



**UNIT 3B, CROME-LEA BUSINESS PARK, CB23 7PH**  
**TO LET | OFFICES: 751 SQ FT**

  
**BIDWELLS**

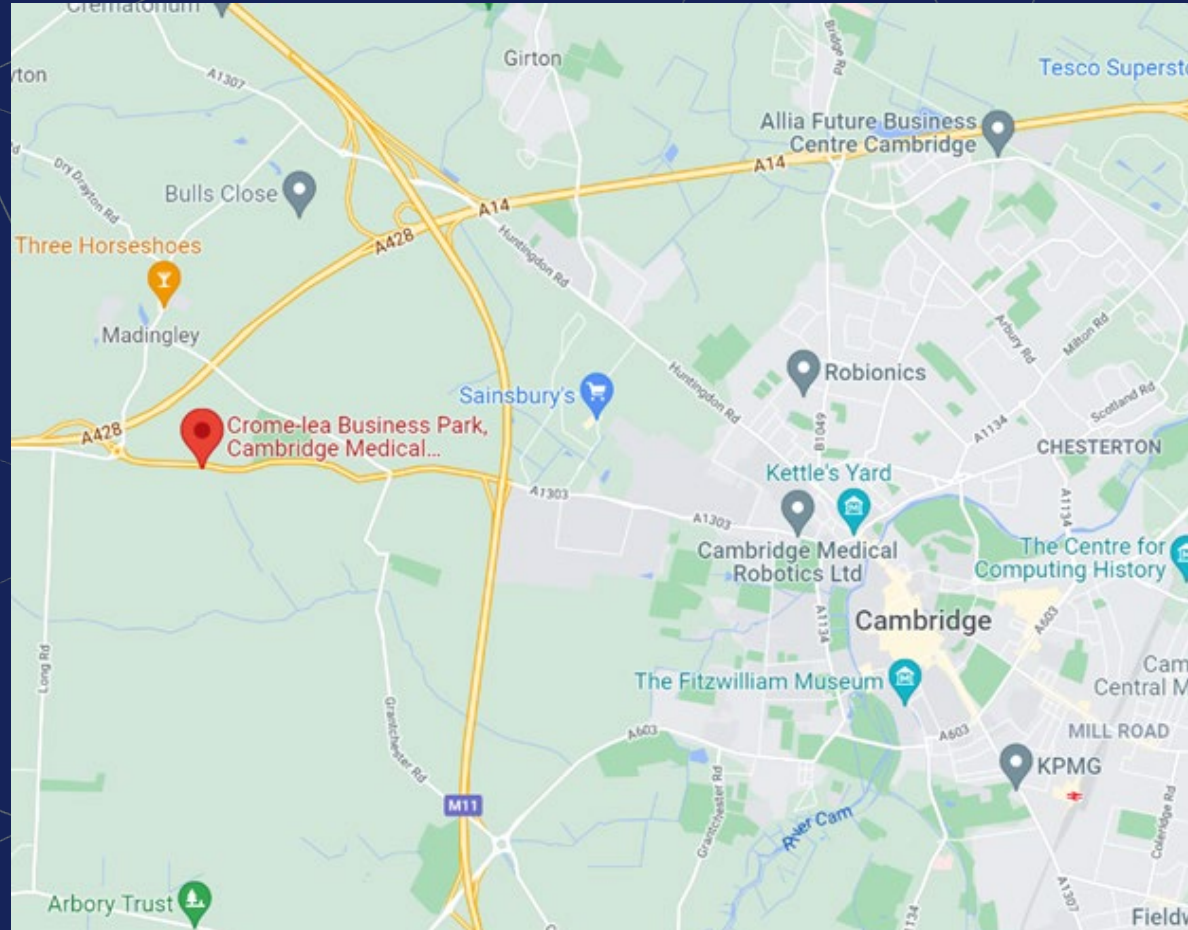


## LOCATION

Unit 3B is located in a prominent position on Crome Lea Business Park an established business park home to UK unicorn Cambridge Medical Robotics. The Park is located on Maddingley Road just 5 miles to the west of Cambridge's City Centre.

The Park benefits from an elevated position providing picturesque views over Cambridgeshire. The A1303 provides access into the city centre whilst also linking directly to the M11.

Crome Lea Business Park benefits from local amenities such as the Sports Centre located within the University West Campus, Sainsburys supermarket, The Three Horseshoes and The Plough.



## SUMMARY

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### Description

The property benefits from a tenant fit out in situ, the spaces layout is open plan office with meeting rooms, reception, kitchen and breakout space. Externally the property includes a breakout area on the decking.

The property benefits from the following features

- WC and kitchen facilities
- Reception area
- Perimeter trucking and raised floors in areas
- Generous on-site parking
- Meeting rooms
- Heating and cooling

### Additional information

#### Terms

Available by way of a new direct lease with the Landlord.

Full details and quoting terms are available upon 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

CB23 7PH



## ACCOMMODATION

The accommodation provides the following net internal area:

Description	Sq ft	Sq m
Unit 3B	751	69.7



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## GALLERY

  
BIDWELLS



## Enquiries

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