



# CITY HOUSE

C A M B R I D G E

PART FIRST FLOOR OFFICES - 10,790 SQ FT

# Cambridge

A new home for your business in a world-class city with some of the biggest international names as your neighbours.

## LOCATION

**City House** is located on Hills Road and situated within the heart of Cambridge's central business district. The local area includes amenities such as Costa, Co-op and the Cambridge Leisure Park which houses a number of restaurants, supermarkets and entertainment venues.

Three minutes' walk away is Station Road, home to Cambridge's global tech companies including Microsoft, Apple, Amazon and Samsung. Only a five minute walk away sits Cambridge's central train station providing mainline access to both London Kings Cross (48 minutes) and Liverpool Street (1 hour 15 minutes).

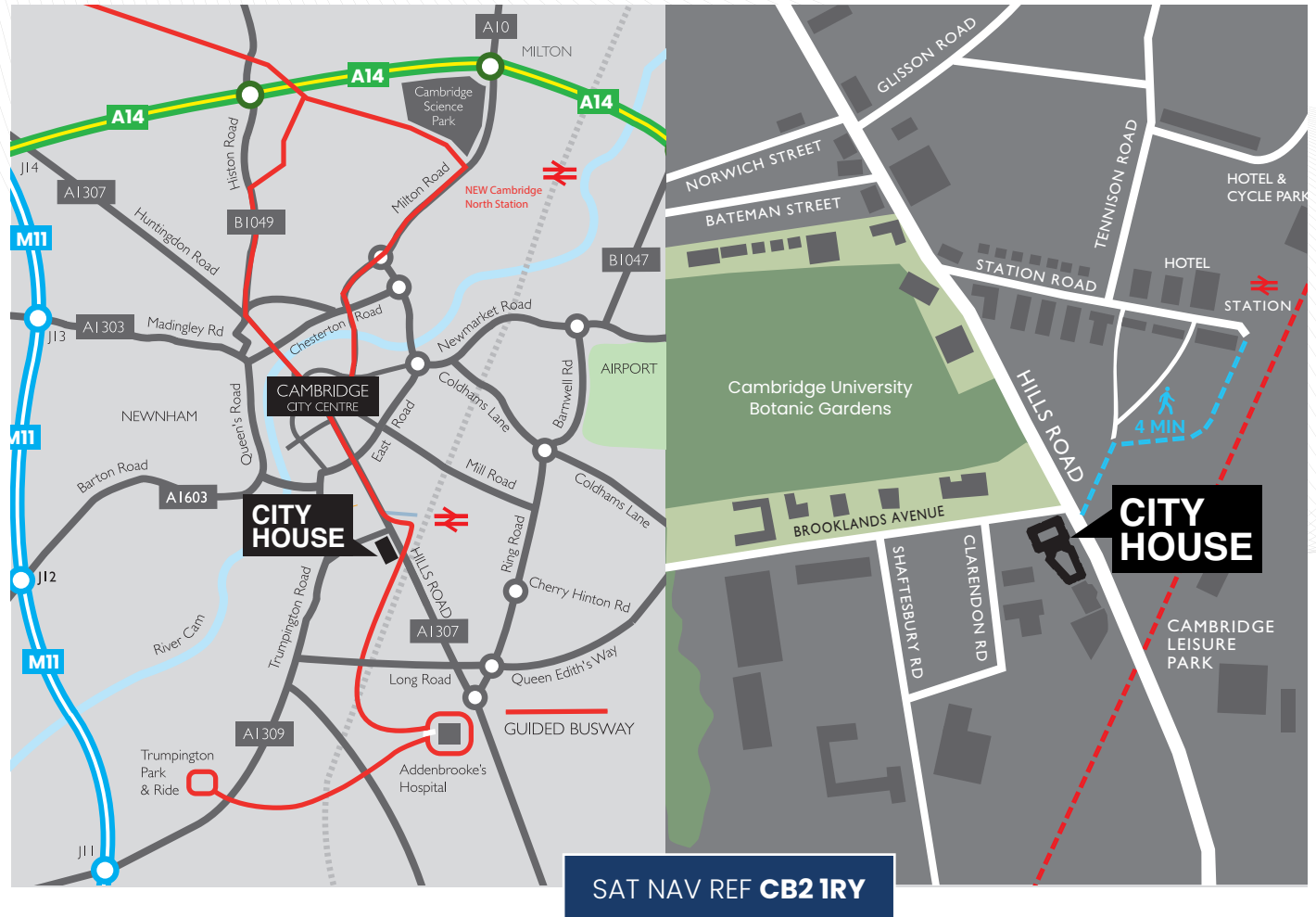
Cambridge is strategically located approximately 50 minutes north of London at the inter-section of the M11, A14 and A10. The M11 provides access to Stansted Airport (25 miles) and the A14 provides access to the M11 and M6 motorways.



The suite is situated on the first floor of **City House**, a prominent office building fronting Hills Road CB2 1RY.

The ground floor houses the building's refurbished manned reception which provides access to the first floor office via a central staircase and two passenger lifts. There is currently tenant fit out in situ within the suite that provides open plan offices with meeting rooms and breakout space.

The lower ground level of the building benefits from a fully equipped gym and shower facilities and externally there is a communal courtyard that provides outdoor amenity space for the building's tenants.



CAMBRIDGE RAILWAY STATION

## TRANSPORT CONNECTIONS



Cambridge is well connected, with access to the M11, A14, A10, A428 which link in with the M1, A1 and M25.



Cambridge offers direct rail links to London and access to the rest of the UK rail network.

Stansted Airport.....	31
King's Cross .....	48
Liverpool Street.....	65
Heathrow Airport.....	115

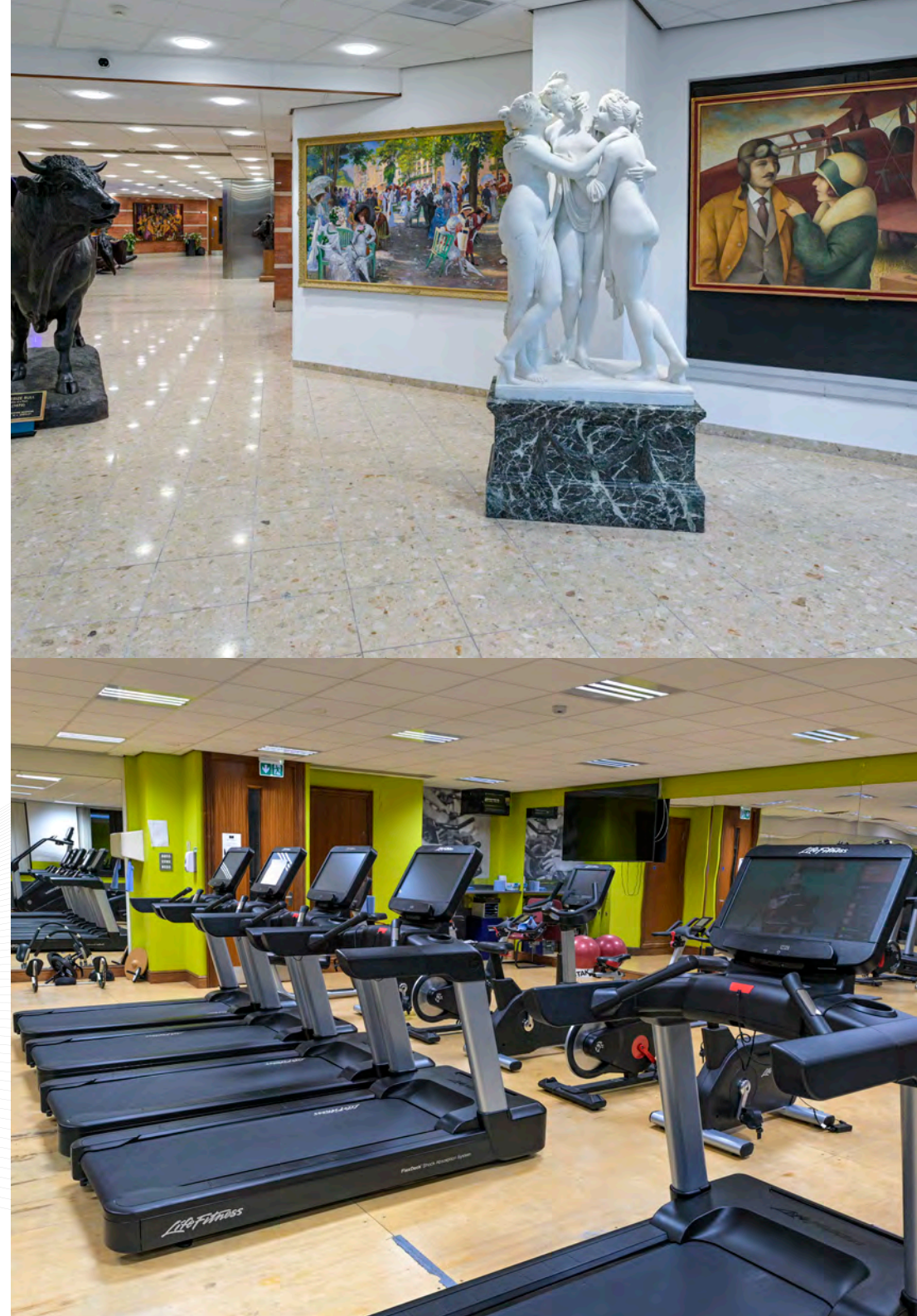
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The suite will provide for open plan, air conditioned offices that benefit from a building reception and 24 hour security.

## FEATURES INCLUDE

- Excellent central location
- Outdoor amenity space
- Full access raised floors
- Three passenger lifts (inc. one panoramic)
- Suspended ceilings
- Generous 1:430 car parking ratio
- Close to railway station
- Gym





The lower ground level of the building benefits from a fully equipped gym and shower facilities and externally there is a communal courtyard that provides outdoor amenity space for the building's tenants.

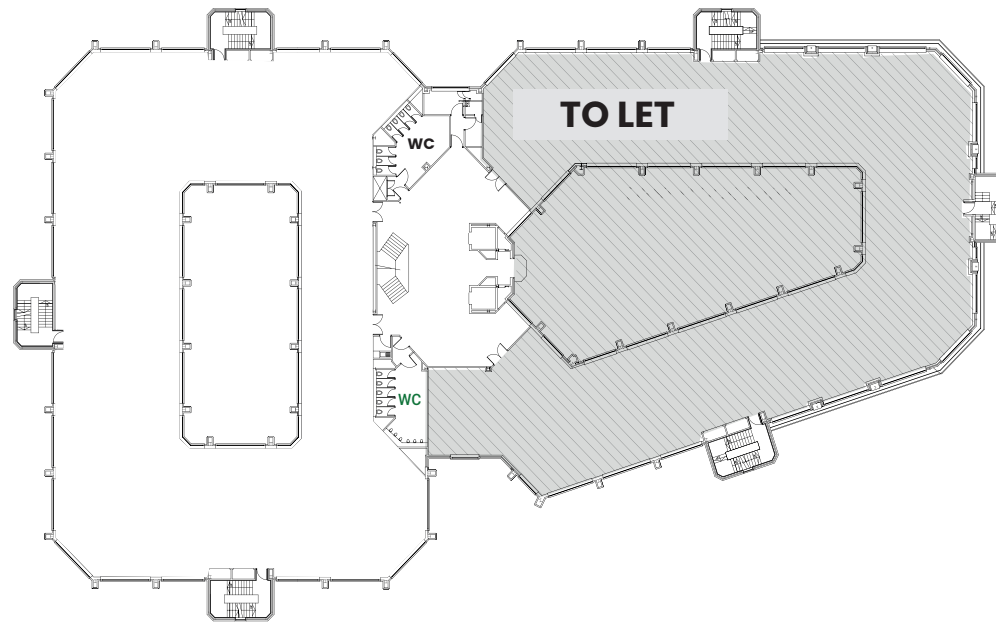
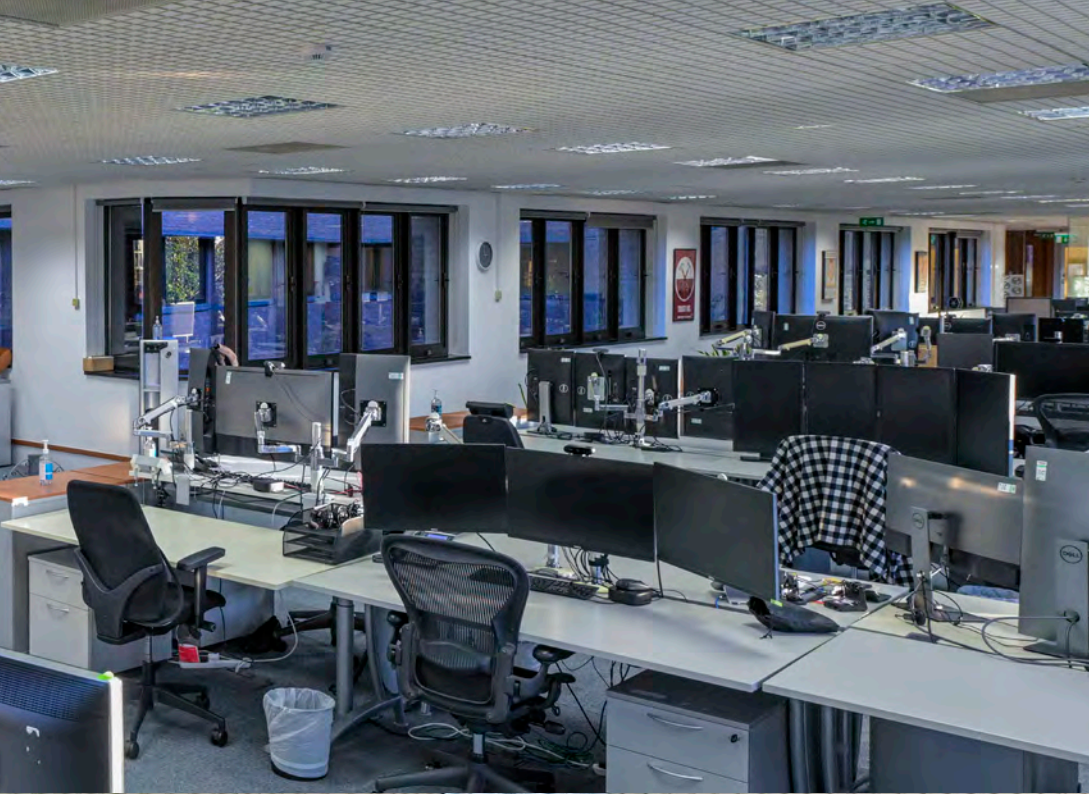
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## SERVICE CHARGE

A maintenance charge is levied to cover a contribution towards the repair and maintenance of external and common areas of the building and wider estate. Further details upon request.





## ACCOMMODATION

Part First Floor

SQ FT

10,790

## TERMS

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

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## Rates

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

## Legal Costs

All parties to bear their own legal costs.

## VAT

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

## Viewing

For further information or to arrange an inspection, please contact the sole agents:



**TAMARAH KEIR**  
07442 668 105  
Tamarah.Keir@bidwells.co.uk

**GEORGE CRAIG**  
01223 559 241  
George.Craig@bidwells.co.uk



**Adrian Morris**  
amorris@unex-group.co.uk

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