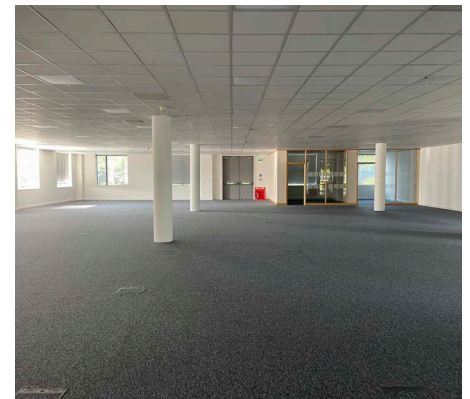
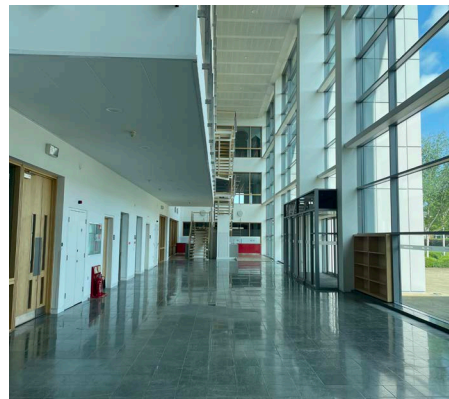
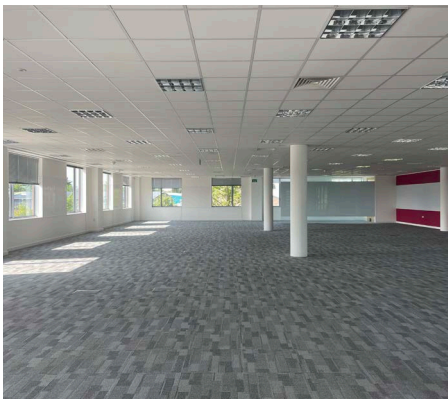


TO LET OFFICES

NEWNHAM HOUSE, CAMBRIDGE BUSINESS PARK

Cambridge, CB4 0WZ

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



Key Highlights

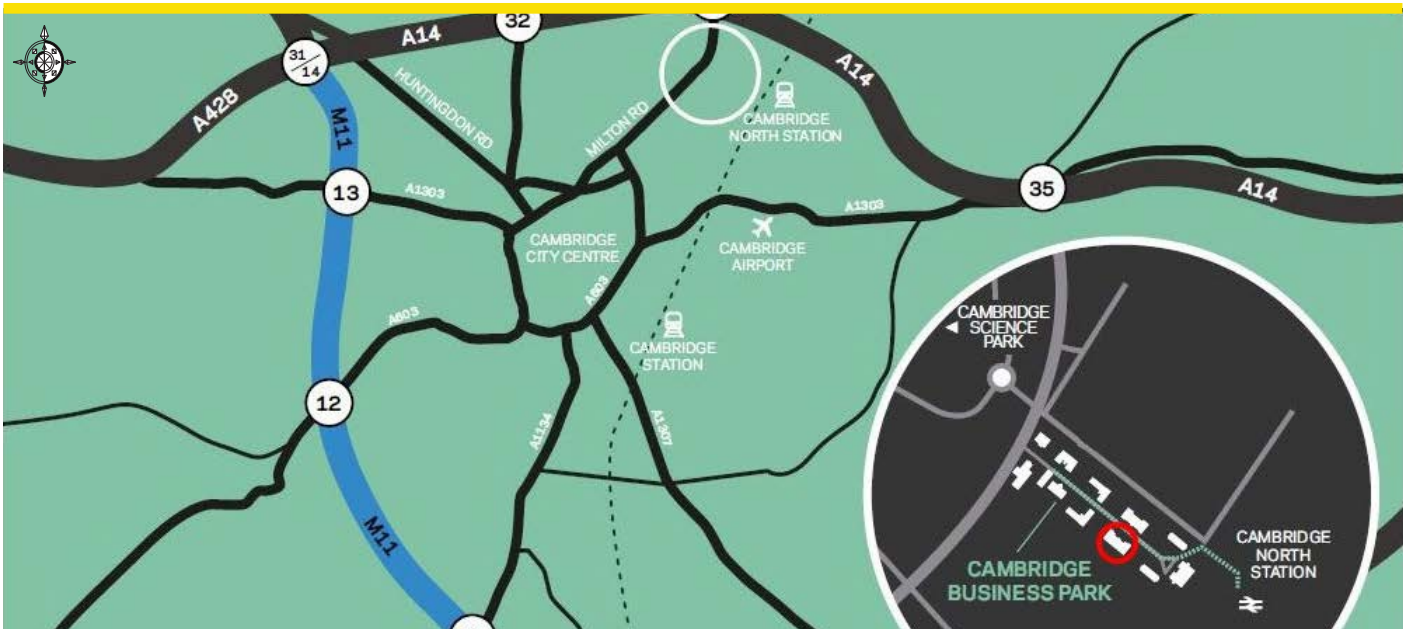
- Walking distance to Cambridge North railway station and Guided Busway
- 24/7 on-site security
- HQ style detached self contained building
- 153 car parking spaces

SAVILLS CAMBRIDGE
Unex House, 132-134 Hills Road
Cambridge CB2 8PA

+44 (0) 1223 347 000

savills.co.uk

savills



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.

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 requires refurbishment and the landlord will make a

contribution and incentive package to facilitate these works.

The building has 153 allocated parking spaces.

The accommodation comprises the following approximate net internal floor areas:

FLOOR AREA	SQ FT	SQ M
Reception	2,660	247.1
Ground floor - Office	13,401	1,245
First Floor - Office	13,408	1,245.6
Second Floor - Office	13,408	1,245.6
Total	42,877	3,983.3

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.

Rateable Value

Rateable Value	£1,156,000
Rates Payable (2023/2024)	£591,872

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

EPC

The suite has an EPC rating of D(87). Please contact the agents for a copy.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT.

Viewings

Strictly by appointment only with agents Savills or Carter Jonas.

Contact

Ross Hemmings

+44 (0) 1223 347 293
+44 (0) 7890 423 803
ross.hemmings@savills.com

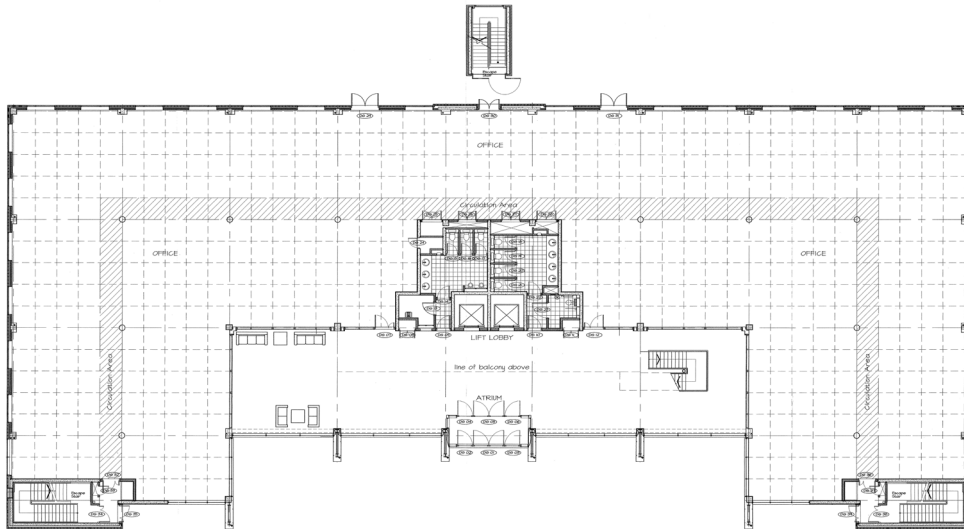
Phillip Ridoutt

+44 (0) 1223 347 079
+44 (0) 7807 999 036
pridoutt@savills.com

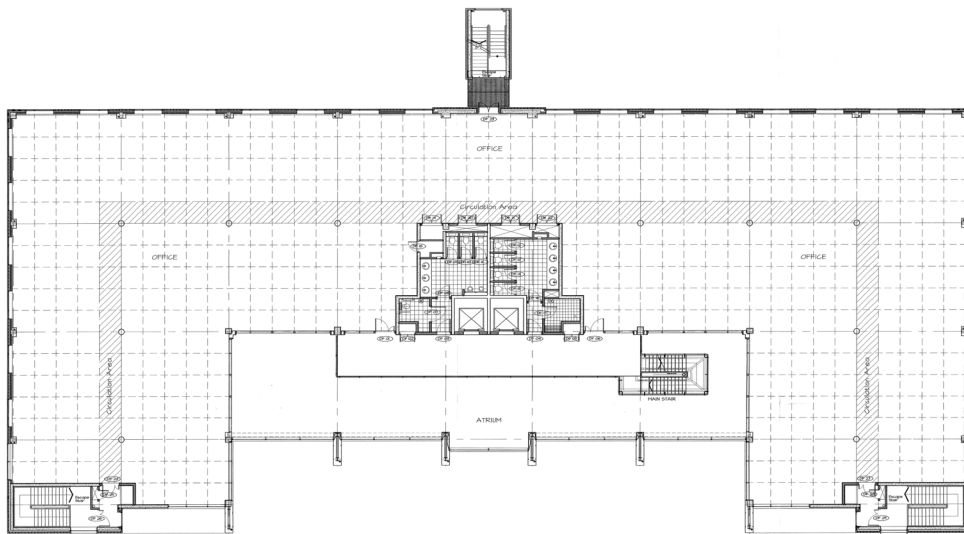
IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | June 2023

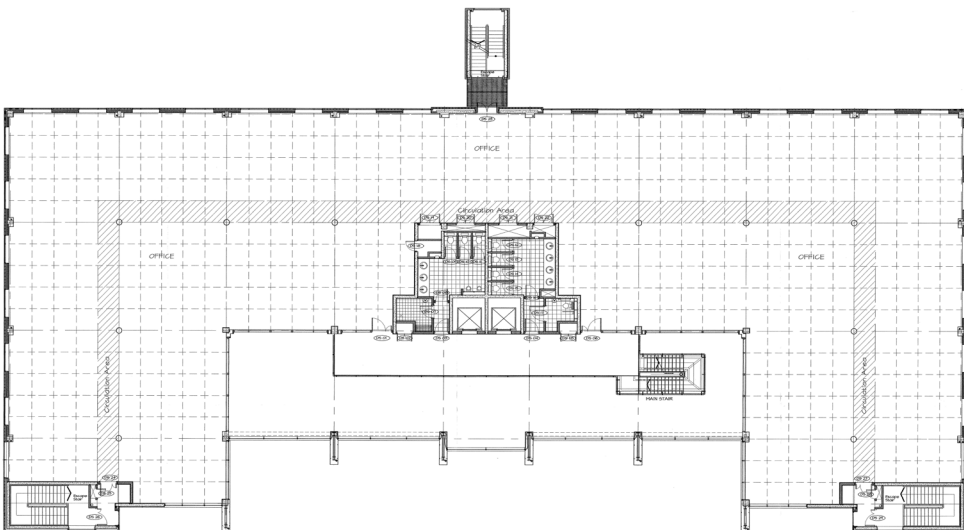
savills



Ground Floor



First Floor



Second Floor

The plans are not to scale and are for illustrative purposes only.

SAVILLS CAMBRIDGE
Unex House, 132-134 Hills Road
Cambridge CB2 8PA

+44 (0) 1223 347 000

savills.co.uk

