



UNEX HOUSE

C A M B R I D G E





14,608 SQ FT OF OFFICE SPACE IN THE HEART OF CAMBRIDGE

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Unex House is a self-contained office building in Cambridge city centre.

Arranged over two floors, Unex House boasts a private self-contained entrance and reception on the ground floor. The upper floor comprises expansive open plan offices with meeting rooms and a kitchen.

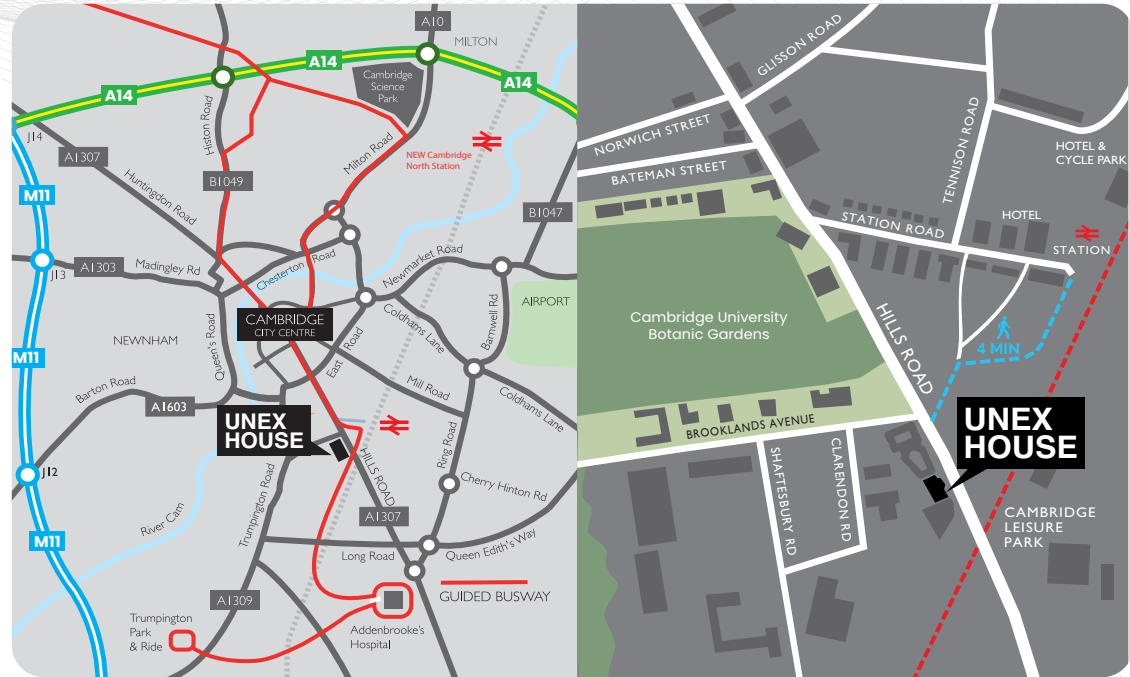
-  Self-contained private entrance and reception
-  Second floor ceiling height c. 4.2 m
-  39 parking spaces – electric charging is available. Additional parking spaces are available by separate negotiation, providing up to a further 17 spaces.
-  Tenant only gym and fitness classes



Location

Located on Hills Road within the heart of the Cambridge central business district benefitting from local amenities such as the Cambridge Leisure Park which includes a number of restaurants, supermarkets and entertainment venues.

Within close proximity to Station Road which is the home for numerous global tech companies such as Microsoft, Apple, Amazon. AstraZeneca, Secondmind, GEANT and Rathbones are in neighbouring buildings. Cambridge mainline train station is a 4 minute walk away from Unex House, which provides a train service to London Kings Cross (c. 48 minutes) and London Liverpool Street (c. 1 hour and 5 minutes).



The city of Cambridge is strategically located approximately 50 minutes north of London, which can be accessed from the M11. This motorway provides access to the wider UK motorway network and to the A14 and M6 respectively. The M11 provides direct access to Stansted Airport (25 miles) which can also be accessed by direct train from Cambridge train station.

TRANSPORT CONNECTIONS



ROAD

Cambridge is well connected, with access to the M11, A14, A10, A428 which link in with the M1, A1 and M25.



RAIL (mins)

Cambridge offers direct rail links to London and access to the rest of the UK rail network.

Stansted Airport.....	31
King's Cross	48
Liverpool Street.....	65
Heathrow Airport.....	115



CAMBRIDGE RAILWAY STATION

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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.

Value added tax

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

Postcode

CB2 8PA

EPC

Available upon enquiry.



Viewing

For further information or to arrange an inspection, please contact the agents:



GEORGE CRAIG
07779 770902
George.Craig@bidwells.co.uk



CHARLIE PERCIVAL
07769 385223
Charlie.Percival@bidwells.co.uk



jll.com



OLLIE MCLEOD
07790 562040
Ollie.McLeod@jll.com



DONYA LOTFI-POUR
07752 467436
Donya.Lotfi-Pour@jll.com



Mark Johnson

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