



Part Second Floor, Office Building
3,487 sq ft (323.95 sq m)

In Brief

- Raised floor
- Air cooling
- Suspended ceilings
- 5 car parking spaces
- Close to railway station
- Flexible terms

**BETJEMAN HOUSE, 104 HILLS ROAD
CAMBRIDGE, CB2 1LQ
TO LET**

Location

Betjeman House is located on Hills Road which forms a central part of the business district of Cambridge and is within a 5 minute walk of Cambridge railway station.

Cambridge station provides 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.

Description

Office suite is situated on the second floor within a three storey office building set on a landscaped site.

The suite is approached via a large prestigious ground floor reception area and passenger lift facilities. Each suite benefits from a buzzer entry system.

There are female and male WC's on each floor with a Disabled WC and shower facilities.

Specification includes:

- Full access raised floors
- Category 2 lighting
- Comfort Cooling
- 5 car parking spaces
- Suspended ceilings
- Passenger lift
- Current Tenants fit out

Accommodation

Office accommodation on part second floor
3,487 sq ft (323.95 sq m)



Additional Information

Terms

Short term space available by way of a direct lease with the landlord.

Quoting rent available on application.

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.

Value Added Tax

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

EPC

Available upon request.

Postcode

CB2 1LQ

Enquiries

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