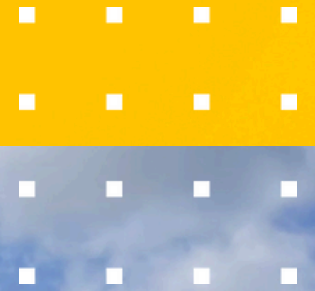


Newnham House, Cambridge Business Park

CAMBRIDGE, CB4 0WZ

42,877 sq ft (3,983.3 sq m)





KEY HIGHLIGHTS

- Walking distance to Cambridge North railway station and Guided Busway
- HQ style detached self contained building
- 24/7 on-site security
- 153 car parking spaces

DESCRIPTION

There is an impressive double height glazed atrium and reception area, leading into open plan offices over three floors. There are male and female WCs on each floor with showers and a commercial kitchen and dining area. The building has 153 allocated parking spaces.

The building requires refurbishment and the landlord will make a contribution and incentive package to facilitate these works.

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed. A new lease shall be excluded from the Landlord & Tenant Act 1954 Security of Tenure & Compensation provisions.

ACCOMMODATION

The accommodation comprises the following approximate IPMS 3 office floor areas:

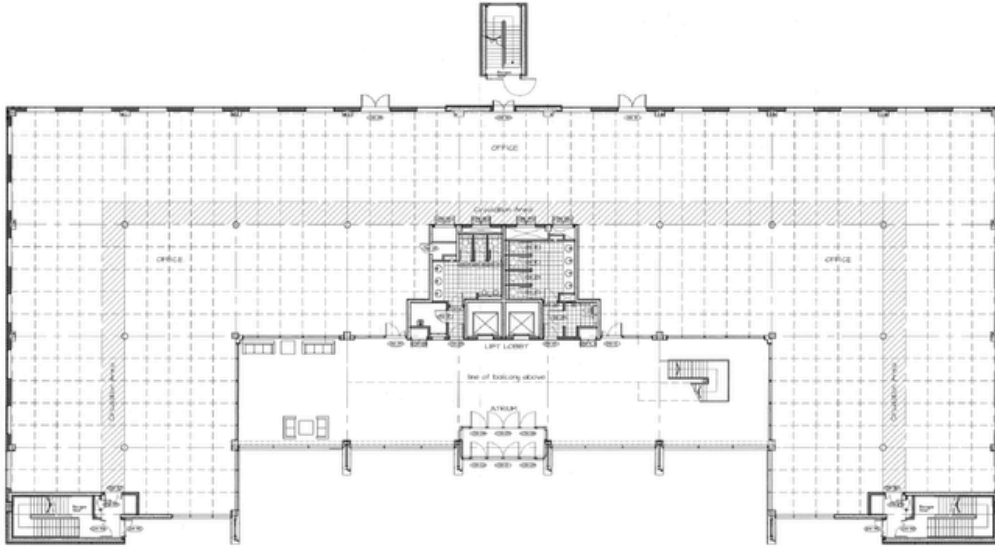
Floor Area	sq ft	Sq m
Reception	2,743	265
Ground Floor - Office	13,628	1,266
First Floor - Office	13,653	1,268
Second Floor - Office	13,656	1,269
Total	43,680	4,058

RATEABLE VALUE

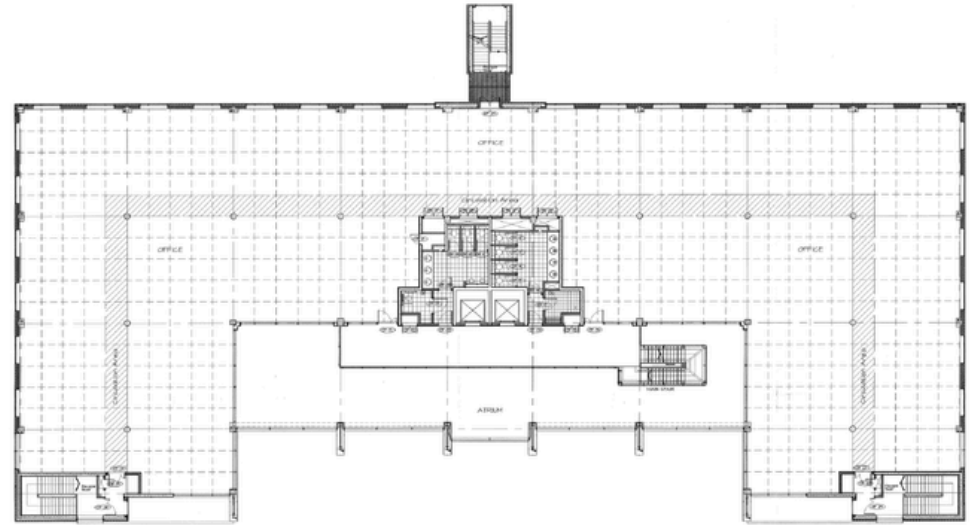
Rateable Value	£1,156,000
Rates Payable 2024/2025	£631,176

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

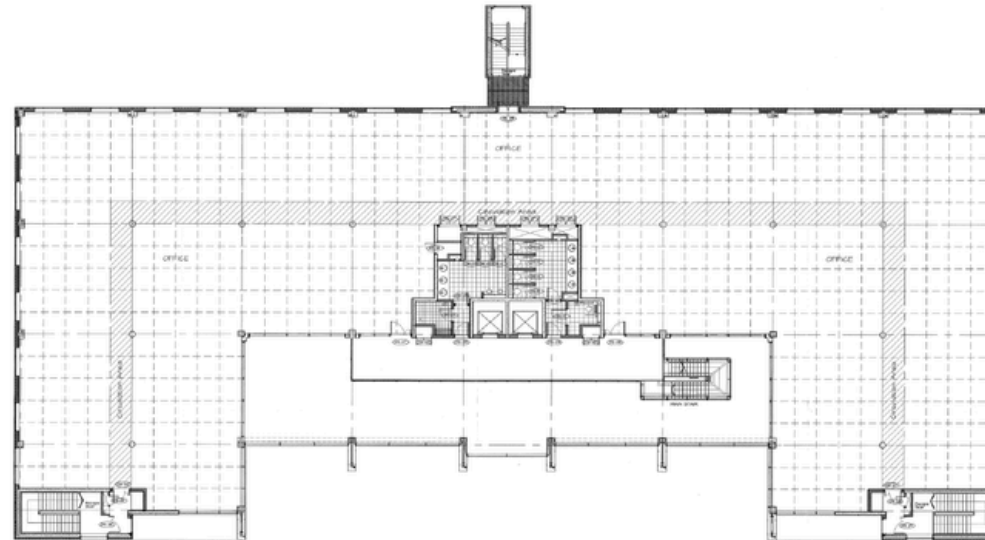




Ground Floor

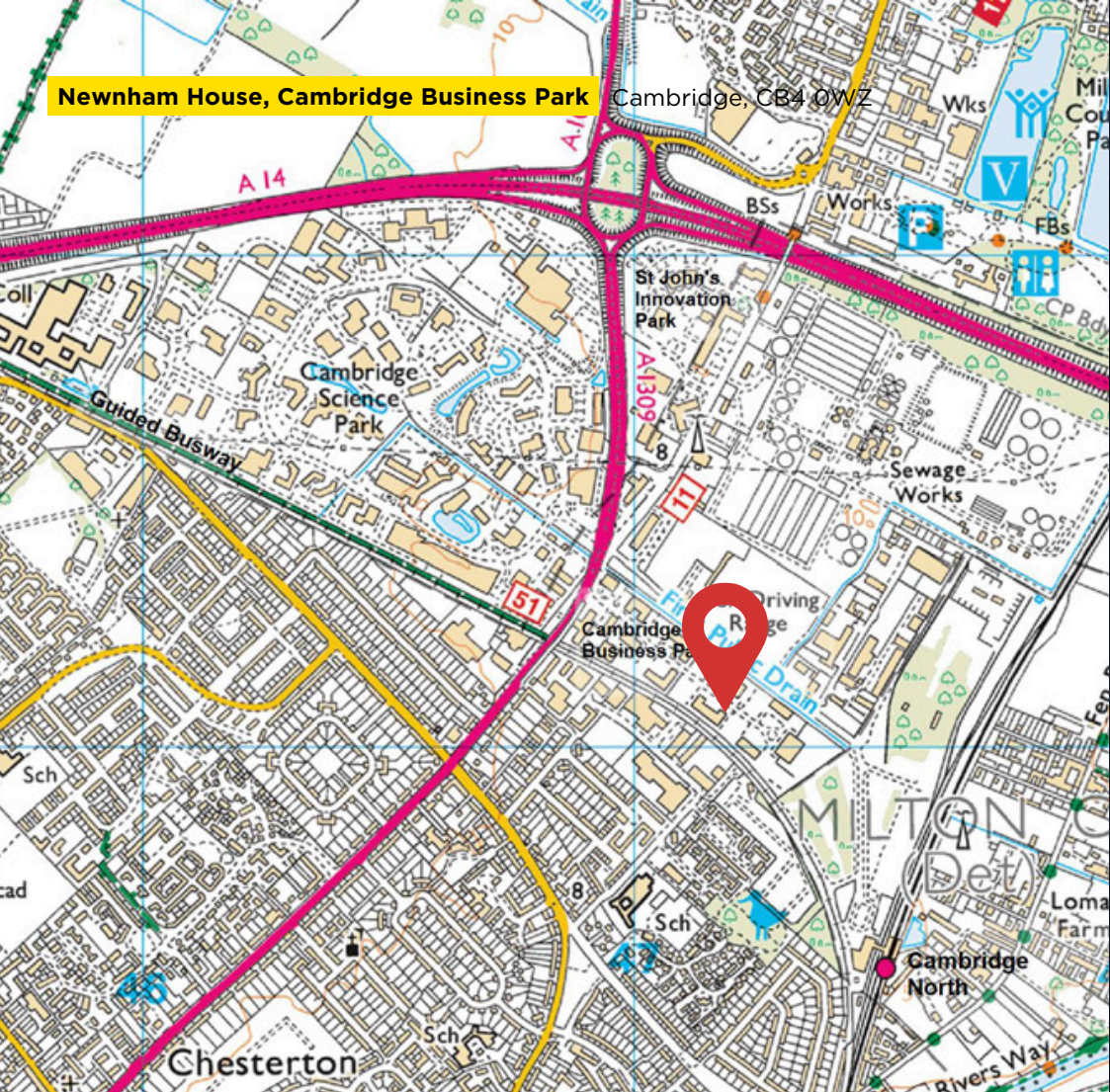


First Floor



Second Floor

Newnham House, Cambridge Business Park Cambridge, CB4 0WZ



IMPORTANT NOTICE

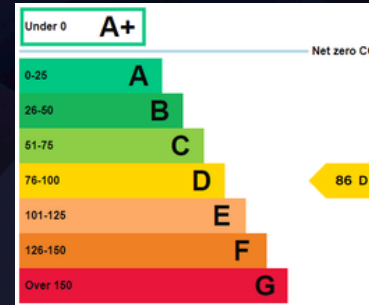
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EPC



LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

All figures quoted are exclusive of VAT.

LOCATION

Cambridge Business Park is located north east of Cambridge city centre easily accessible from the A14 dual carriageway.

The A14, in turn connects with the M11 and A1 with London just 55 miles away. Cambridge North railway station is situated immediately adjacent to the Business Park circa 500m walk, with train services from the station to London Kings Cross, as well as connecting to national rail networks. There is private pedestrian access from the train station for occupiers of Cambridge Business Park.

CONTACT

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