

Unex House, Hills Road, Cambridge, CB2 8PA
14,608 SQ FT



Summary

Description

Unex House is an office building arranged over 2 floors. On the ground floor there is a reception area along with an open plan office and a kitchen with a breakout area.

On the upper floor there is a large open plan office with meeting rooms and a printing room off the open plan area.

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

CB2 8PA

Legal costs

All parties to bear their own legal costs.

Parking

The right to park 39 vehicles. Additional parking spaces are available by separate negotiation, providing upto a further 17 spaces.

Value added tax

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

EPC

D - 81.

The Current Specification Includes

- Full raised access floors
- Four pipe fan coil air conditioning system
- A passenger lift
- Kitchen



Location

Unex House is located on Hills Road within the heart of the Cambridge central business district and benefits from local amenities such as the Cambridge Leisure Park which includes a number of restaurants, supermarkets and entertainment venues.

Unex House is located on Hills Road and is within close proximity to Station Road which is the home for numerous global tech companies including Microsoft, Apple and Amazon. Cambridge mainline train station is a 5 minute walk away from Unex House, which provides a train service to London Kings Cross (c. 48 minutes) and London Liverpool Street (c. 1 hour and 5 minutes).

The city of Cambridge is strategically located approximately 50 minutes north of London, which can be accessed from the M11. This motorway provides access to the wider UK motorway network and to the A14 and M6 respectively. The M11 provides direct access to Stansted Airport (25 miles) which can also be accessed by direct train from Cambridge train station.

Neighbouring occupiers include AstraZeneca, Secondmind, GEANT and Rathbones.



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