

3E King's Parade, Cambridge, CB2 1SJ  
*To Let | 975 SQ FT*



# Summary

## Description

Located on King's Parade directly opposite the gates of King's College, the third-floor office suite boasts city centre location with beautiful views over the College and its grounds.

The office suite forms part of the third floor of 3E King's Parade. There is a shared entrance and staircase to the office suite, which comprises of four offices, a meeting room, a kitchenette and WC.

## 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 1SJ

### 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

- Self contained office accommodation
- Outside balcony
- Air conditioning unit
- Shared male and female WCs
- Kitchenette
- Good transport links and amenities
- City centre location
- Views over King's College





# Accommodation

NIA

Description	Sq Ft
Total	975 sq ft



# Location

**Located on King's Parade, directly opposite the iconic gates of King's College, this office offers stunning views.**

3E King's Parade benefits from excellent amenities within walking distance, such as the Grand Arcade shopping centre and car park, as well as Drummer Street Bus Station.

Distance to local amenities:

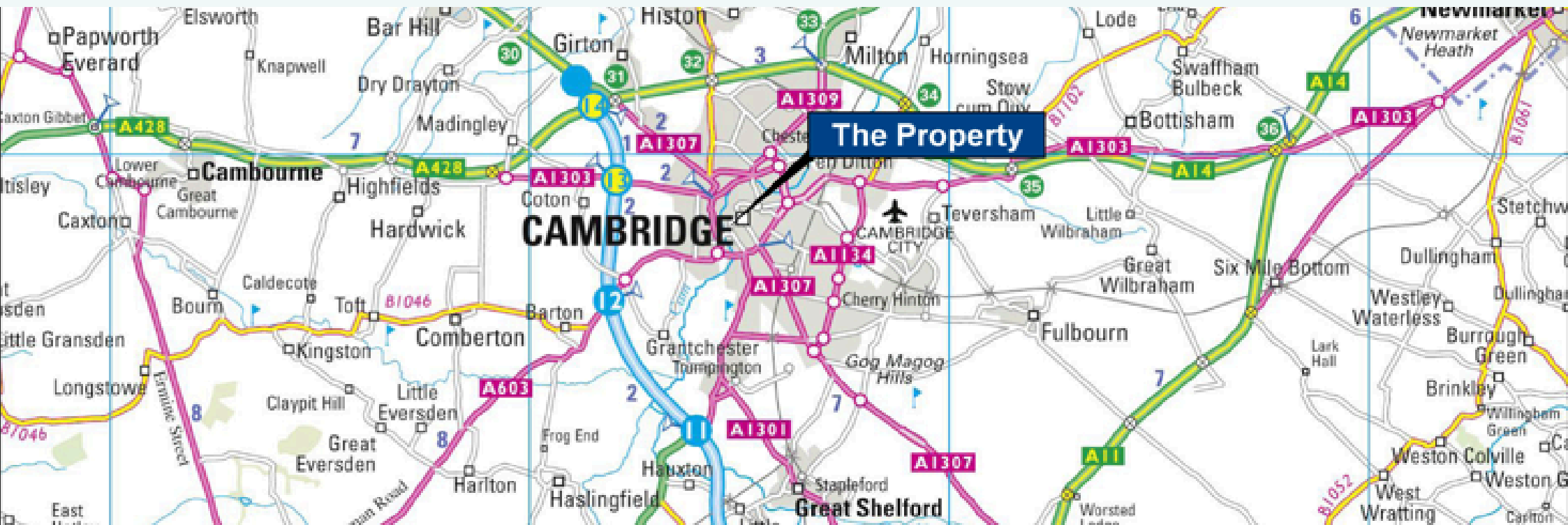
0.2 miles to Grand Arcade

0.3 miles to Drummer Street Bus Station

1.4 miles to Cambridge Station

2.5 miles to M11

The immediate area is bustling with independent cafes, bookshops, galleries, and boutique retailers, as well as university departments and colleges, creating a dynamic and intellectually rich environment.







*Get in touch with  
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