



Offices – 2,248 sq ft (208.84 sq m)

In Brief

- High quality tenant fit out
- Comfort cooling & heating
- Raised floors
- 8 allocated parking spaces

LOTHBURY HOUSE, NEWMARKET ROAD, CAMBRIDGE TO LET

Location

Lothbury House is located on Newmarket Road on the outskirts of Cambridge. Situated near the A14 and M11 providing fast access to London and the Midlands.

Description

Ground floor suite available in Lothbury House. Lothbury House is an established Business location, providing a mixture of office and R&D accommodation.

The suite benefits from a high quality tenant fit out:

- 16 work stations
- 4 x private offices
- 1 x 12 person meeting room
- Reception area
- Kitchen/breakout area
- Furniture could potentially be available

Specification:

- Cassette comfort cooling and heating
- Suspended ceiling with recessed LG7 lighting
- Full access raised floors
- 8 parking spaces
- Shared male, female, disabled wc's
- Shared male, female, disabled showers

Terms

Available by way of a new lease for a term to be agreed directly with the Landlord.

Full details and quoting terms are available upon application.



Accommodation

The suite has a Net Internal Area of 2,248 sq ft.

Additional Information

Rates

All interested parties are advised to make their own enquiries to Cambridge City Council 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

EPC rating of C.

Postcode

CB5 8PB

Enquiries

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