

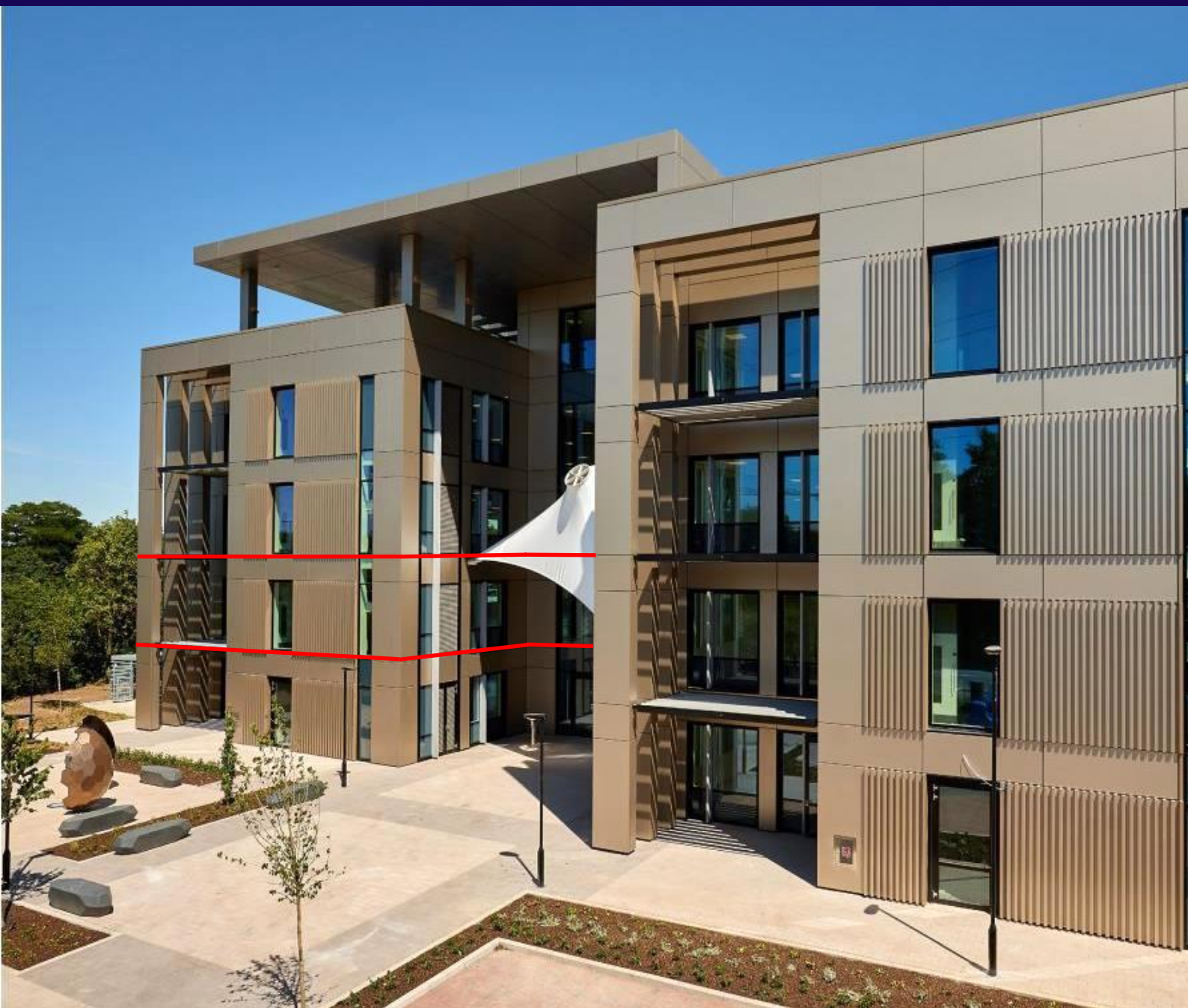
01223 467155

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OFFICE - TO LET

Eddisons

Incorporating Barker Storey Matthews



**PART FIRST FLOOR, THE MAURICE WILKES BUILDING,
COWLEY ROAD, CAMBRIDGE, CB4 0DS**

Rent: £35 per sq ft per annum

Size: 708 sq m (7,642 sq ft)

- Grade A offices with high quality fit-out
- Within walking distance of Cambridge North Station
- Located in close proximity to A14 (J33)
- 22 allocated car parking spaces

LOCATION

The Maurice Wiles Building is located on St John's Innovation Park, to the North-East of Cambridge city. The immediate area, known as Cambridge's Northern Cluster, includes Cambridge Science Park and Cambridge Business Park and is recognised as one of the largest clusters of R&D and tech-based companies in Europe.

The property is ideally located for national road transport links via J33 of the A14, which in turn offers access to the A10, M11 and A1. Cambridge North Train Station is located a short walk away. It is less than an hour by rail to London King's Cross. The Cambridgeshire Guided Busway also runs adjacent to the cycle path with a number of stops connecting Cambridge city centre to the Northern Cluster and the necklace villages beyond.

DESCRIPTION

The property comprises a part first floor suite within a modern Grade A office building constructed around 5 years ago. The fit out is available for a tenant to take on and benefits from a large kitchen, meeting rooms, ancillary storage or light assembly space and a predominantly open plan working environment.

Key features include:

- Suspended ceiling void 650mm with recessed LG7
- Office finished floor-to-ceiling height 2,800mm
- Raised floor height 150mm (clear void 100mm)
- BREEAM 'Very Good' Accreditation
- Open plan flexible floor space
- Double-height reception area with 24/7 security
- Three passenger lifts
- Male, female and disabled toilets at each level
- Shower facilities at ground floor
- 22 designated car parking spaces
- Extensive covered cycle storage



ACCOMMODATION

Part First floor 709.94 sq m (7,642 sq ft)

All measurements are approximate net internal area basis.

EPC

The property has an EPC rating of B-37. A copy of the EPC is available on our website.

BUSINESS RATES

The property is entered into the VOA Ratings List with a Rateable Value of £234,000. The rates payable for the current year are therefore approximately £117,936.

SERVICE CHARGE

There is a service charge in relation to the common areas of the building and the wider estate. Further details are available on request.

RENT

The rent is £267,680 per annum exclusive.

LEASE TERMS

The property is available by way of a sub-lease for a term to be agreed, or an assignment of the existing lease for a term until 2nd September 2033, with tenant break option on 3rd September 2028.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

VIEWING

Strictly by appointment with the joint agents:-

Eddisons

Contact:

Ben Green 07825 309599 ben.green@eddisons.com

or

Joe Berry 07977 231356 joseph.berry@eddisons.com

Cheffins

Contact:

Will Brown 07786 380195 will.brown@cheffins.co.uk

Ref: 179334 24.06.25

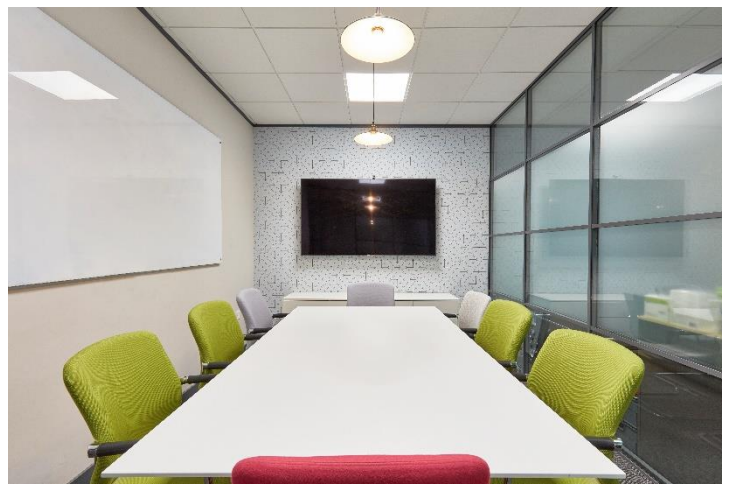
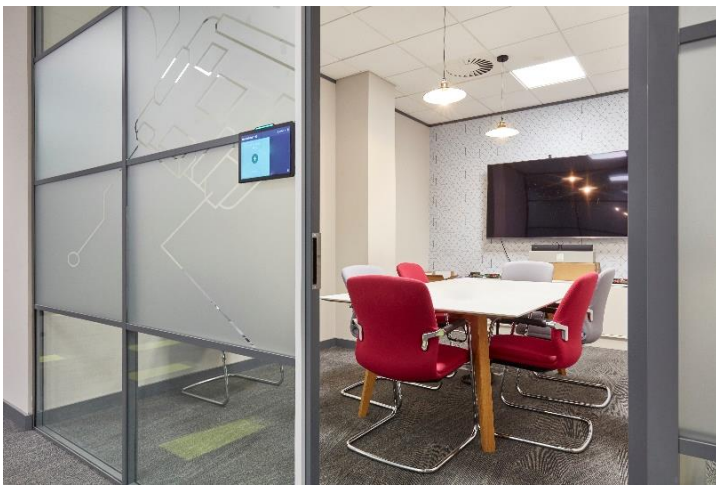
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T: 01223 467155

Important Information

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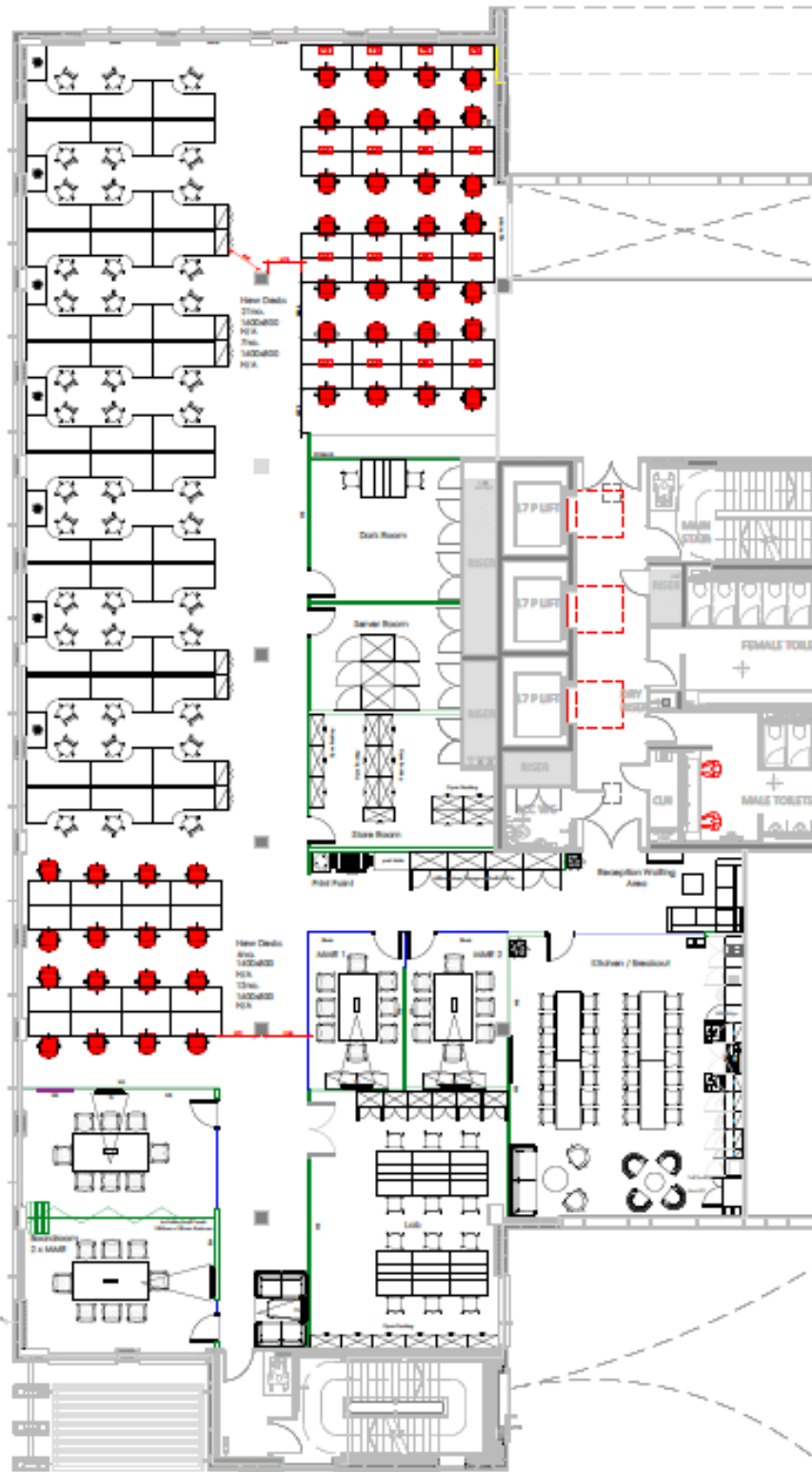
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SITE LOCATION PLAN
1:1250



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Plotted Scale - 1:94,604

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