

# 50-60 Station Road

CAMBRIDGE, CB1 2JH

Fourth Floor - Offices to Let from 3,046 - 8,288 sq ft







**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 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
E		3,046	283

**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.

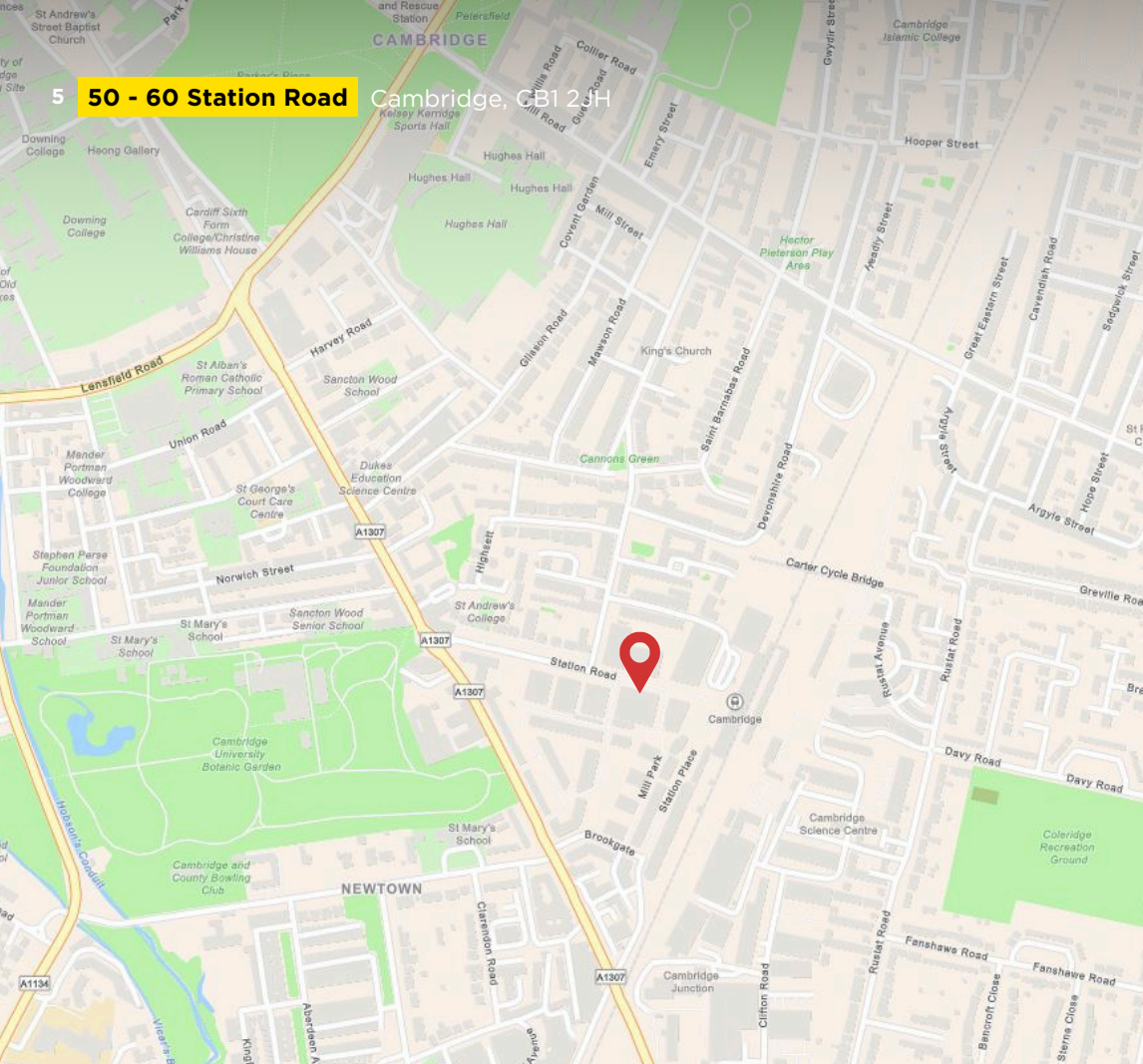
**EPC**

The suite has an EPC rating of B29.









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## 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

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