



Broers Building, West Cambridge

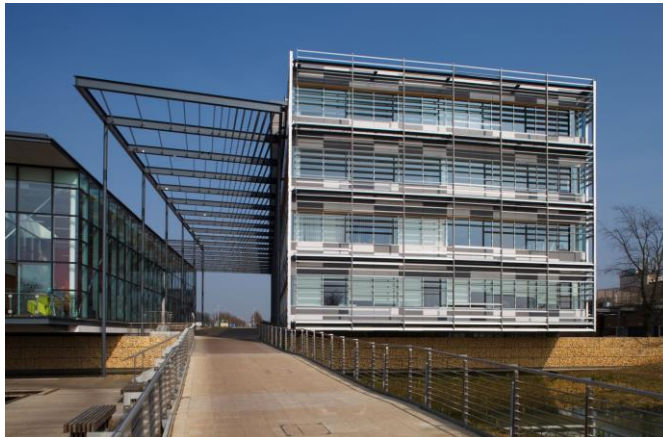
JJ Thomson Avenue, Cambridge CB3 0FA

For Lease

Second floor office suite, 2,496 - 5,386 sq ft (231.89 - 500.38 sq m)

- Located on University of Cambridge's West Cambridge campus
- Good quality fitted offices with meeting rooms and kitchen
- Potential to split into 2 suites
- 14 car parking spaces and secure cycle parking
- Adjoins Hauser Forum and West Café

SAT NAV CB3 0FA



Situation

This office suite is situated on the 2nd floor of the Broers Building, adjacent to the Hauser Forum. Adjoining University faculties include the Cavendish Laboratory, Maxwell Centre, Computer Laboratory, the Civil Engineering Building and the University Sports Centre. The Maddingley Road Park & Ride and the Sainsburys store at Eddington are both within a 10 minute walk. The Broers is less than 1 mile from the M11 (J13) and only 2 miles from the city centre/train station. A cycleway to the rear of the building and a regular bus service provide easy links to the city centre.

Description

Broers Building is a modern four storey multi-let office with distinctive solar shaded elevations. The second floor office suite provides a mix of recently redecorated open plan space, meeting rooms and a comms room, plus a large fitted kitchen. Fittings and furniture are available with the suite by arrangement.

Amenities

- Air conditioning
- Raised floors
- Suspended ceilings, integral lighting
- Shower room and disabled WC
- Spacious manned reception
- 2 x 8 person passenger lifts
- Opposite West Café/ideaSpace
- 14 car parking spaces
- Cycle spaces
- 24 hour access.
- BREEAM Very Good rating

Net internal area 2,496 - 5,386 sq ft

Business Rates

Interested parties are advised to make their own enquiries with Cambridge City Council.

Terms

The suite is available by assignment for a term expiring in December 2023. Further details on application.

Legal costs

Each party to be responsible for its own legal costs.

EPC: to be confirmed

Viewing and further information: please contact

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