



Broers Building, Part Second Floor, JJ Thomson Avenue, Cambridge, CB3  
0FA

*To Let / Office / 2,096 sq ft (194.72 sq m)*

# Summary

## Description

The building is a prestigious office style R&D building located next to the (Hauser Forum) Entrepreneurship Centre and Wests Café and adjoining the Cavendish Laboratory, Maxwell Centre, Computer Laboratory, and other University faculty.

The Broers Building provides highly efficient office style R&D floor space. The building has been designed to meet the requirements of organisations operating in this sector and the space has been configured to provide flexibility across the floor areas arranged around shared lobby/WC areas. It features an impressive, spacious front entrance/manned reception and contemporary styling to the exterior including attractive cladding and sunshade louvres.

## Terms

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

## Additional Information

### Business rates

All interested parties are advised to make their own enquiries

### Services

n/a

### Postcode

CB3 0FA

### Legal Costs

Each party to bear their own costs

### Value added tax

To be confirmed

### EPC

Available upon request

## Specification Includes

- Air conditioning
- 50 mm Raised floors
- BREEAM - very good
- Disabled WC and shower room
- Brise Soleil solar shading
- Manned reception



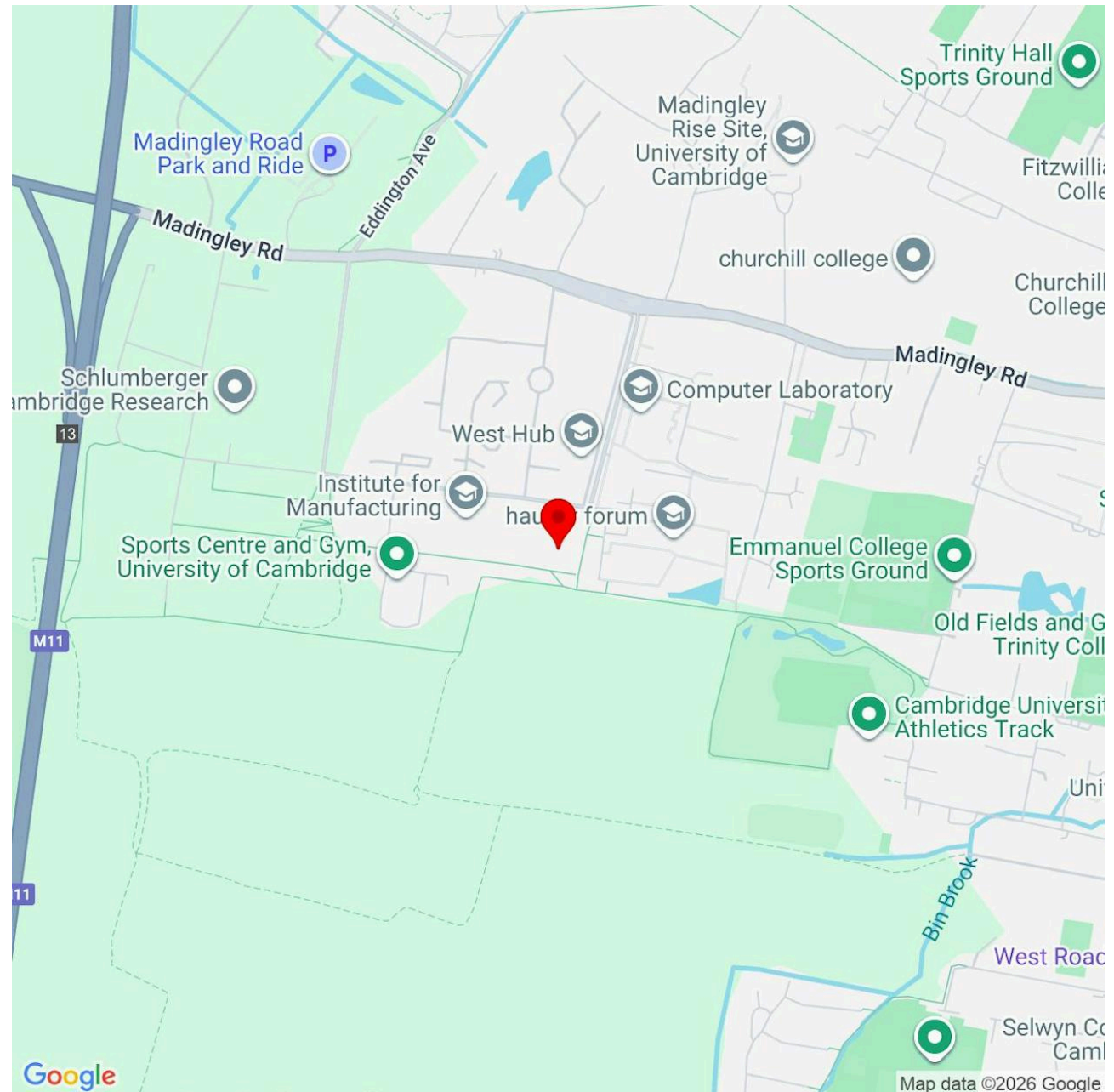


# Location

**The Broers Building is situated in a prominent position at the end of JJ Thomson Avenue.**

Located in the heart of the University of Cambridge's West Cambridge site.

The site is easily accessible by way for car, the site is only 0.2 miles from the M11 and 2 miles from the A14. The Cambridge Train Station is 2.3 miles from the site and the property is well connected with regular bus services attending the West Campus and connecting the site to the wider city network.



Part Second Floor:

2,096 sq ft

Description	Sq ft	Sq m	Availability
2nd - F4	2,096	194.72	Available
Total	2,096	194.72	



## Get in touch with our experts



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