

22,800 sq ft* of 4th and 5th floor offices

AVAILABLE NOW



Description

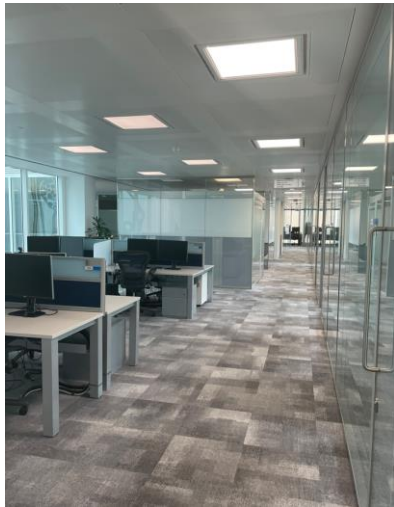
- Landmark office building situated on prime pitch within close proximity to Cambridge station.
- At the centre of Cambridge's CB1 development.
- Immediate area boasts significant amenity provision with wide range of retail, F&B and leisure offerings.
- EPC C.

Property Features

- Grade A office space.
- Fully accessible raised floors and suspended ceilings throughout.
- Two large terraces on the 5th floor
- Fit-out includes meeting rooms and variety of modular offices.
- Basement car and cycle parking
- Soundproof filming/audio studio and laser lab.

Availability

- Either fitted or CAT A.
- Available via sublease for a term until 8th January 2028 or potential for new lease available direct with Landlord.



For more information, please contact:

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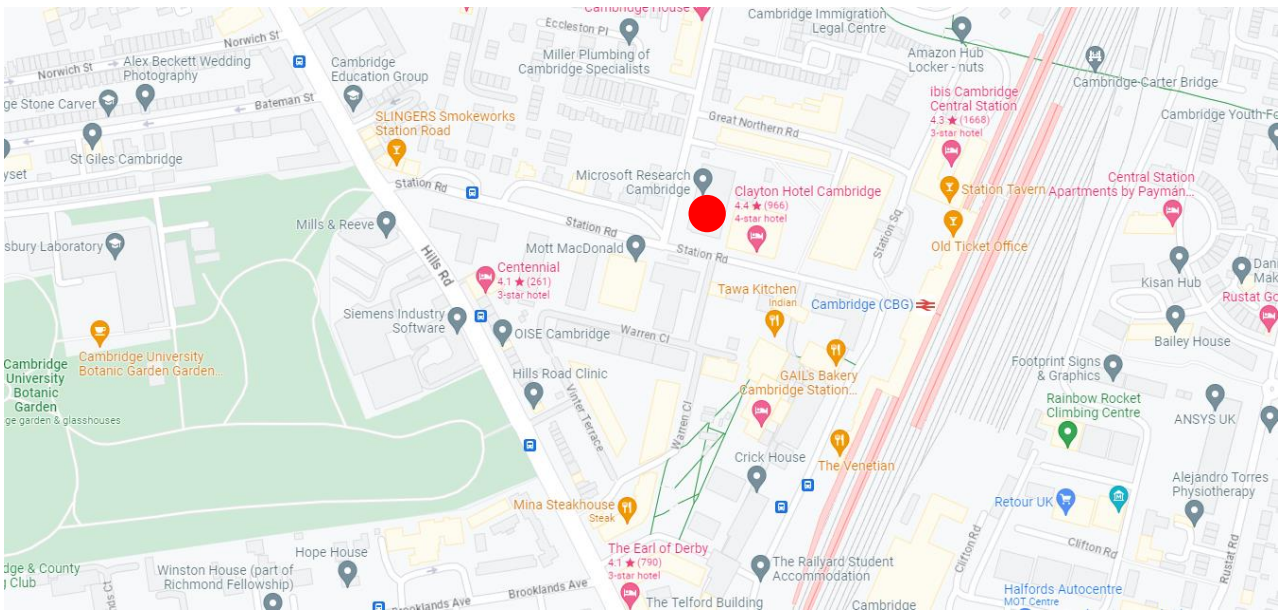
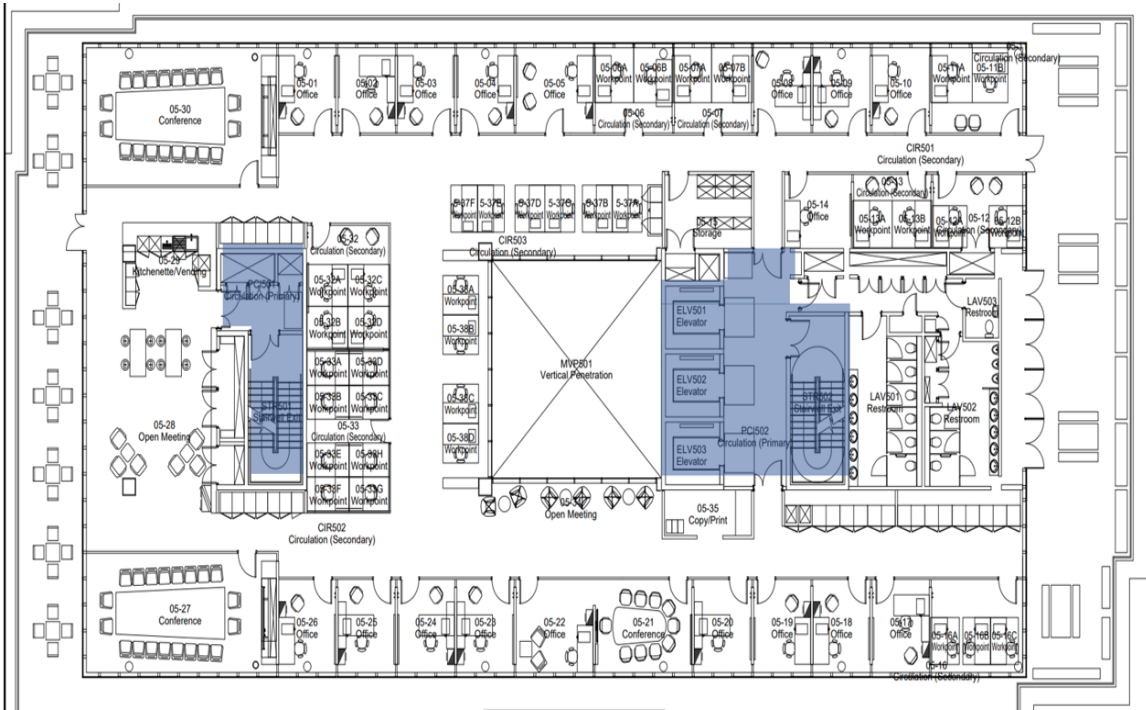
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FLOOR	SQ FT	SQ M	AVAILABILITY
4th	13,600*	1,263*	Sublease
5th	9,200*	855*	Sublease
Combined Total	22,800*	2,118*	-

*finalised areas to be confirmed