



Space Information
Nine Hills Road, Cambridge



SPACE
THAT
WORKS

WHAT'S INCLUDED

Fully equipped

Take the space you need and move straight in. Everything is ready for you, from the desks to the internet. The inclusive monthly price means you don't need to worry about utilities or business rates

Dream team

Our talented team of professionals are on-site to ensure you always get the very best service.

A great reception

We always provide a warm welcome. As well as looking after your guests, we take care of your post, parcels and printing

Come and go

Access your private office any time you want, seven days a week

Collaboration spaces

Choose from bookable meeting rooms, phone booths and communal spaces

Take a break

Not only will you find a fully stocked kitchen, you'll also be in the heart of the city, with all the shops and cafés you could need

Shipshape

You can expect regular cleaning of your office space and communal areas. We handle Health & Safety and maintenance too

Be part of a great community

Connect with like-minded members, by joining our networking events, socials and casual coffee breaks

Access all areas

As a Mantle member you can work from any of our spaces. Find us in Cambridge Science Park, Chelmsford, Duxford, Oxfordshire, Stansted and Stevenage

GROUND FLOOR



GROUND FLOOR

Office	Size sq ft	Size sq m	Number of desks	Price from per month	Availability
G01	152	14.12	4	POA	Available December 2026
G02	321	29.82	9	POA	Available Now
G03	271	25.18	6	LET	LET
G04	350	32.52	10	LET	LET
G05	176	16.35	4	LET	LET
G06	139	12.91	4	LET	LET
G07	98	9.10	3	LET	LET
G08	81	7.53	2	LET	LET
G09	76	7.06	2	LET	LET
G10	144	13.38	4	POA	Available Now
G11	99	9.2	2	LET	LET
G12	202	18.77	5	POA	Available Now
G13	453	42.08	13	POA	Available Now
G14	89	8.27	2	LET	LET
G15	69	6.41	1	LET	LET
G16	69	6.41	1	LET	LET
G17	69	6.41	1	LET	LET
G18	217	20.16	5	LET	LET

A Available
 S Available soon
 H Home-Flexi
 M Meeting room

FIRST FLOOR



FIRST FLOOR

Office	Size sq ft	Size sq m	Number of desks	Price from per month	Availability
101	142	13.2	4	POA	Available Now
102	1408	130.81	TBC	POA	Available Now
107	628	58.34	20	LET	LET
111	112	10.40	3	LET	LET
112	192	17.84	5	LET	LET
113	658	61.13	16	LET	LET
117	304	28.24	10	LET	LET
118	52	4.83	1	LET	LET
119	53	4.92	1	LET	LET
120	52	4.83	1	LET	LET
121	77	7.15	1	POA	Available October 2026
122	2020	187.66	TBC	POA	Available February 2027
129	66	6.13	1	LET	LET
130	66	6.13	1	LET	LET
131	67	6.23	1	LET	LET
132	343	31.87	10	POA	Available Now
135	291	27.03	8	LET	LET

A Available
 S Available soon
 H Home-Flexi
 M Meeting room

SECOND FLOOR



SECOND FLOOR

Office	Size sq ft	Size sq m	Number of desks	Price from per month	Availability
201	137	12.73	3	LET	LET
202	484	44.97	12	LET	LET
203	893	82.96	24	LET	LET
207	423	39.30	10	LET	LET
208	304	28.24	8	LET	LET
209	211	19.60	6	POA	Available Now
210	383	35.58	10	LET	LET
211	247	22.95	6	LET	LET
212	88	8.18	2	LET	LET
213	480	44.59	12	POA	Available Now
214	649	60.29	14	LET	LET
220	1515	140.75	TBC	LET	LET



Available



Available soon

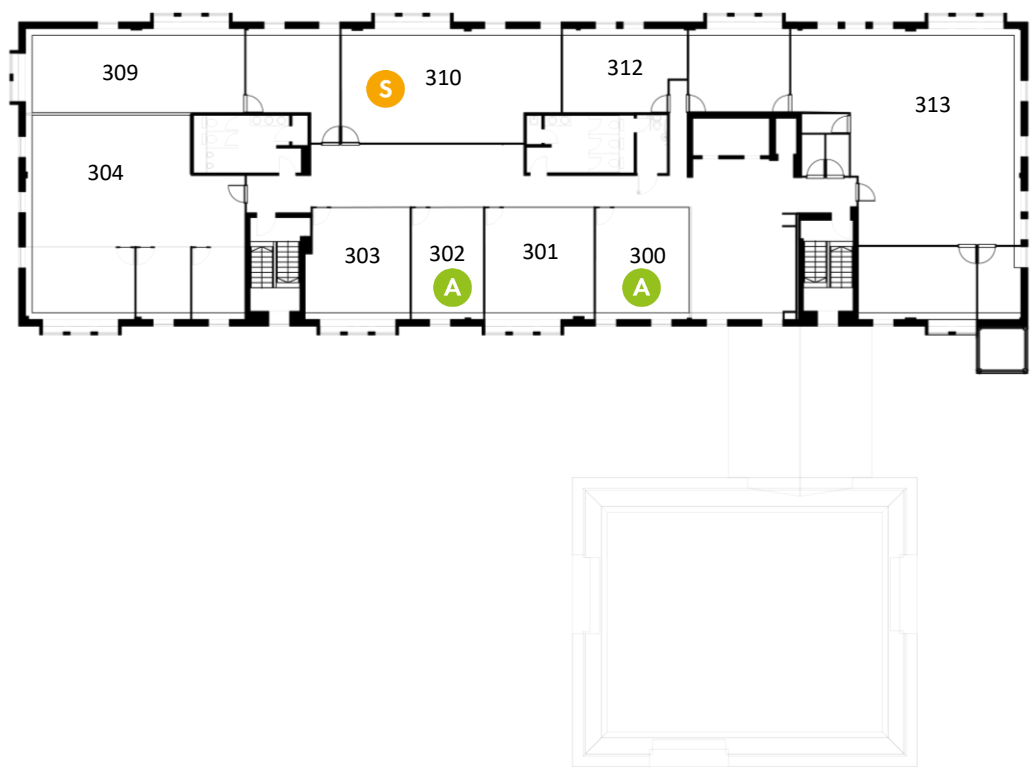


Home-Flexi



Meeting room

THIRD FLOOR



THIRD FLOOR

Office	Size sq ft	Size sq m	Number of desks	Price from per month	Availability
300	252	23.41	8	POA	Available Now
301	295	27.41	8	LET	LET
302	194	18.02	5	POA	Available Now
303	274	25.45	7	LET	LET
304	993	92.25	22	LET	LET
309	632	58.71	20	LET	LET
310	576	53.51	15	POA	Available October 2026
312	230	21.37	6	LET	LET
313	1460	135.64	33	LET	LET

A Available **S** Available soon **H** Home-Flexi **M** Meeting room

FLEXIBLE OPTIONS



Home-Flexi For 1-8 people

Home-Flexi 5

Work at any Mantle Space for 5 days per month

Use our small or medium meeting rooms for 2 hours per month

Business address

£199 + VAT per month (plus 1 month deposit)

Home-Flexi 10

Work at any Mantle Space for 10 days per month

Use our small or medium meeting rooms for 4 hours per month

Business address

£249 + VAT per month (plus 1 month deposit)

Home-Flexi 15

Work at any Mantle Space for 15 days per month

Use our small or medium meeting rooms for 6 hours per month

Business address

£299 + VAT per month (plus 1 month deposit)



Virtual For any business size

Business address

Professional address and post handling

£99 + VAT per month (plus 1 month deposit)

Call answering

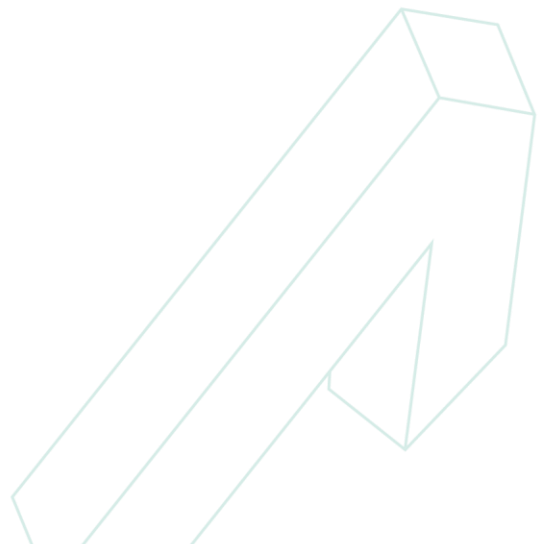
We answer your calls in your company name

£90 + VAT per month (plus 1 month deposit)

Full virtual office

A package of our business address and call answering services

£175 + VAT per month (plus 1 month deposit)



GET IN TOUCH

Call 01223 653100

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