BIDWELLS

9 Portugal Place, Cambridge, CB5 8AF

To Let | 950 SQ FT

Summary

Description

Located in the historic core of Cambridge city, 9 Portugal Place is well positioned close to St Johns College and Jesus College. The property is full of unique and characterful charm, offering a self-contained office space with views over the historic core.

The property features a beautiful glass and wooden-shutter front. The ground floor includes a fitted kitchen with microwaves, oven and hob amenity. The lower ground and first floor have been designed with light in mind. The stairwell is partitioned with bespoke glass paneling and the lower level includes lightwells to provide natural light.

Specification Includes

- Self contained office accommodation
- Beautiful natural light throughout space
- Fitted kitchen
- Good transport links and amenities
- Central location
- Views over Cambridge's historic core

Additional Information

Terms
Available by way of a direct lease with the landlord. Quoting rent available on application.

Legal costs
All parties to bear their own legal costs.

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

Value added tax
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Postcode
CB5 8AF

EPC
Available upon request.

Accommodation

NIA

Description	Sq Ft
Total over 3 floors:	950 sq ft

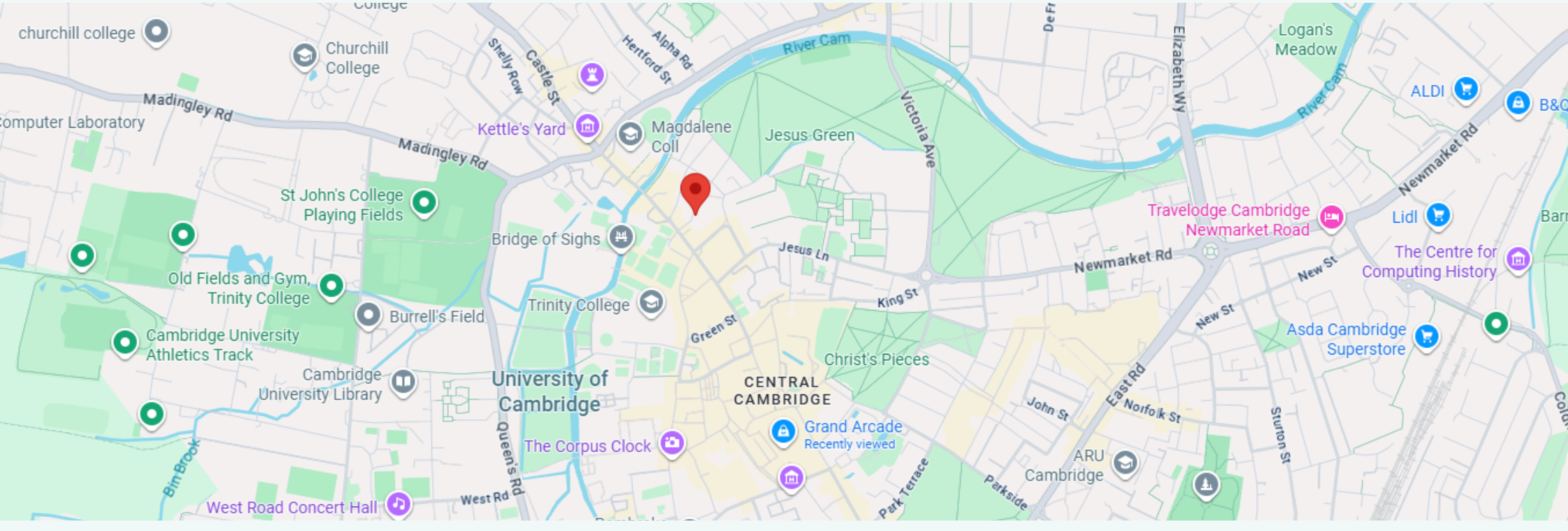
Location

Located on King's Parade, directly opposite the iconic gates of King's College, this office offers stunning views.

Located in the historic core of Cambridge city, 9 Portugal Place is well positioned close to St Johns and Jesus Colleges and benefits from local amenity such as access to green space in Jesus Park.

Distance to local amenities:
0.3 miles to Grand Arcade
1.4 miles to Cambridge Station
2.8 miles to M11

The immediate area is bustling with independent cafes, bookshops, galleries, and boutique retailers, as well as university departments and colleges, creating a dynamic and intellectually rich environment.



BIDWELLS

Get in touch with our experts

Harry Blevins
07467 745 774
Harry.blevins@bidwells.co.uk

Tamarah Keir
07442 668 105
tamarah.keir@bidwells.co.uk

Important notice
Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:
Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not beto scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

Certified B Corporation