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GROUND FLOOR, 62 HILLS ROAD, CAMBRIDGE, CB2 1LA

TO LET | OFFICE WITH RETAIL FRONTAGE | 732 - 2,742 SQ FT

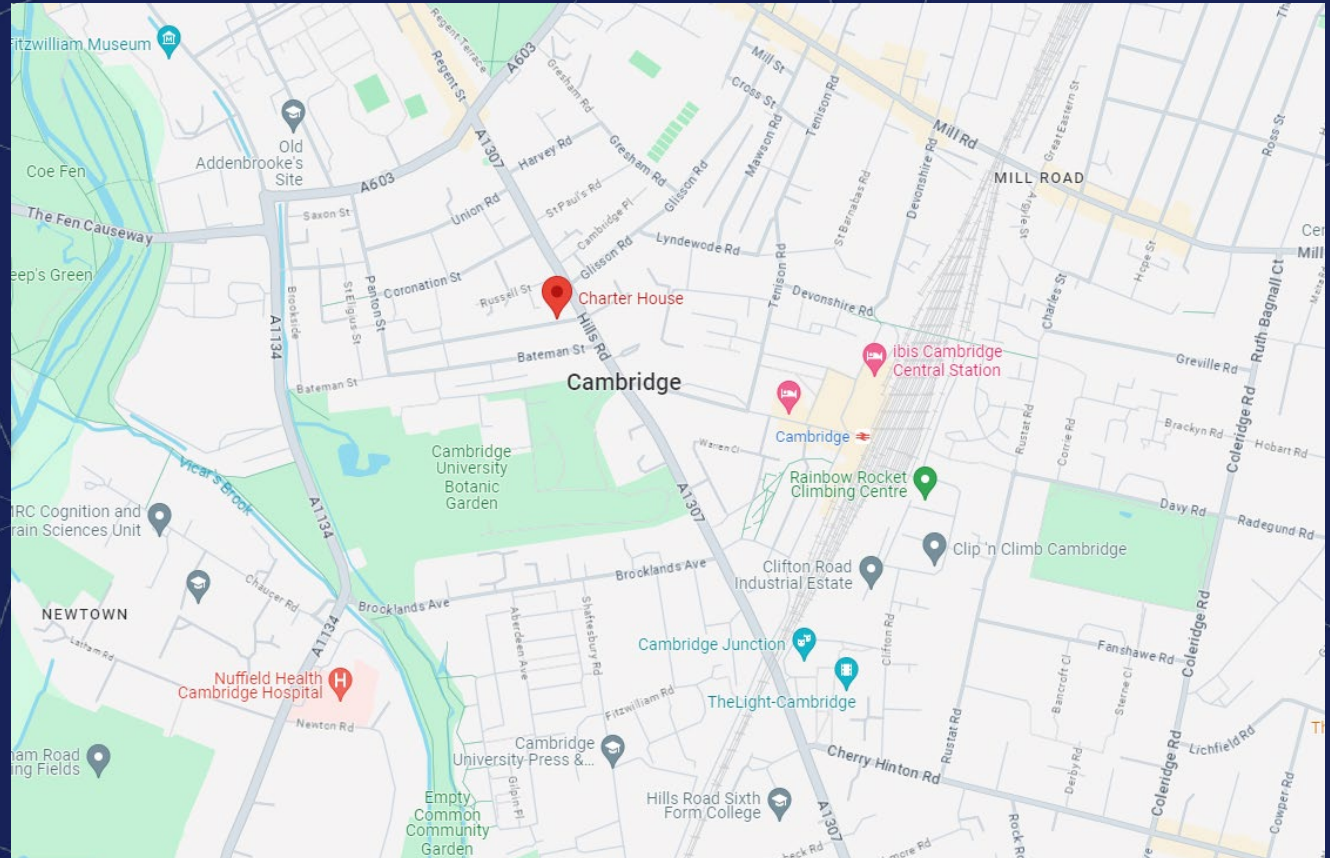

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LOCATION

Charter House is located on Hills Road and situated within the heart of Cambridge's central business district. The local area includes amenities such as Tesco Express, an abundance of food outlets and the Cambridge Leisure Park which houses a number of restaurants, supermarkets and entertainment venues.

5 minutes' walk away is Station Road, home to Cambridge's global tech companies including Microsoft, Apple, Amazon and Samsung. At the top of Station Road is Cambridge's central train station providing mainline access to both London Kings Cross (48 minutes) and Liverpool Street (1 hour 5 minutes).

Cambridge is strategically located approximately 50 minutes north of London at the inter-section of the M11, A14 and A10. The M11 provides access to Stansted Airport (25 miles) and the A14 provides access to the M11 and M6 motorways.



SUMMARY



Description

The property is located on the ground floor of Charter House, a prominent office building. The office benefits from road frontage onto Hills Road. The suite benefits from full height floor to ceiling windows, allowing a large amount of natural light into the space. On this road there are many thriving cafes, restaurants and shops on its doorstep.

Specification includes:

- Disabled ramp access.
- Road frontage.
- Full accessed raised floors.
- Female and Male WC's.
- Kitchen.
- 5 Parking spaces.

Additional information

Terms

The accommodation is available by way of a new lease for a term to be agreed.

Rates

All interested parties are advised to make their own enquiries of Cambridge City Council.

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

The property has an EPC rating of D.

Postcode

CB2 1LA.

ACCOMMODATION

All figures quoted are for
guidance purposes only.

Description	Sq ft
Ground Floor	2,742
TOTAL	2,742



Artist impression for illustrative purposes only

ACCOMMODATION FOR SMALLER UNITS

Unit Sizes

Unit 1	732 sq ft
Unit 2	753 sq ft
Unit 3	1,130 sq ft



GALLERY



Artist impression for illustrative purposes only



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Enquiries

George Craig
07779 770902
George.craig@bidwells.co.uk

Charlie Percival
07769 385223
Charlie.percival@bidwells.co.uk



Mark Johnson

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