

# NEWNHAM MILL, MILL POND, CAMBRIDGE, CB3 9EY

*To Let - Offices 276 - 1,866*





# Summary

## Description

Newnham Mill is a three storey building with retail on the ground floor and two floors of office space above.

The small 1<sup>st</sup> Floor office (276 sq ft) can be occupied solely by one occupier or combined with the 2<sup>nd</sup> floor. It provides newly refurbished Cat A office space with a kitchenette and W/C and looks out over Mill Pond.

The 2<sup>nd</sup> Floor has a pitched roof with exposed timber trusses providing generous ceiling height. There are two fitted meeting rooms, a kitchenette and W/C.

Both floors benefit from lots of natural light and fantastic views. There is secure car and cycle parking at the rear of the building.

## Additional Information

### Terms

Available by way of a direct lease with the landlord. Quoting rent available on application.

### Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

### Postcode

CB3 9EY

### Legal costs

All parties to bear their own legal costs.

### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### EPC

Available upon request.

## Specification Includes

- Centrally located offices
- Nearby local amenities
- Good public transport links
- Cat A office spec
- Shower facilities
- Kitchenette
- W/C facilities
- Fitted meeting rooms
- Parking on site
- Vaulted ceilings





# Accommodation

## NIA

Description	Sq Ft
First Floor	276
Second Floor	1,590
<b>Total</b>	<b>1,866</b>

First & Second Floor can be occupied separately





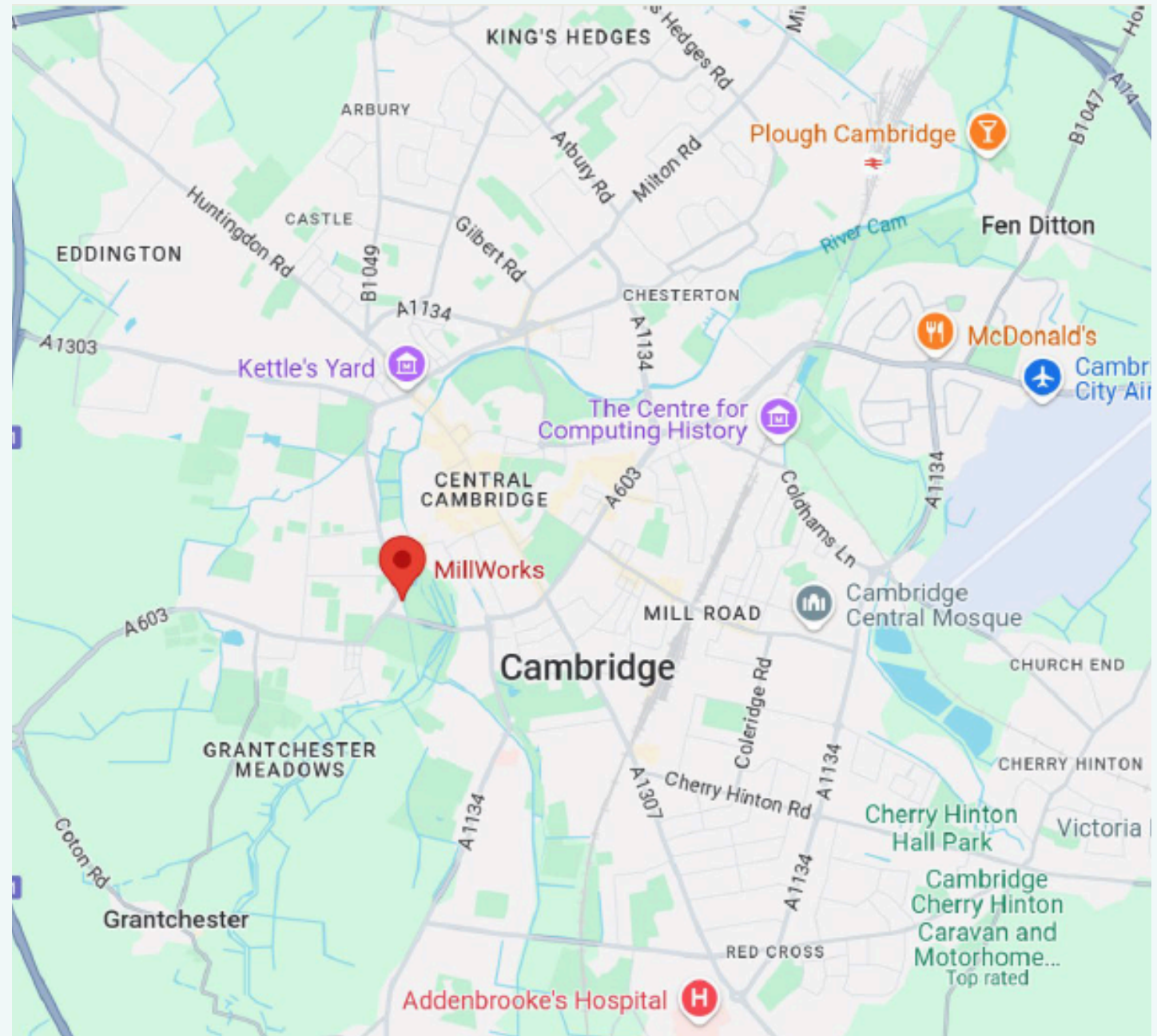
# Location

## Newnham Mill's location

Newnham Mill office space sits above 'MillWorks' restaurant, located off Queens Road overlooking the River Cam and is within walking distance of Cambridge's city centre.

This Grade II listed building is surrounded by fantastic local amenity including pubs, cafes and restaurants, the nearest being 'Bean Theory' next door which is a local Cambridge cafe.

Cambridge central station is an 8 minute cycle ride and 25 min walk and provides excellent links to London Kings Cross in just 50 minutes, London Liverpool Street in 1 hour and 15 minutes. Malting Lane bus stop is directly opposite the building.





2nd Floor Office Space





## 1st Floor Office Space





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*Get in touch with  
our experts*



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