



Wingate House, Trumpington, Cambridge, CB2 9FF

Office To Let | 3,297 SQ FT



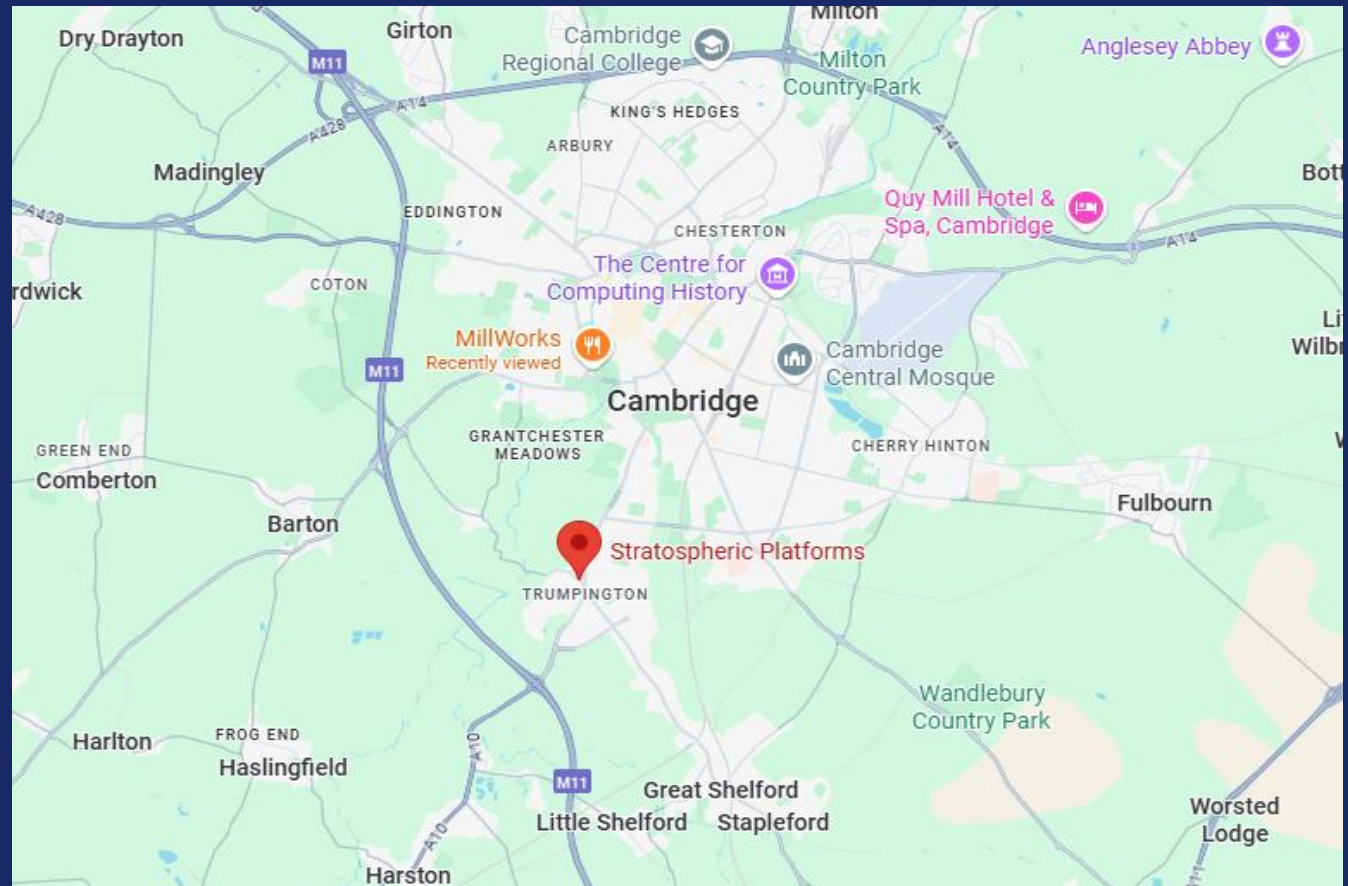
Location

Trumpington is within Cambridge City bounds and located approximately 2 miles southwest of Cambridge city centre. Trumpington has great transportation links being situated just off the M11 (Junction 11) this provides direct transport link to London via car in approximately 50 minutes and is 25 miles away from Stansted Airport.

The local park and ride is also an interchange for the new guided bus way which provides a direct fast connection to Cambridge railway station – where there is 2 fast trains every hour to London.

The amenities in the surrounding area are as follows, 3 pubs, a Waitrose and a post office.

Addenbrookes Hospital and Cambridge Biomedical Campus is located less than 2 miles from the office or a 10 minute bike ride.



Summary



Description

Wingate House is a self contained barn style office arranged over 2 floors. The property has a reception area on the ground floor. The ground floor also benefits from a dry lab / technical space along with meeting rooms. The first floor is a large open plan office space with a board room and kitchen area. There are WC's on the first floor.

There are allocated car parking spaces on site along with bike parking spaces.

Specification includes:

- Raised floors.
- Air cooling and heating.
- Open plan office space.
- Kitchen.
- WC's.
- Boardroom.
- Meeting rooms.
- Dry lab and technical space on ground floor.
- Reception area.



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.

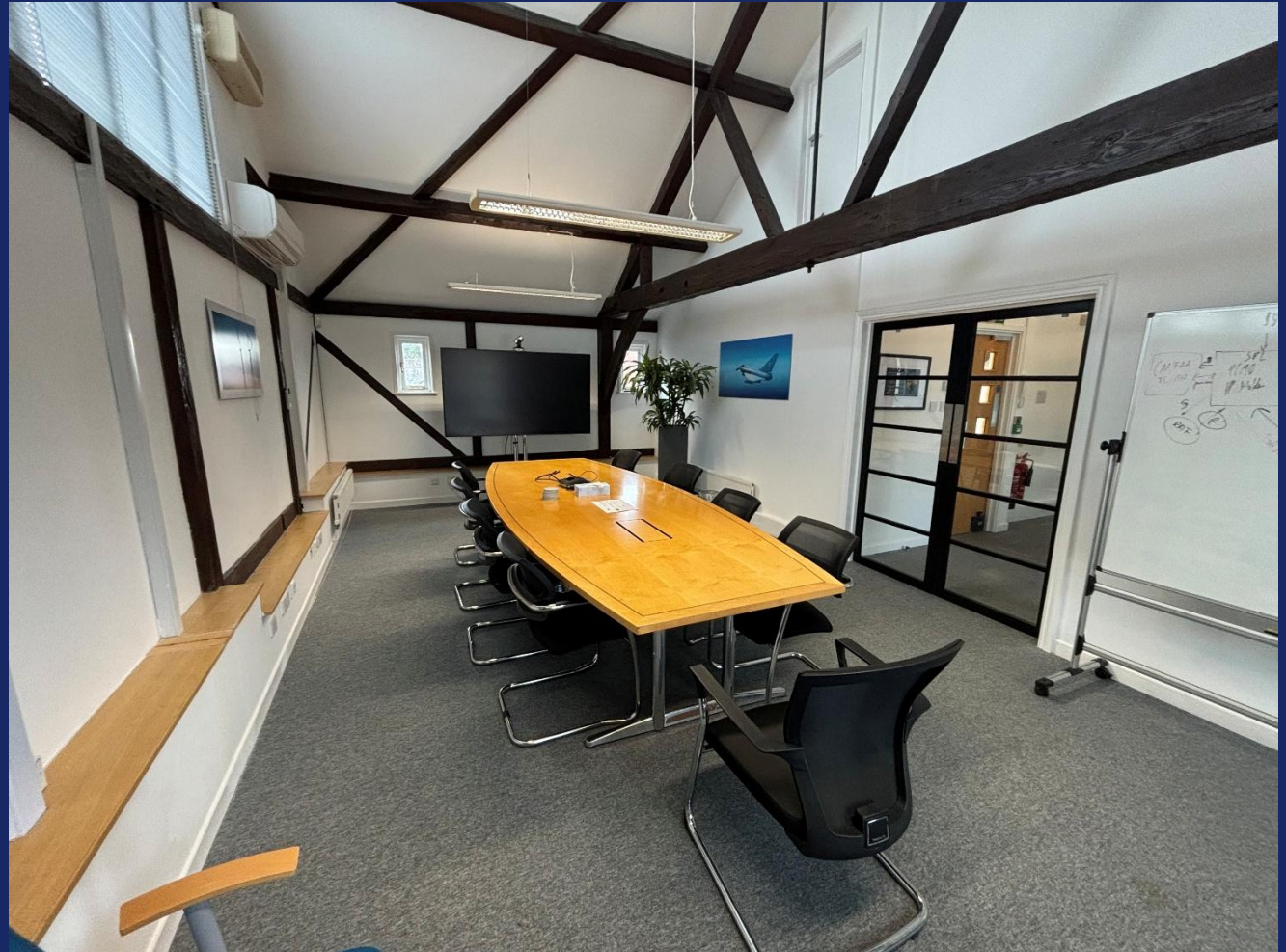
Postcode

CB2 9FF

Accommodation

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

Description	Sq ft
Ground Floor	1,472
First Floor	1,825
Total	3,297



Gallery



Enquiries

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July 2025