

# TO LET

Grade A Fitted Office Suite  
on the prestigious Station  
Road, Cambridge

5,763 sq ft (535.4 sq m)

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Part 3<sup>rd</sup> Floor  
22 Station Road  
Cambridge  
CB1 2JD







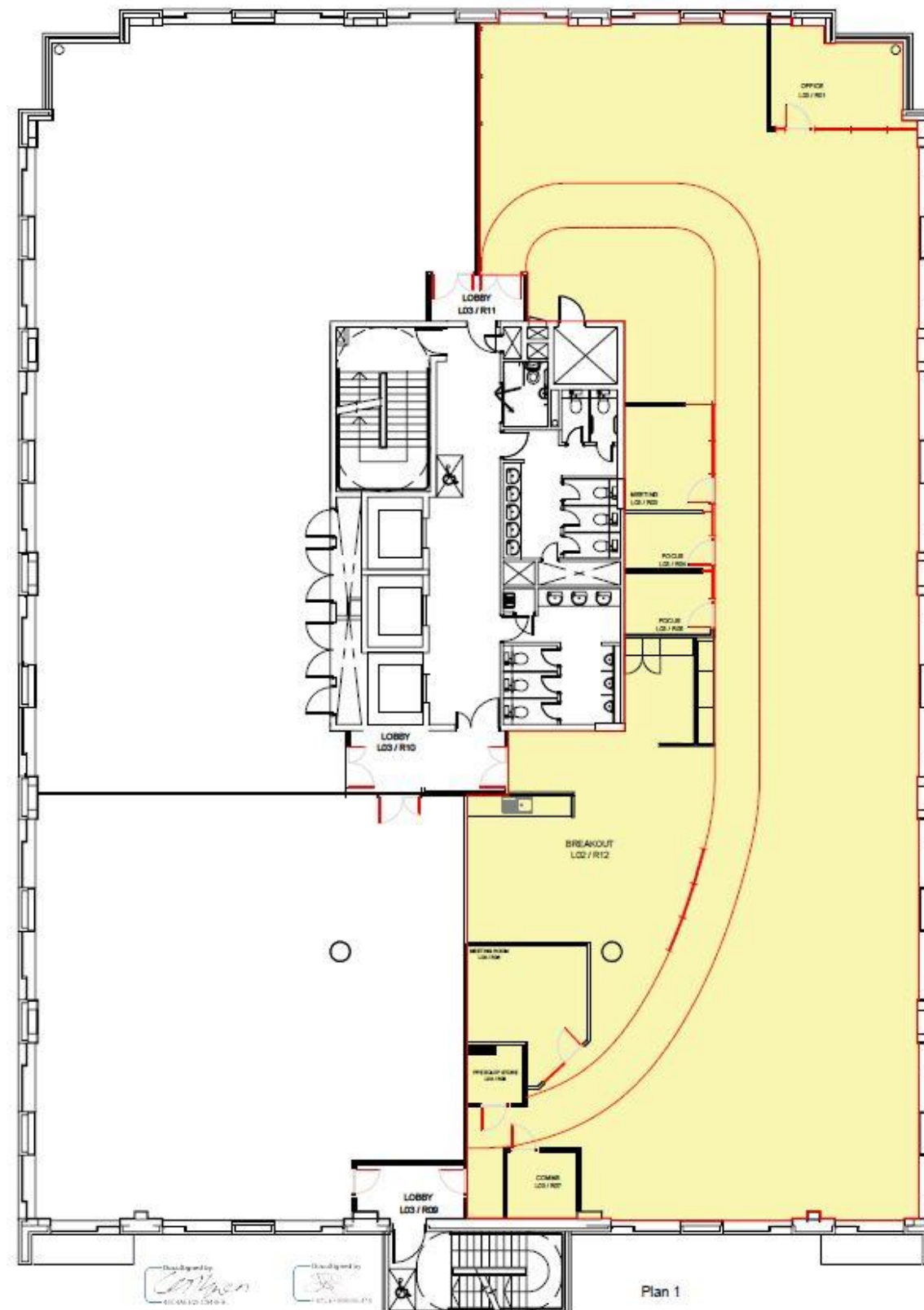
## LEASING SUMMARY

- Grade A Office Suite
- Located in close proximity to Cambridge Train Station
- Fitted accommodation to include 5 meeting rooms and a large kitchen breakout area
- Excellent amenities nearby
- LED lighting throughout
- Dual Heating and Cooling A/C system
- EPC B-48



# Floor Plan

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## DESCRIPTION

The suite is situated on the 3rd floor of 22 Station Road which is a short walk from Cambridge Train Station. It benefits from open plan office space, a reception area, large kitchen breakout space and 5 meeting rooms. The space is serviced via raised access floors and a metal suspended ceiling grid with LED lighting throughout.

This is a rare opportunity to acquire a fitted suite in Cambridge's prime location, therefore making considerable savings on potential fitout costs.

### AMENITIES

- 2 Parking spaces
- Shower facilities
- Bike storage
- Local cafes, restaurants and convenience stores

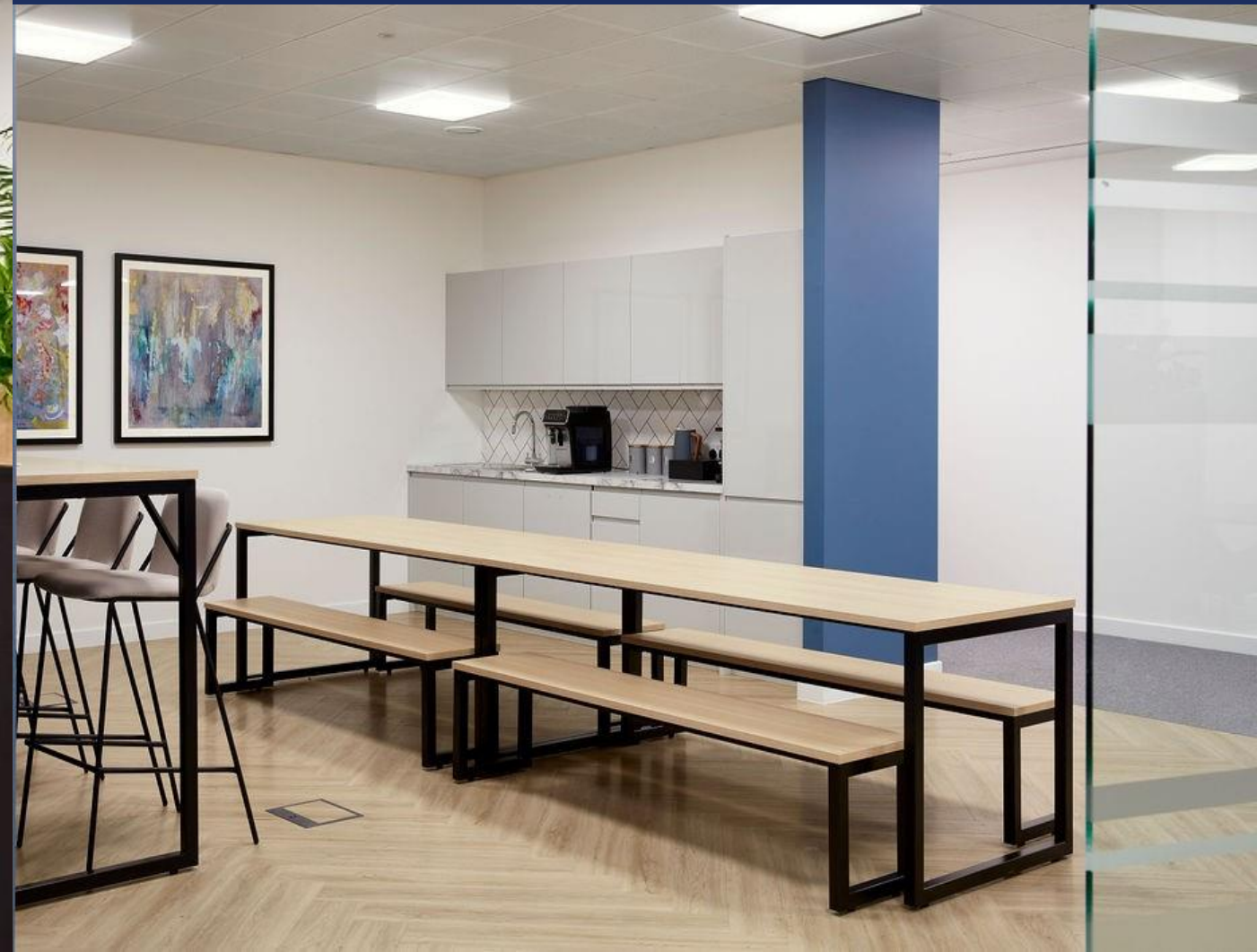


# Situation

Located at the heart of Cambridge's most sought-after business location just a short walk from Cambridge Train Station. The station provides direct service to London Kings Cross in 48 minutes. Surrounded by excellent local amenities such as an F45 gym, Greggs, Subway, Marks and Spencer, Pret a Manger and Sainsbury's Local.

# Accommodation

Description	SQ FT	SQ M	PARKING SPACES
Part 3 <sup>rd</sup> Floor	5,743	541.8	2





# BUSINESS RATES

Rateable Value: £218,000

Any prospective occupier is advised to make their own enquiries with Cambridge City Council to calculate the rates payable per annum.

# LEASE TERMS

The suite is available by way of an assignment of the remainder of the current lease which expires on the 24<sup>th</sup> May 2025 or via a new lease direct with the landlord.

# EPC

B-48

# CONTACT

Viewing and further information please contact:

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# DTRE



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