE,
CAMBRIDGE, CB2 3PJ
TO LET**

Location

Located St Edwards Passage, just off Kings Parade. This first floor small suite provides the perfect central Cambridge office space.

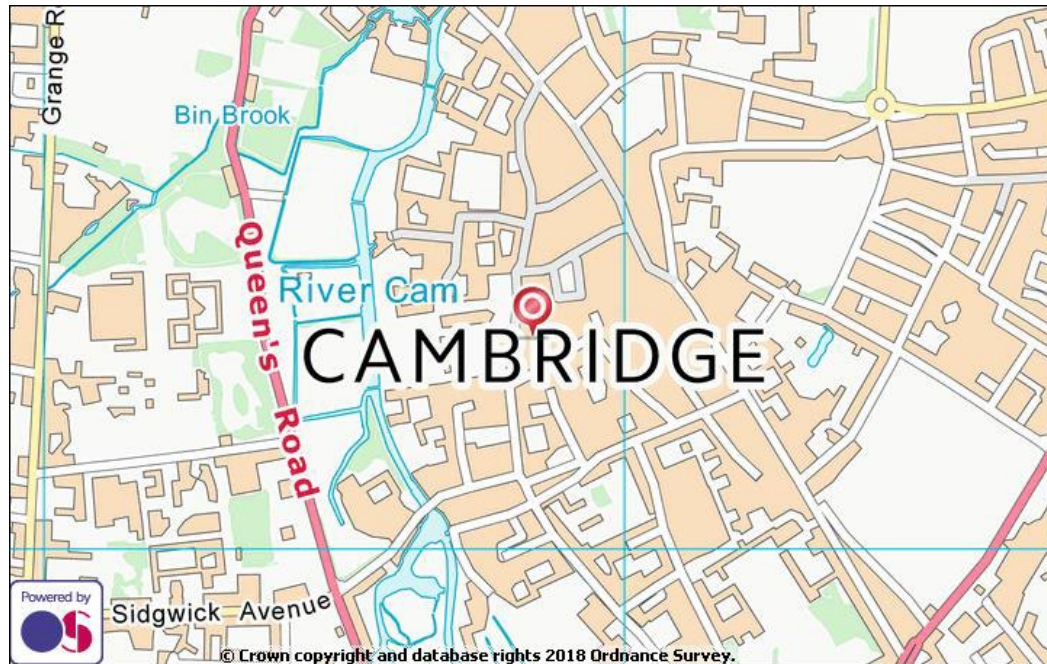
The office is within easy walking distance of the Grand Arcade shopping scheme and car park, as well as Drummer Street Bus Station and the transport links this provides.

Description

The office suite forms part of the first floor of a Grade II listed building. There is a shared entrance lobby and staircase to the self-contained office suite, which comprises of one room with windows looking out to the back of the property.

The office includes the following features:

- Buzzer Entry System
- WC and Kitchenette
- Electric Heating
- Carpeted throughout



Town Planning

The existing use under the Town and Country Planning Act 1987 as amended comes under Class B1 (a) offices.

Accommodation

The accommodation provides the following net internal area:

First Floor 13.57 sq m 146 sq ft

Additional Information

Terms

The suite is available on a new internally repairing and insuring lease for a term to be agreed.

Business Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

Legal Costs

Each party to bear their own legal costs.

EPC

Available upon request,

Postcode

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Enquiries

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