

C A M B R I D G E
**CHRIST'S
LANE**

CB1 1NP

8,256 sq ft OFFICE SUITE





Computer Generated Image



OUT & ABOUT IN CAMBRIDGE

Cambridge is an attractive and affluent University City located 64 miles north of London (50 minutes on the train). The city is home to a growing life sciences sector, as well as the world-renowned University. Cambridge has over **72,000 people** working in knowledge-intensive organisations with businesses founded in the city now worth over **\$23bn**.



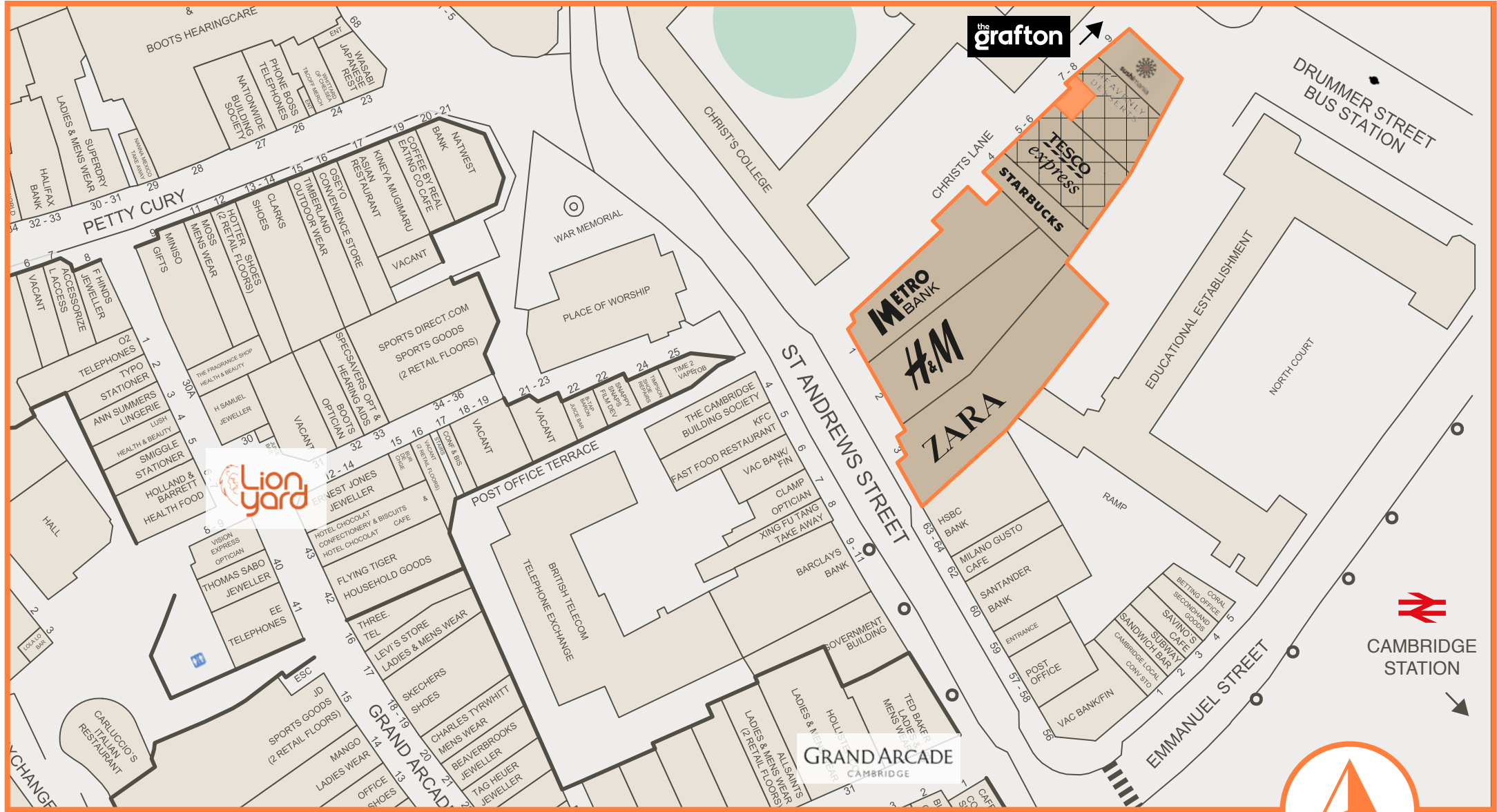
CHRIST'S LANE

Christ's Lane is located in the heart of Cambridge city centre, with neighbouring occupiers including Riverlane, Myrtle.ai, Max Fordham and Hollis. There is an abundance of local amenities including Starbucks, Tesco Express, Metro Bank, H&M among many others. The Grand Arcade shopping centre is just opposite, providing over 900 car parking spaces.



LOCATION CAMBRIDGE

- Christ's Lane
- Access To First Floor Office
- First Floor Space

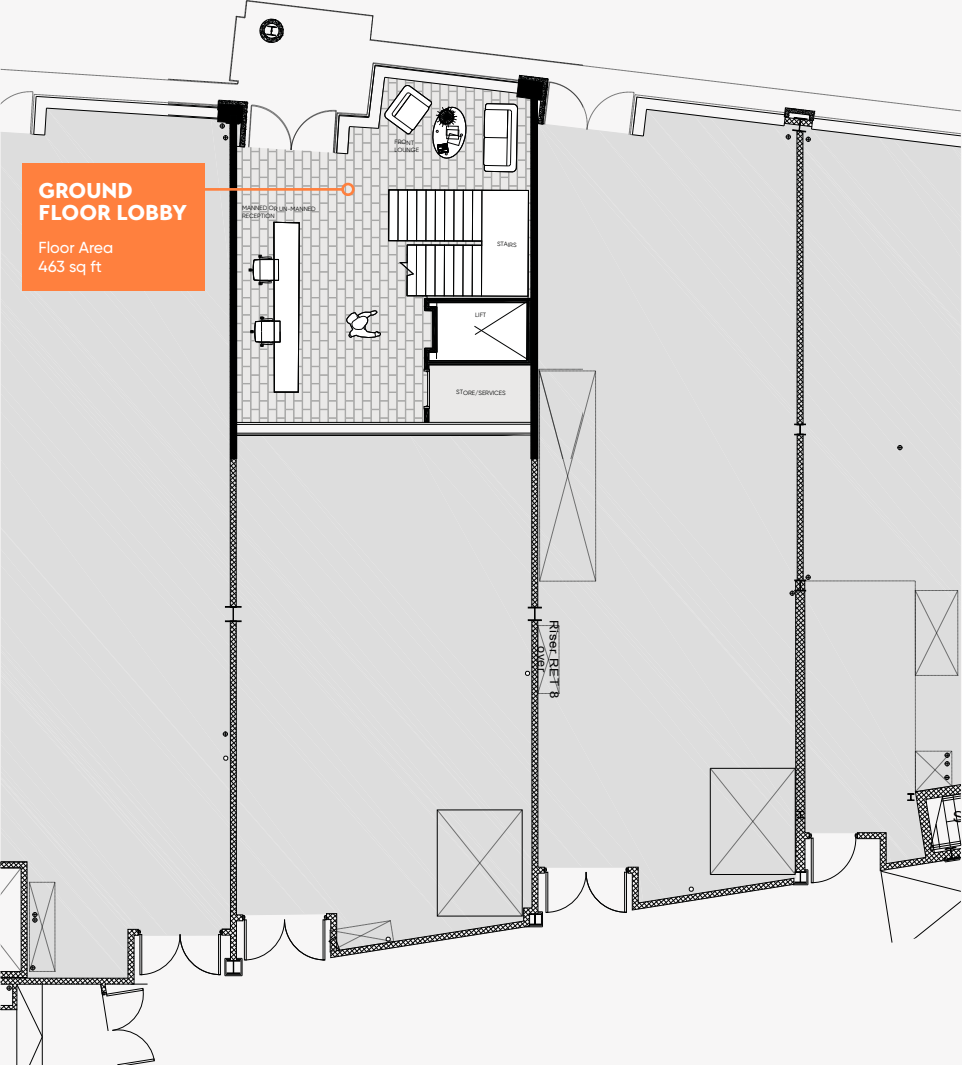


50 metres



FLOOR PLANS

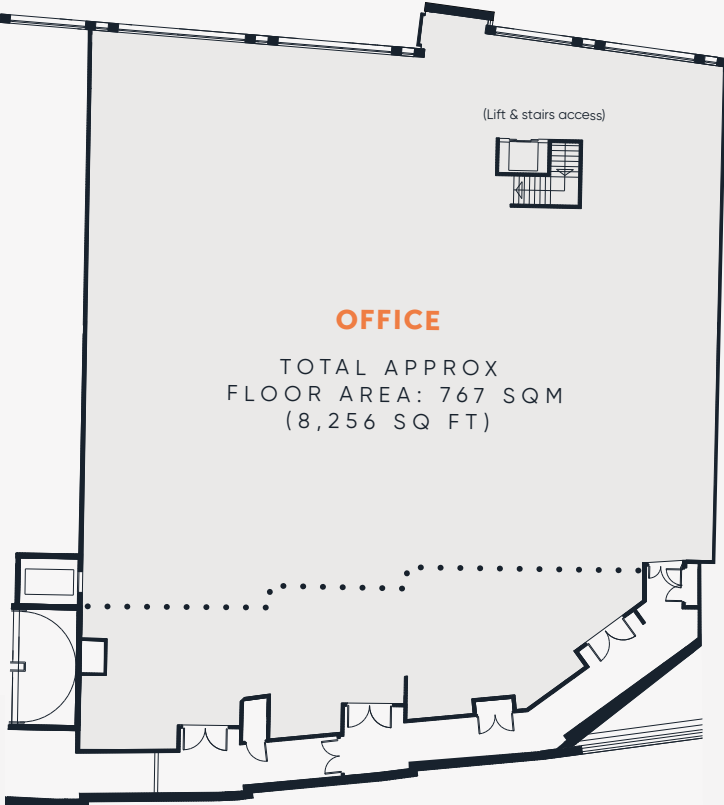
CHRIST'S LANE



GROUND FLOOR

Proposed general arrangement plan for the reception area/ground floor lift and stair being carried out as Landlord's works.

CHRIST'S LANE



FIRST FLOOR

Level change (indicative line)
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Computer generated image - ground floor lobby

LEASE

The subject property is available by way of a new FRI lease for a term to be agreed.

RENT

On application.

RATES

To be re-assessed.

SERVICE CHARGE

Approximately £4.95 per sq. ft.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available on Request.





CONTACTS

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