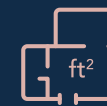




Exceptional fitted and CAT-A office space
in Cambridge city centre



**2,300 - 8,112 sq. ft.
of fitted office space**



World renowned city



**10 minute walk to
Cambridge Train Station**



At a glance

- Fitted office space with meeting rooms and kitchen facilities
- Flexible CAT-A and fitted office space available
- Private terrace on the 3rd floor
- Ready to plug and play
- Excellent end of journey facilities including showers
- New VRF air conditioning
- 3 car parking spaces



Modern office building



Flexible floor plates



Local amenities on the doorstep



Targeted EPC: B



Accommodation



Grade A refurbished office accommodation

Accommodation	Size sq ft	Specification
Ground Floor	2,857	CAT-A
2nd Floor	2,955	Fully Fitted
3rd Floor (plus terrace)	2,300	CAT-A
Total	8,112	



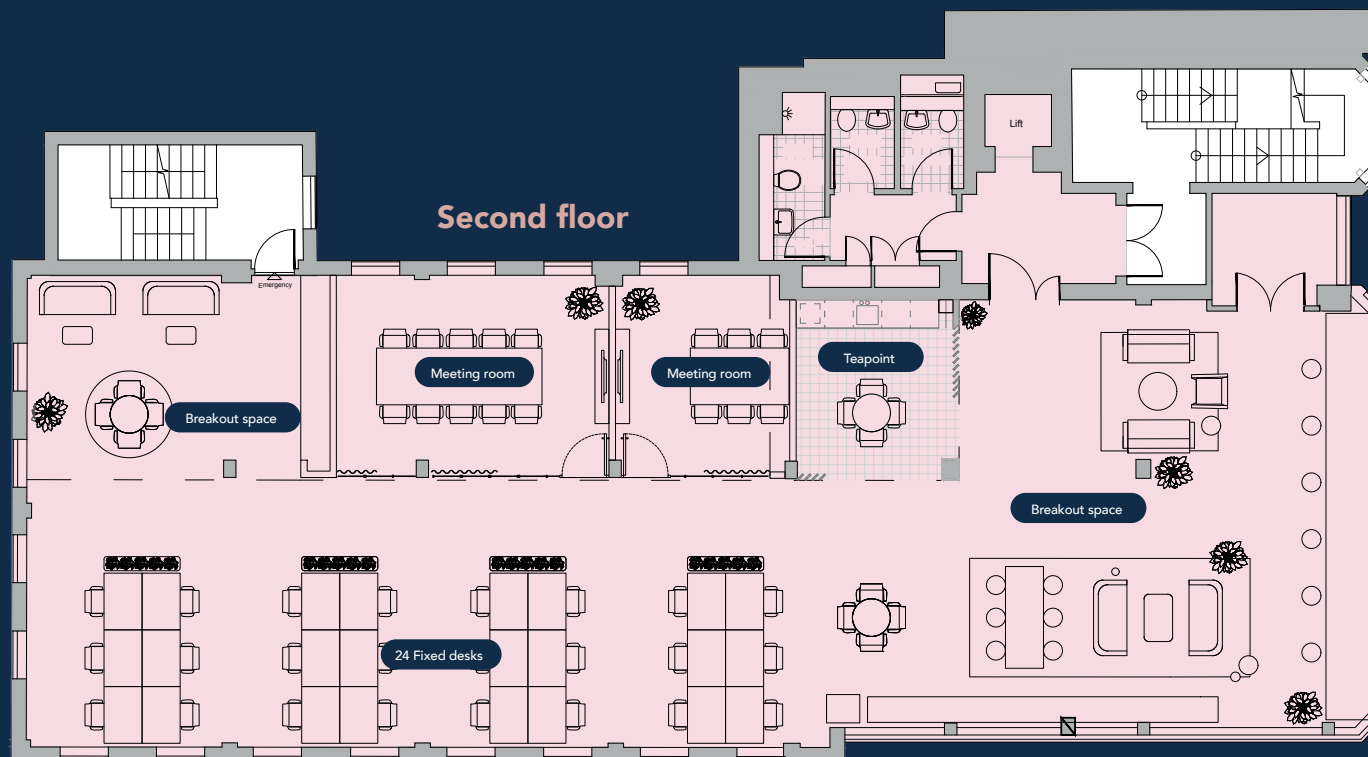
Second floor



Fully furnished and ready to start work straight away

At 24 Hills Road Cambridge, form meets function, offering a seamless blend of aesthetic allure and practical amenities — a place where your business can truly flourish.

Step into a sanctuary of productivity with a state-of-the-art, modern office space.



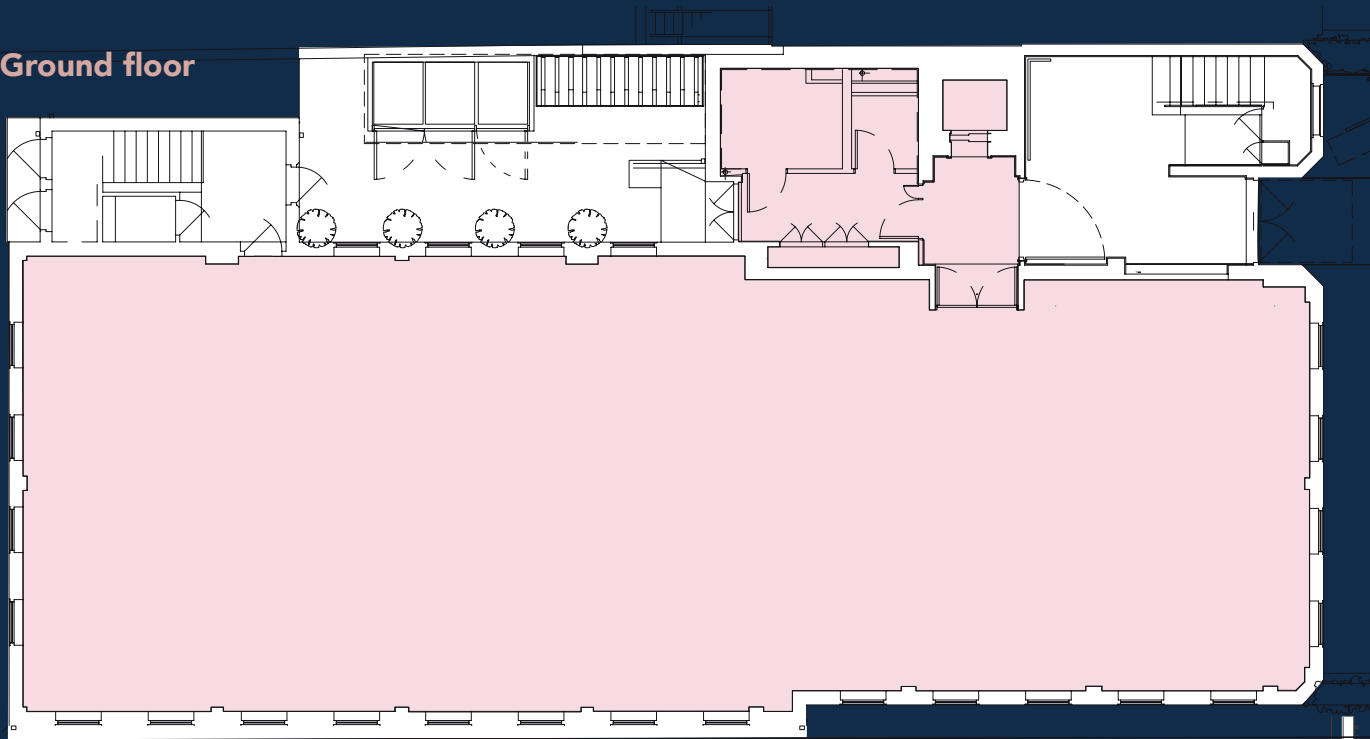
 **24 desks**

 **Kitchen**

 **Collab and breakout space**

 **2 meeting rooms**

Ground floor



Ground and third floor



Flexible Open Plan CAT-A space

Third floor





Specification



Undergone a comprehensive refurbishment to deliver best in class fitted office space



24 Hills Road is a recently refurbished fitted office space. The office has 4 banks of desks ready for an occupier to plug in their laptops and start working. The office does include 2 meeting rooms, reception area and breakout space - with new furniture throughout. The office is accessed via both stairs and a lift. WCs and a shower is located adjacent to the entrance to the office suite.

- **LED Lighting**
- **VRF heating and cooling system**
- **New floor finishes and raised floors**
- **Exposed services**
- **Fitted breakout space with sofas and arm chairs**
- **Kitchenette**
- **Fully fitted office space with desks and chairs, ready to plug and play**
- **Meeting rooms with 6 or 10 seats**
- **Planters throughout the office**
- **Sustainable office furniture throughout**





Location



Well connected

The property is located on Hills Road, one of the most prestigious office locations in Cambridge, and is just a short walk from Cambridge Train Station, providing direct train services to London Kings Cross (48 minutes) and London Liverpool Street (1hr 12 minutes).

As well as being within easy walking distance of the main shopping and leisure facilities that the city of Cambridge has to offer, Hills Road itself has a wide variety of shops, restaurants, coffee shops, bars, and other leisure and exercise facilities on offer to the local occupier.



1

Minutes walking time

6

The Oak Bistro

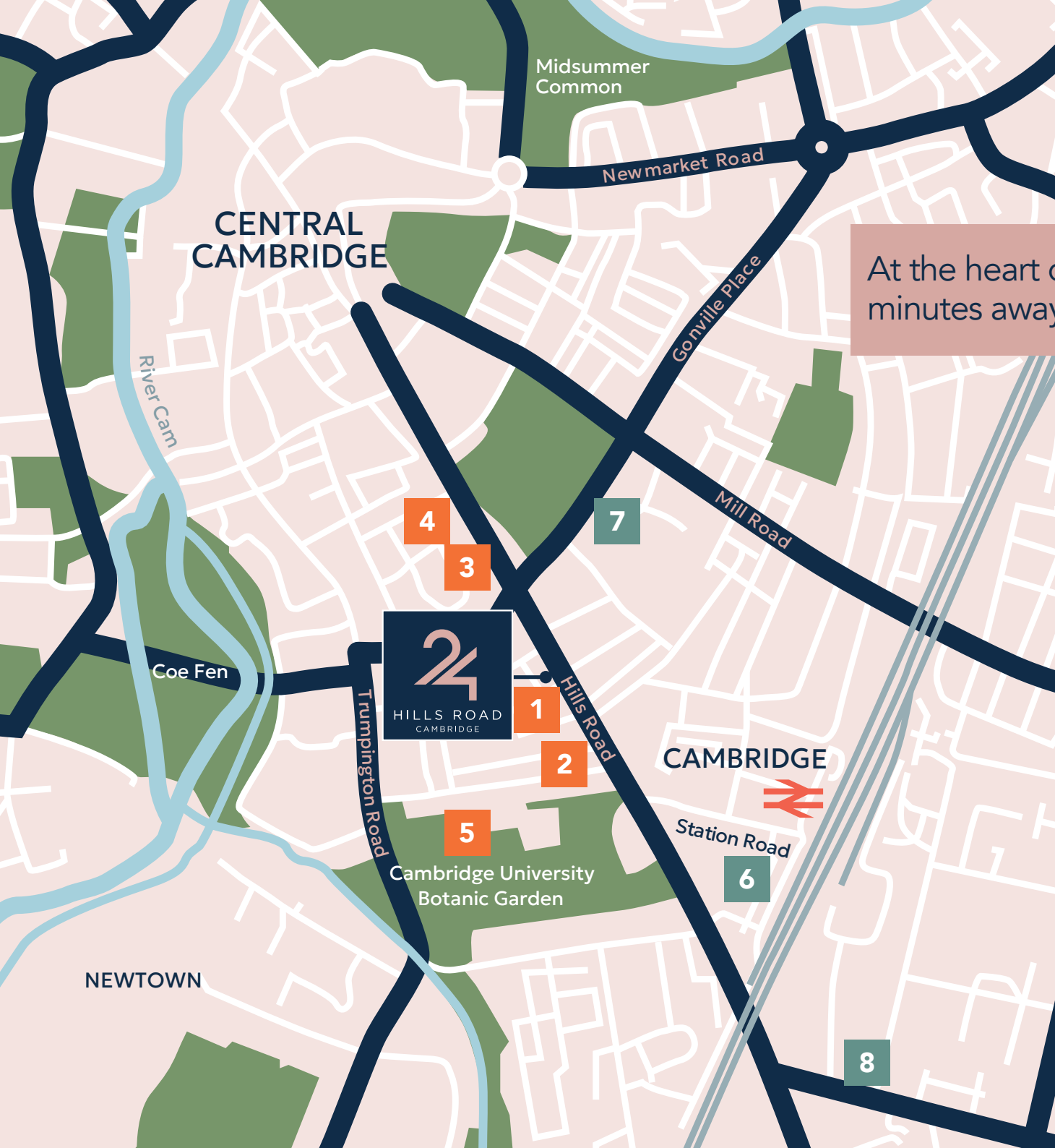
10

Cambridge Train Station
Sainsbury's Local
Grand Arcade

16

Cambridge Corn Exchange
Pret A Manger
Cambridge Market Square

Maison Bakery
Co-op Food
Cambridge Yoga Project



Connection



At the heart of Cambridge and only minutes away from the train station

Road communications in Cambridge are excellent with the M11 providing a direct route to the M25 and London in the south, while the A14 links the city with the Midlands and the east coast ports. Rail links in Cambridge are strong with regular direct services from Cambridge Station to London Kings Cross 48 minutes and London Liverpool Street 1 hour 12 minutes. Cambridge also benefits from numerous bus routes connecting the various campuses, business parks and science parks with Cambridge Station and the City Centre.

Cambridge North Station, which opened in May 2017, is a major new £44m development that has vastly improved transport links to Cambridge Science Park, St Johns Innovation Centre and Cambridge Business Park. Cambridge is also well served by Stansted Airport, 20 miles to the south (via the M11) and Cambridge International Airport, 2 miles east of Cambridge town centre. Cambridge International Airport is now exclusively used by executive jets and light aircraft.

**1 Maison Clement
Bakery and Patisserie**

2 Little Petra

3 The Old Bicycle Shop

4 Bould Brothers Coffee

5 Botanic Gardens

6 F46 Training

7 Kelsey Kerridge Sports Centre

8 Pure Gym



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.

Legal costs: All parties to bear their own legal costs in respect to this transaction.

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

EPC: Available upon request.


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