



Wellington House, East Road, Cambridge CB1 1BH

TO LET

Flexible Co-Working & Serviced Office
Space

100 - 7,500 Sq Ft
(9 - 697 Sq M)

DESCRIPTION

The property has been comprehensively refurbished to provide bright and flexible office space. Common facilities include a manned reception, drop-in business lounge and shower facilities. The underground car park provides secured bicycle storage and car parking.

- ✓ Town Centre
- ✓ Easily Accessible by Bike, Train, Bus & Car
- ✓ Plenty of Cycle Storage with Showers Facilities
- ✓ Secure Underground Car Park
- ✓ Gym, Foodhall and Shopping within a 5 Minute Walk
- ✓ Available on Flexible Terms

LOCATION

Centrally located within the City of Cambridge and easily accessible by bike, road, bus and train. The property is within walking distance of all major amenities and leisure facilities including gyms, cinemas, food halls and public parks.

ACCOMMODATION

Net Internal Areas	Min Sq Ft	Max Sq Ft
Office Suites	100	7,500

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

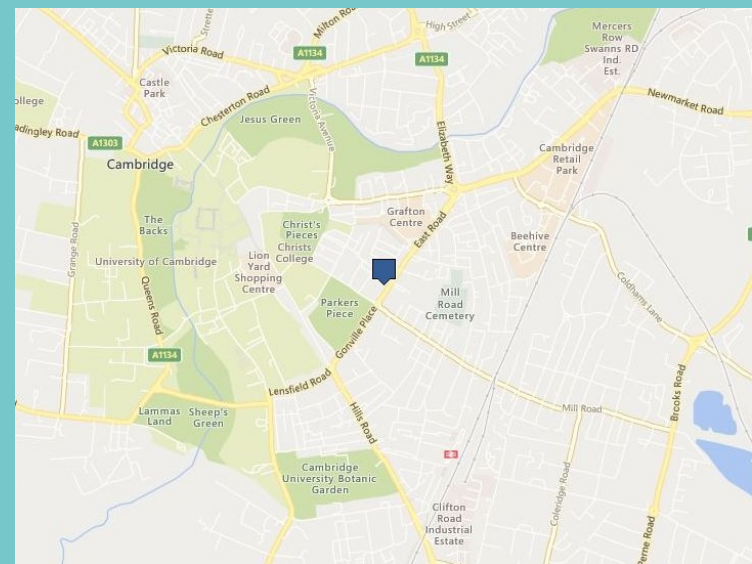
BUSINESS RATES

All inclusive rents (including rent, service charge & rates)

TERMS

Flexible Lease Terms Available

EPC D



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Joseph Mannu
01223 814 251
jmannu@lsh.co.uk

Nick O'Leary
01223 814 256
noleary@lsh.co.uk