

01223 841 841  
bidwells.co.uk



Offices – Ground Floor  
From 8,385 sq. ft. (778.99 sq. m)

Indicative internal photos of refurbishment

## 5 - 6 WELLBROOK COURT GIRTON, CAMBRIDGE TO LET

### In Brief

- Newly refurbished
- Car parking – 1 space per 226 sq. ft.
- New air-conditioning
- New LG7 lighting
- New suspended ceiling
- Raised floor

### Location

Girton is a popular village location which lies 2 miles North West of Cambridge and provides good access to the M11 and A14, as well as Cambridge city centre. Girton provides all local amenities including shops, post office, school, a large recreational park area and is well served by local buses.

Wellbrook Court is located immediately to the south of the A14 on a business park formed of 8 units.

### Description

The available offices are on the ground floor of Unit 5 - 6 and are to be completely refurbished to provide good quality open plan office accommodation with air conditioning, raised floors, suspended ceilings, double glazing and under floor trunking.

The property will be refurbished to include:

- Raised floors
- Suspended ceilings
- LG7 lighting
- Air conditioning
- Floor boxes
- Male, Female WC
- Disabled WC
- Drainage provision for showers
- Covered bicycle parking
- Car parking at 1 space per 226 sq. ft.

### Travel Times

A14 to Wellbrook Court 1.1 miles (2 minutes)

M11 to Wellbrook Court 4.6 miles (7 minutes)

Cambridge railway station to Wellbrook Court  
4.7 miles (16 minutes)



### Accommodation

The property has been measured on a net internal area basis. All figures quoted are for guidance purposes only.

**Total: 8,385 sq. ft.**

### Additional Information

#### Terms

On a new lease with terms to be agreed.

#### Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 012223 457000.

#### Legal Costs

All parties to bear their own legal costs.

#### EPC

Available upon request.

#### Postcode

CB3 0NA

#### Enquiries

Will Heigham

01223 559443

[will.heigham@bidwells.co.uk](mailto:will.heigham@bidwells.co.uk)

Bridget Partridge

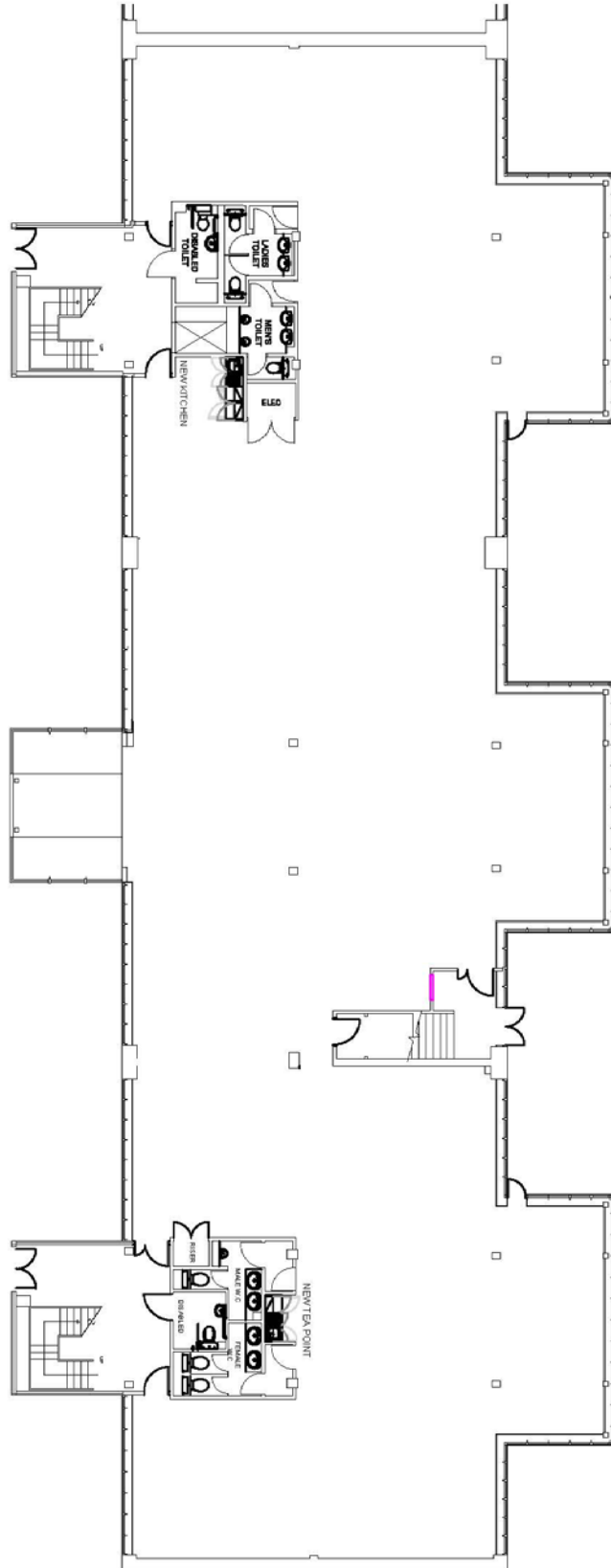
01223 559481

[bridget.partridge@bidwells.co.uk](mailto:bridget.partridge@bidwells.co.uk)

### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection



Indicative floor plan, for reference  
only.