



10D St Edwards Passage, Cambridge, CB2 3PJ

*To Let | Office | 200 to 474 sq ft (18.58 to 44.04 sq m)*



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# Summary

## Description

The office suites are over the second and third floors, accessed via a shared entrance lobby and staircase. The units offer secure access with a buzzer entry system already in place. Both units benefit from good natural light from the sash windows throughout.

## Terms

The suite is available on a new effective full repairing and insuring lease for a term to be agreed.

Quoting rent available on application.

## Additional Information

### Business rates

All interested parties are advised to make their own enquiries

### Legal Costs

Each party to bear their own costs

### Services

n/a

### Value added tax

To be confirmed

### Postcode

CB2 3PJ

### EPC

Available upon request

## Specification Includes

- Large sash windows
- Views over King's College
- Buzzer Entry System
- Carpeted throughout

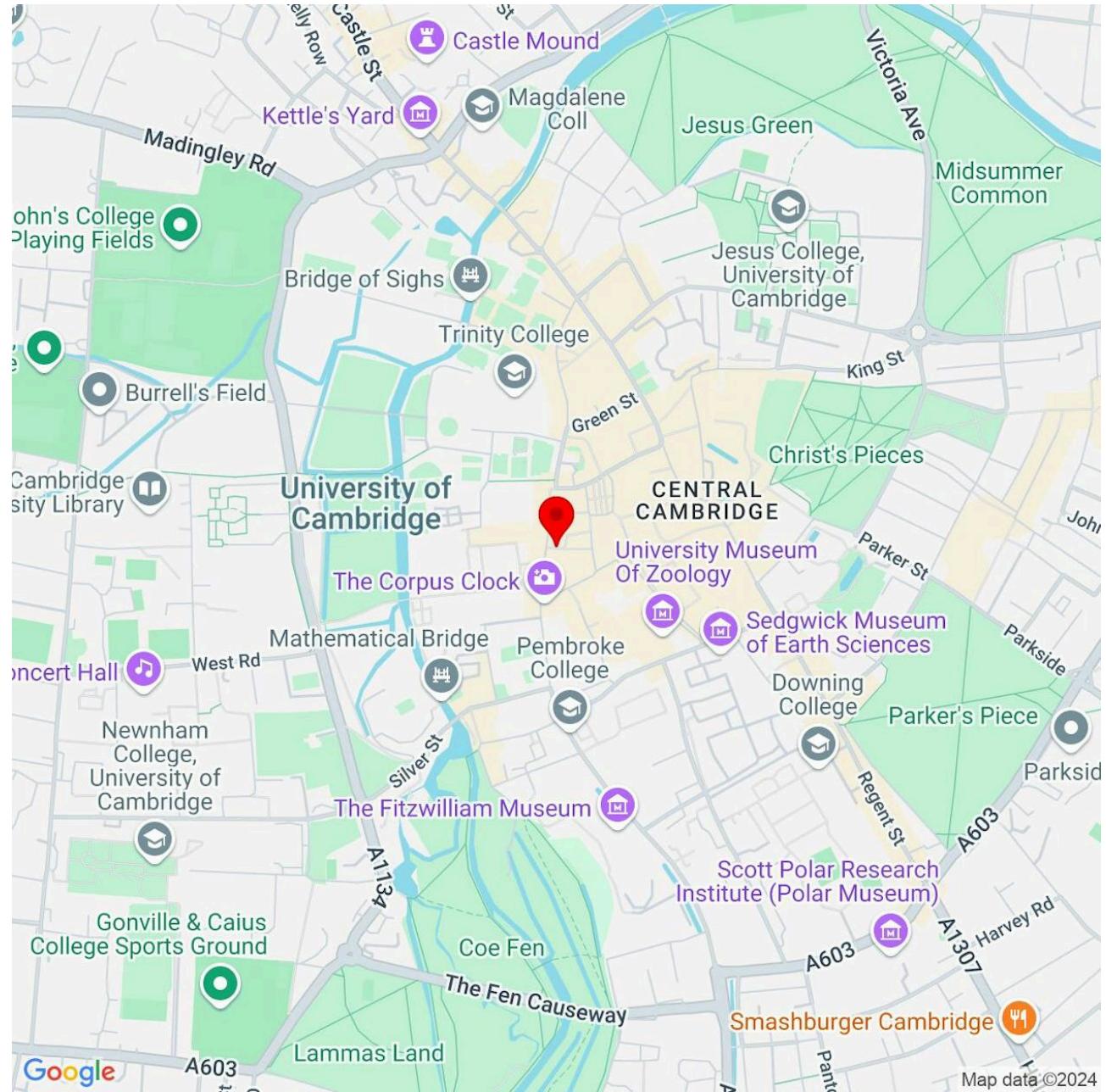


# Location

**The Property is located within the historic core of Cambridge, on St Edwards Passage, next to Kings Parade which is opposite the entrance to Kings College.**

Both office spaces command fantastic views over the historic city centre of Cambridge and provide easy access to the local amenity which includes: cafes, restaurants, food shops & the historic market square.

The Grand Arcade car park is within close walking distance, as well as Drummer Street Bus Station and Cambridge Train Station is located 1 mile from the property.



# Accommodation

The accommodation comprises the following areas:

Description	Sq ft	Sq m	Availability
2nd - Office space	274	25.46	Available
3rd - Office Space	200	18.58	Available
Total	474	44.04	

# Gallery



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## Get in touch with our experts



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