

Part 5<sup>th</sup> Floor, 50/60 Station Road, CB1 2JH

*To Let - Offices - 4,228 sq ft*



# Summary

## Description

The Property was built in 2019 and was one of the originally properties which transformed the business quarter around Cambridge Railway Station.

50/60 itself offers best-in-class facilities and occupier amenities including a manned reception, secure cycle parking, shower and locker facilities, basement car parking and strong ESG credentials including a BREEAM Excellent rating. The building also benefits from a high quality public realm environment immediately surrounding the property.

## Additional Information

### Terms

Available by way of a lease assignment for a term ending 19<sup>th</sup> June 2029

### Rates

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

### Postcode

CB1 2JH

### 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

- Fitted office space
- Kitchen / breakout
- Fitted meeting rooms
- Basement car parking
- Shower / changing facilities
- LED lighting
- Manned reception
- BREEAM Excellent



# Accommodation

## NIA

Description	Sq Ft
Part 5 <sup>th</sup> Floor	4,228
<b>Total</b>	<b>4,228</b>



# Location

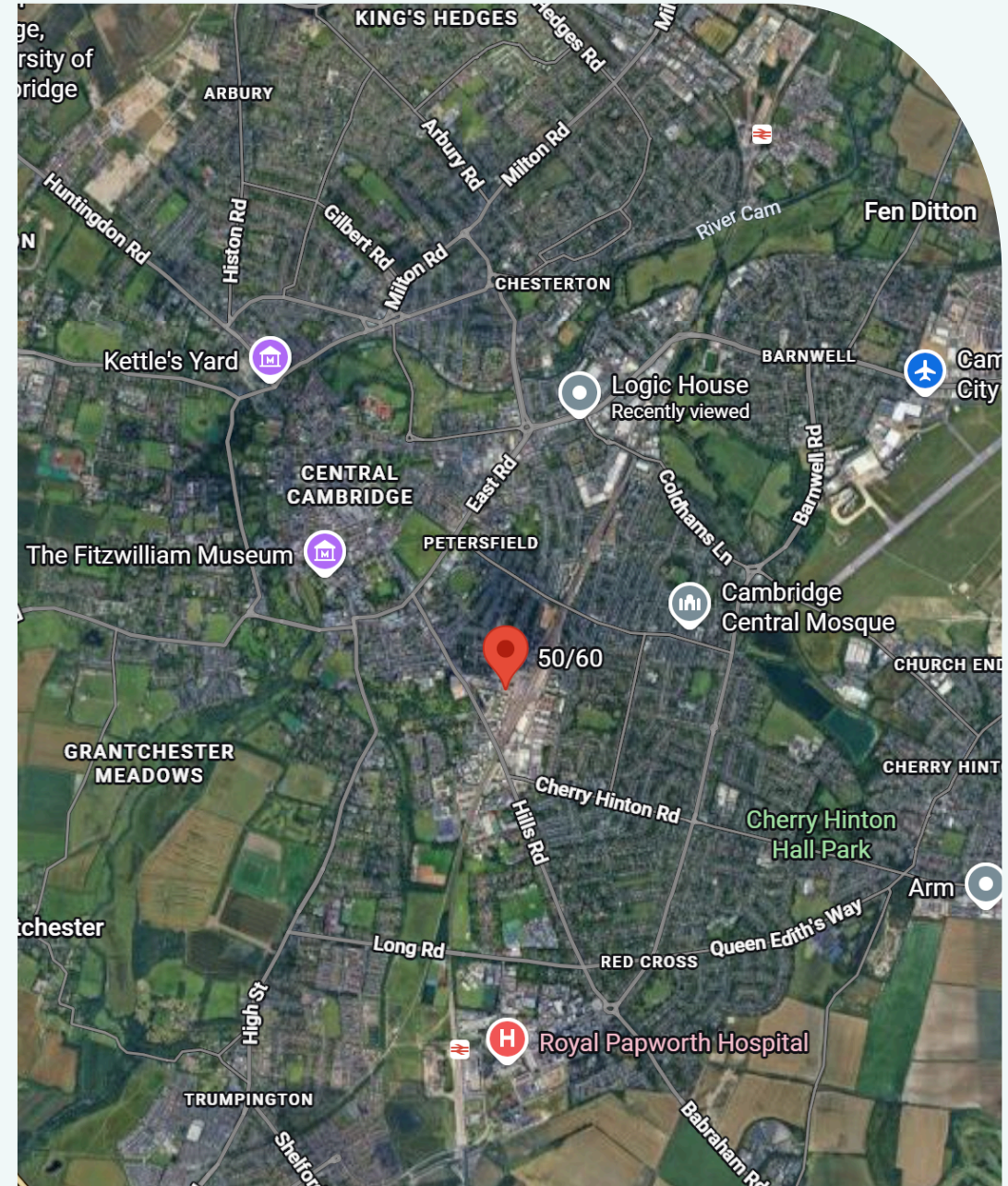
## 50/60 Station Road, CB1

The Property is located in the heart of CB1 surrounded by established professional service and global technology companies such as Amazon, Samsung and Microsoft.

Cambridge Railway Station is located adjacent to the property which provides fast rail connections to London King's Cross in under an hour and London Liverpool Street.

There is extensive local bus and guided busway connections from the station transport interchange. The surrounding area also offers immediate access to a wide range of amenities including cafés, restaurants, gyms, hotels and convenience retail, all within walking distance.

Cambridge city centre is a 15 minute walk and 5 minute cycle from the property.



Ground Floor Office Space



May 2026



*Get in touch with  
our experts*



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