

# 50-60 Station Road

CAMBRIDGE, CB1 2JH

Fourth Floor - Offices to Let from 4,317 - 8,288 sq ft



savills



**KEY HIGHLIGHTS**

- Situated just a short walk from Cambridge station
- Facilities in the building include showers, WCs and manned ground floor reception
- Amenities in the area include a gym, pubs, restaurants, cafes and food shops
- 2 car parking spaces

**Description**

The suite is located on the fourth floor of 50-60 Station Road, which is just a short distance from Cambridge station.

The Grade A office suite is fitted with reception, meeting rooms and kitchen facilities with an open plan office area.

The space benefits from raised access floors and suspended ceiling with LED lighting throughout.

Other occupiers in the area include Costello Medical, Amazon, Apple, Eversheds Sunderland and WeWork.

**Accommodation**

The accommodation provides the following 4 options (approximate net internal floor areas):

Option	Floor Area	Sq Ft	Sq M
A	Part 4th Floor	5,763	535
B		4,317	401
C		7,868	731
D		8,288	770

**Lease Term**

The suite is available by way of a sub-lease on a minimum term of three years or up until May 2029. The suite is available from August 2024.

The lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

**Rent**

On application.

**Service Charge**

There will be a service charge payable towards the upkeep and maintenance of the building and common areas. Details are available from the agents.

**Legal Costs**

Each party to bear their own legal and professional costs associated with this transaction.

**VAT**

Prices are quoted exclusive of VAT and all other outgoings.

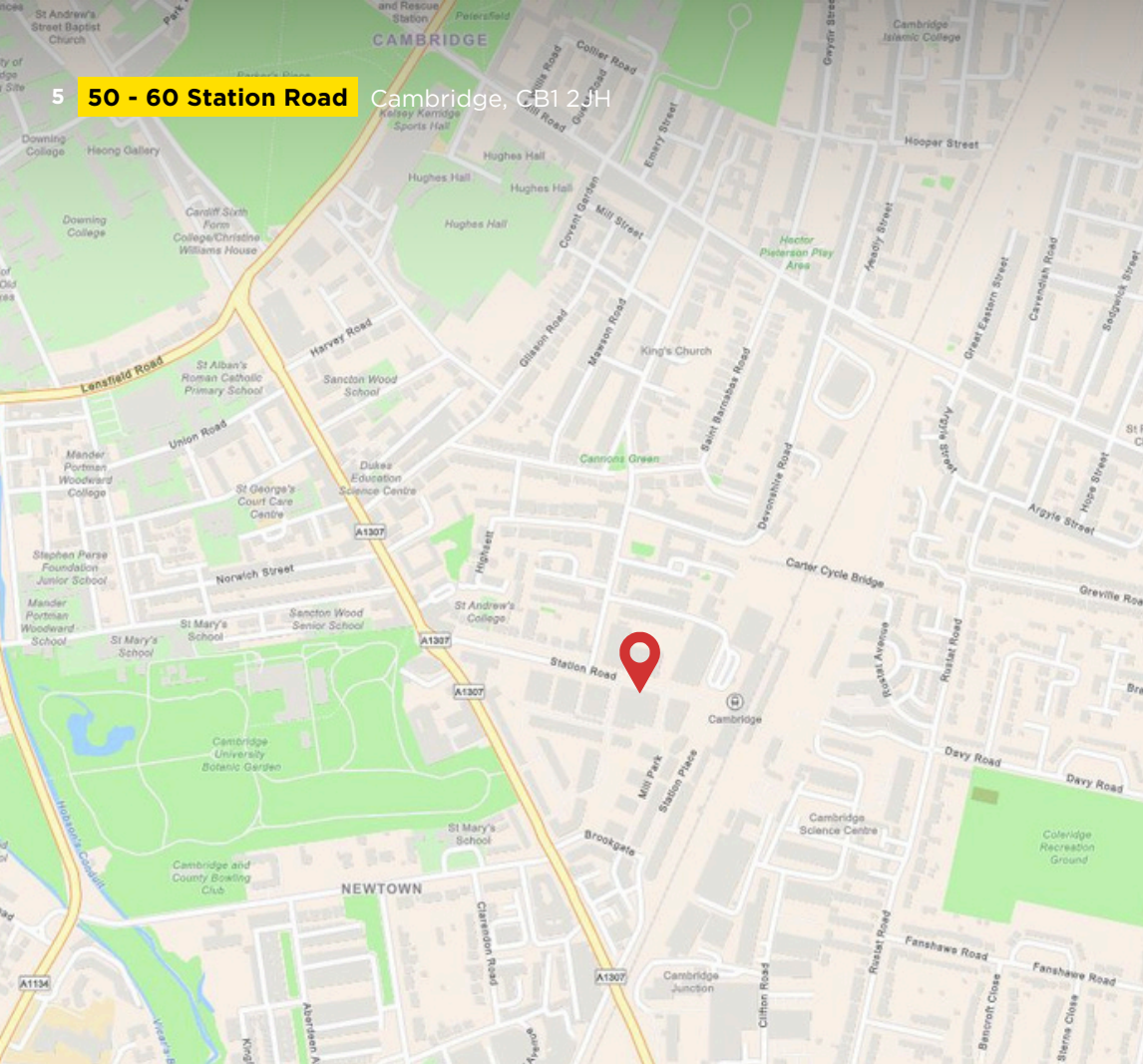
**Business Rates**

Rateable Value: £213,000. Occupiers are encouraged to verify the rateable value with Cambridge City Council. The current UBR for 2024/25 is 0.546.

**EPC**

The suite has an EPC rating of B29.





## LOCATION

50-60 Station Road sits on a prominent location in the heart of the CB1 district, just a short walk from Cambridge station, and on the main road to Cambridge city centre.

Cambridge station provides frequent mainline access to both London King's Cross (48 minutes) and London Liverpool Street (1 hr 15 minutes).

Local amenities include an F45 gym, Stem and Glory, Caffe Nero, M&S, Wasabi, Sainsbury's Local as well as other pubs and cafes.

## CONTACT

For further information please contact:

**Izzy Vyvyan**  
izzy.vyvyan@savills.com  
+44 (0) 7977 757 382

**Ross Hemmings**  
ross.hemmings@savills.com  
+44 (0) 7890 423 803

### IMPORTANT NOTICE

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, images 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.

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, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 11.04.2024

**savills**