

# The Quorum

CAMBRIDGE, CB5 8RE

Offices - To Let - 2,525 - 10,050 sq ft



LETTERBOX  
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### KEY HIGHLIGHTS

- Located within an established business location
- Facilities within The Quorum include; WCs, showers and kitchens
- Short distance from local amenities including Sainsburys food store
- Opposite Coldham's Common offering open space for walks, only a mile from Beehive Centre.

### Description

The Quorum offers office accommodation over three floors split across three self-contained core areas, located around an open courtyard.

The suites provide the following specification:

- Comfort cooling
- Heating
- Suspended ceilings
- Full access raised floors
- Carpeted
- Excellent parking ratio
- Male, female & disabled WCs
- Showers
- Kitchen / breakout area(s)

### Lease Term

The properties are available to let by way of a new lease on effectively full repairing and insuring terms to be agreed. Full details of quoting terms are available upon request, please contact the agents for further details.

### Service Charge

There will be a service charge payable towards any shared utilities, the upkeep and maintenance of the fabric of the building and common areas/car park.

### Legal Costs

Each party to bear their own legal and professional fees.

### VAT

Prices quoted are exclusive of VAT and all other outgoings.

## Accommodation

The accommodation comprises the following approximate internal floor areas:

FLOOR	SUITE	SQ FT	SQ M
Ground	130	2,525	235
First	230	4,952	460
Second	335	2,573	239
<b>TOTAL</b>		<b>10,050</b>	<b>934</b>

## Business Rates

SUITE	RATEABLE VALUE
130	£63,000
230	£114,000
335	£60,000

The Valuation Office website assessment states that the available suites at The Quorum have the following Rateable Values under the 2023 Rating List. Occupiers are encouraged to verify Rateable Values with Cambridge City Council. The current UBR for 2024/25 is 0.546.

## EPC

The suites have an EPC rating as follows:

SUITE	EPC
130	B48
230	C63
335	C61

Please ask the agents for a copy of the certificate.



**The Quorum**

Cambridge, CB5 8RE

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**Location**

The Quorum is located in a well established business location, only 1 mile from Cambridge city centre. Cambridge railway station is only 2 miles away with direct links to London Kings Cross (47 minutes).

Junction 35 of the A14 is only 3 miles away, giving direct links to A11, M11 and A1 roadways.

Cambridge Beehive Centre is only a 25 minute walk offering a range of amenities including; gym, food stores and retail. Sainsburys food store is also only 0.5 miles from the property.

**Viewings**

Strictly by appointment only with sole joint agent Savills.

**Contact**

For further information please contact:

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