

# THE COURTYARD



**TO LET**

**BEAUTIFULLY REFURBISHED OFFICE SPACE  
FROM 71.16 SQ M (766 SQ FT) AVAILABLE NOW**

[thecourtyardsturtonstreet.co.uk](http://thecourtyardsturtonstreet.co.uk) / Cambridge CB1 2SN





# BUSTLING, VIBRANT, PRODUCTIVE



Named after Joseph Sturton, who in 1869 bought the fields next to the Eagle Iron Foundry, and developed streets of housing and facilities, Sturton Street quickly became a thriving mix of homes, shops and businesses.

That vibrant, busy feel continues today with Sturton Street very much part of the eclectic and vivacious Mill Road community.

The sympathetically refurbished Courtyard fits the creative, independent feel of the area perfectly. Within walking distance of Cambridge railway station and just a hop away from Mill Road, the Courtyard community of 16 independent suites is the ideal location for small creative businesses with big ideas.





Walk through the gates into The Courtyard and be greeted by a calm, attractive central courtyard space around which the individual suites are organised.

# THE BIG REVEAL...

The carefully considered refurbishment of the site has given The Courtyard a new lease of life and includes:

- Replacement windows and external redecoration throughout using a soft light and dark grey contemporary palette.
- Installation of new heating/cooling systems.
- The creation of outdoor break-out space, complete with benches and green planting for all tenants to enjoy.
- Car parking, including two e-charging stations to be installed soon and a disabled car parking space.

- Secure and open-air cycling parking for up to 39 bikes.
- Toilet and shower facilities, and a disabled WC.

High quality materials have been used throughout, with particular attention paid to the recyclability and sustainability of materials and sourcing locally where possible. All of which contributes to the energy efficiency and carbon footprint of the buildings and an overall improvement in thermal performance.







# VIBRANT LOCAL COMMUNITY



Coffee, cake, bike repairs, dinner out, or sourcing that very specific ingredient for dinner in, Mill Road has it all...



Often referred to as the Notting Hill of Cambridge, Mill Road is a bustling, international community - an exciting mix of independent shops, restaurants, bars and coffee shops. Trendy, diverse and energetic, Mill Road draws people from much further afield than the surrounding streets, such is its reputation for high quality, interesting world cuisine, artisanal coffee, delicatessens and even a microbrewery. With so much choice the Mill Road scene is particularly sociable and there's always something interesting going on, a particular highlight being the annual Mill Road Winter Fair, held on the first Saturday in December. If, having overindulged you feel in the need of some exercise, Parkside Pools and Gym located at the bottom of Mill Road offers a gym, three swimming pools, badminton and regular fitness classes.



# GETTING HERE



London, Paris, or central Cambridge...  
all within easy reach!

## CAMBRIDGE CENTRAL STATION

London in 45 minutes or Europe in a couple  
of hours!

10 min walk

4 min bike

## CITY CENTRE, MARKET SQUARE

Take in a show at the Arts Theatre or peruse  
the market's fresh produce available daily

25 min walk

9 min bike

## PARKER'S PIECE

Beautiful green space in the heart of the  
city, an ideal 'fresh air' lunch location on a  
warm day

10 min walk

4 min bike



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THECOURTYARDSTURTONSTREET.CO.UK

## GET IN TOUCH

For further information on current availability or to discuss your requirements please contact:



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## CURRENT AVAILABILITY

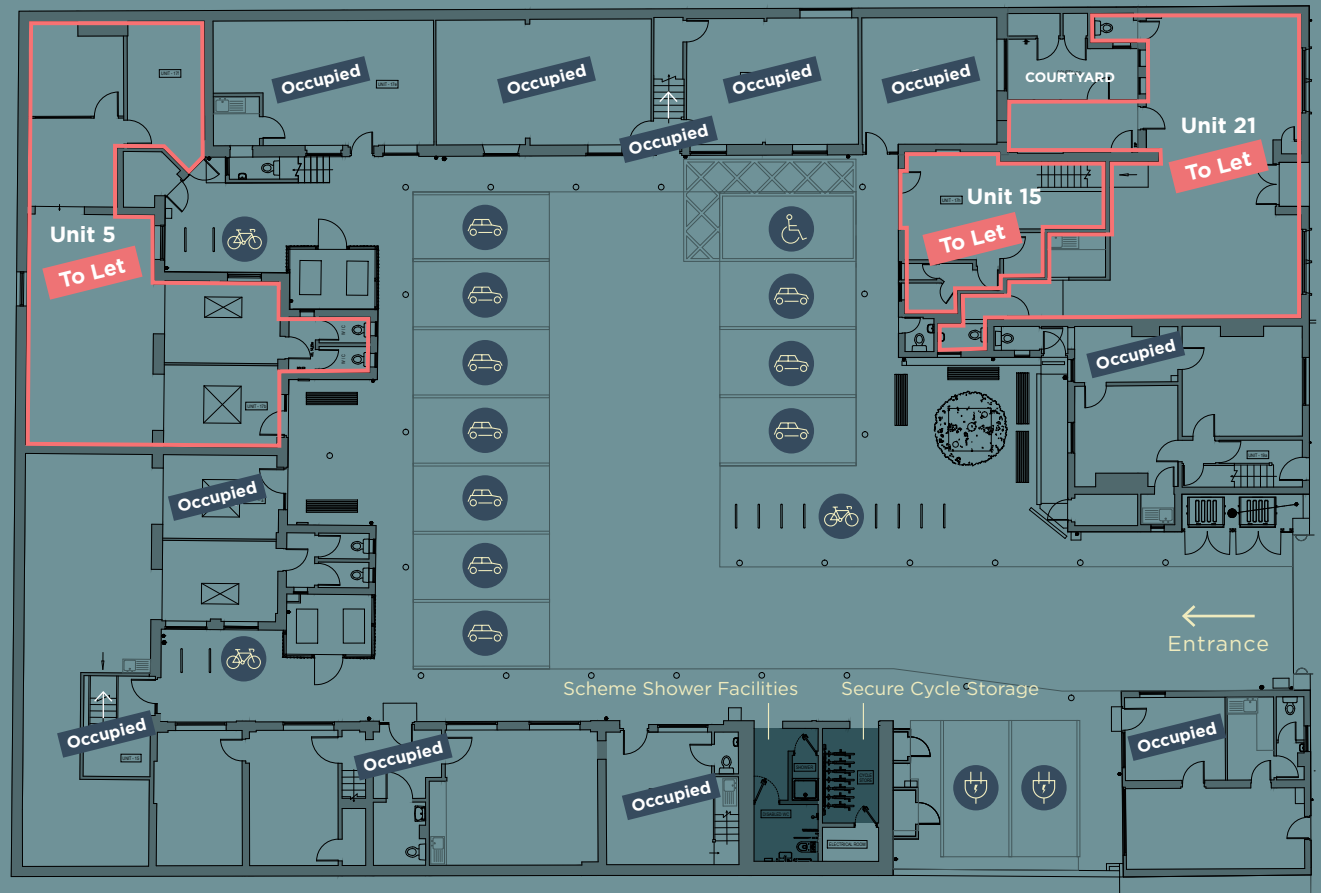
The sympathetically refurbished Courtyard fits the creative, independent feel of the Romsey Town area of Cambridge perfectly. Within walking distance of Cambridge railway station and just a hop away from Mill Road, the Courtyard community of 16 independent suites is the ideal location for small creative businesses with big ideas. The comprehensively refurbished ground and first floor space comprises:

- Suspended ceilings.
- LED lighting.
- VRF AC system.
- Aluminium double-glazed windows / doors.
- Perimeter compartment trunking.
- Carpeted throughout.
- Disabled WC and shower facilities.
- Secure cycle storage.

## GROUND FLOOR

Available to let

Suite	Sq m	Sq ft
Unit 5	94.76	1,020
Unit 15	88.26	950
Unit 21	71.16	766



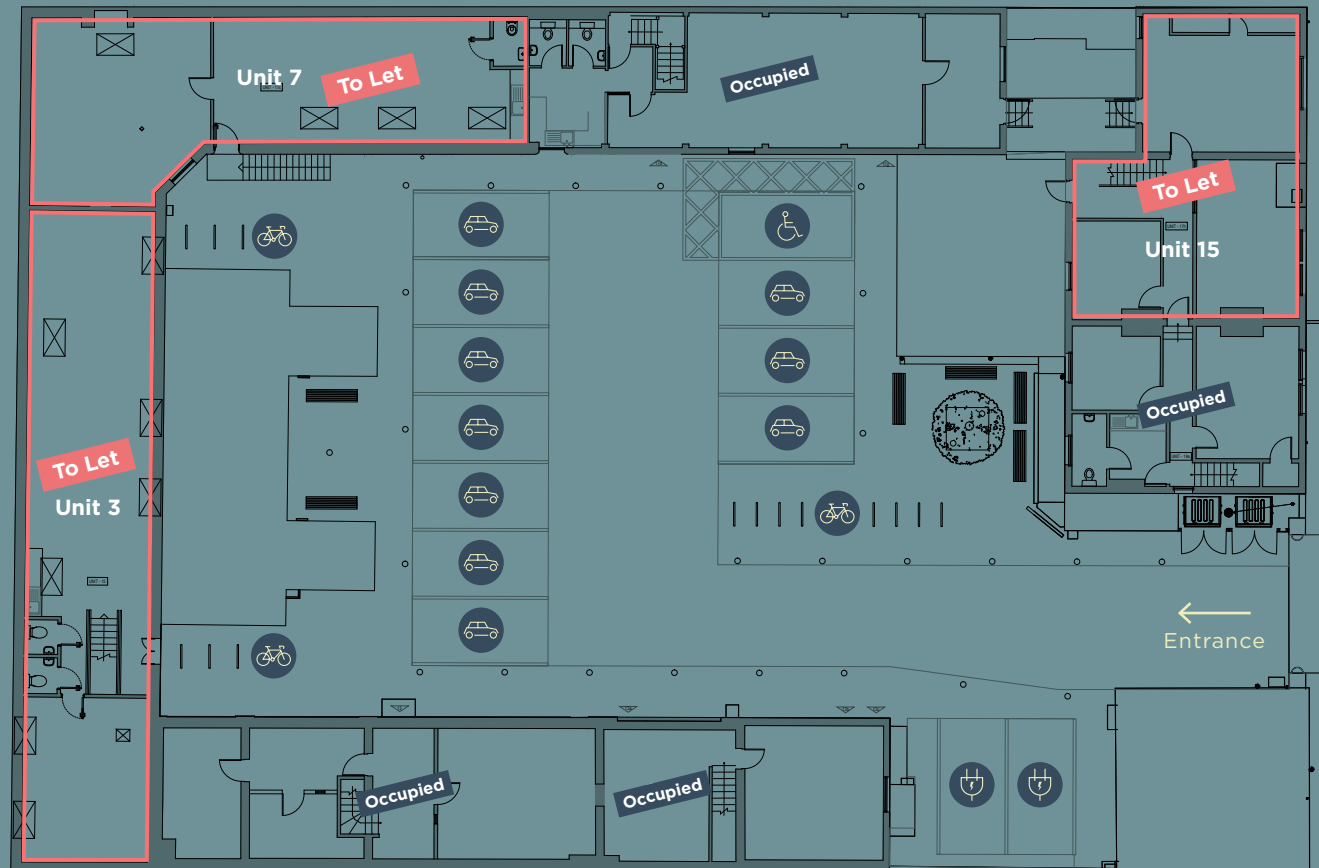
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## FIRST FLOOR

Available to let

Suite	Sq m	Sq ft
Unit 3	92.9	1,000
Unit 7	82.68	890
Unit 15	88.26	950



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