

## TO LET

### Office

Part 1st Floor: Modern fitted offices available on flexible terms within a dynamic, innovation-focused business park

### Rent

£86,560 per annum





## Summary



Extensive car parking including EV charging



Meeting rooms and break out space



Shower facilities and WCs on each floor



24 hour security and access



2 passenger lifts



Triple height glass entrance



Air conditioning



150mm full access raised floors



Metal tiled suspended ceiling with integrated LED lighting



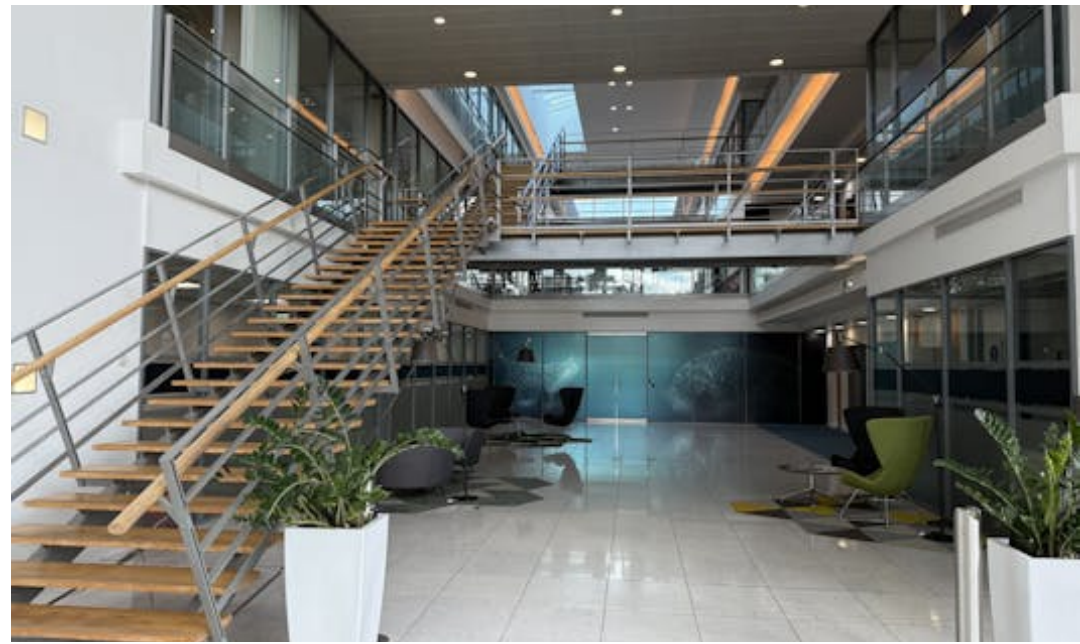
Large fitted kitchen



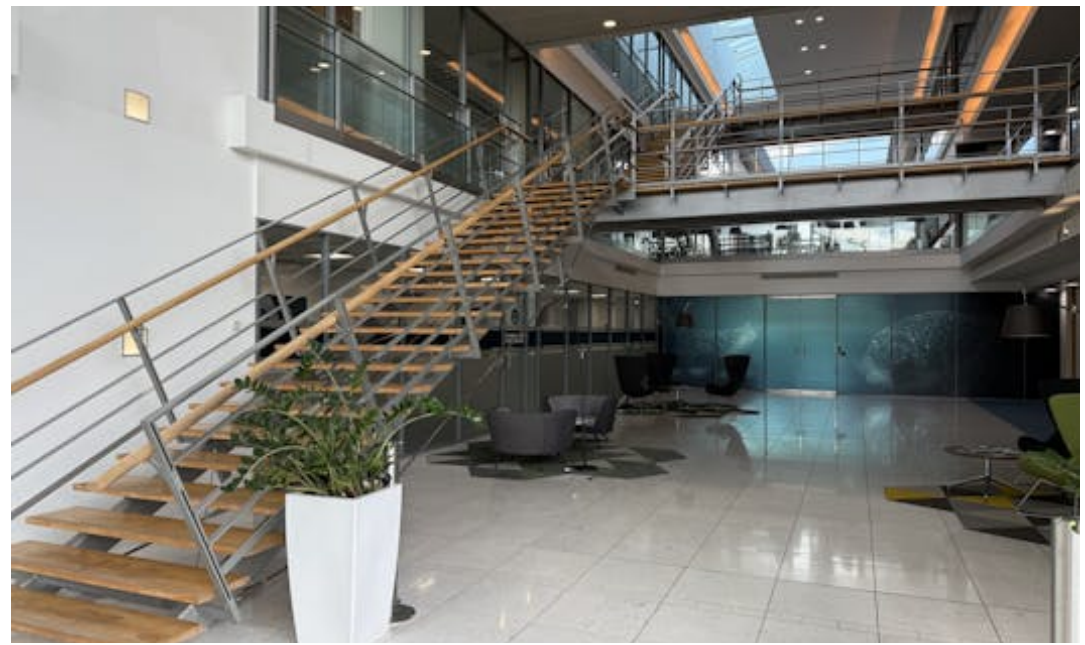


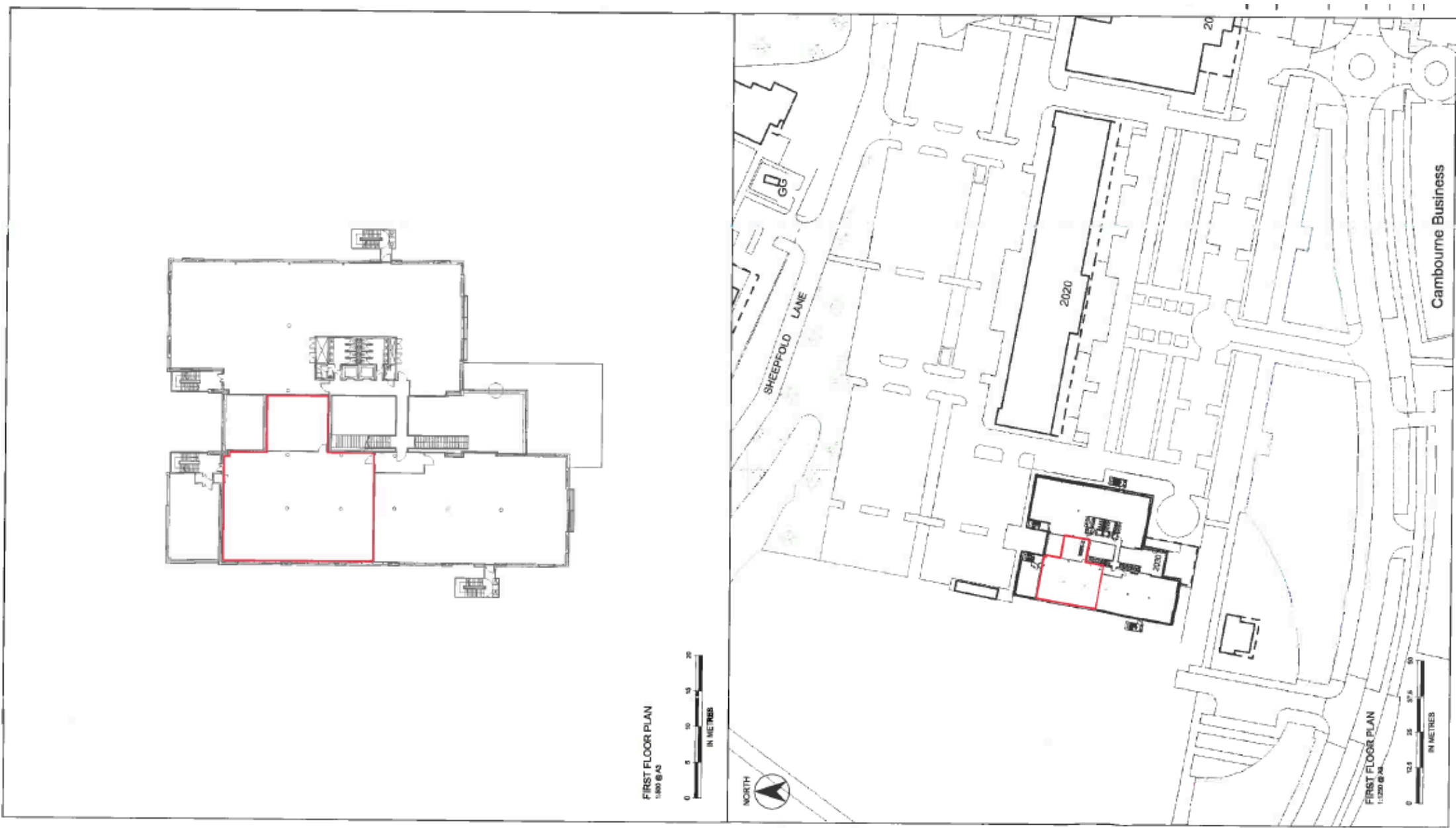












## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
1st	3,500	325.16	Available
1st - Mezzanine	781	72.56	Available
Total	4,281	397.72	



DESCRIPTION

Flexible leases starting from 12 months, with the opportunity for longer occupation, subject to landlord approval.

This high-quality fitted office forms part of the first floor of Building 2030 at Cambourne Business Park, with the added benefit of a mezzanine level designed for meeting rooms and breakout space.

The main office offers a spacious open-plan layout, complemented by a large meeting room and a generous kitchen. The workspace is finished to a high standard with LED lighting, raised floors, air conditioning and double-glazed windows. The mezzanine level provides three additional meeting rooms and a breakout area, ideal for collaborative working.

Tenants benefit from a shared reception area, WCs, and two passenger lifts. The property also offers excellent on-site amenities, including ample car parking at a ratio of 1:250 and 24-hour security, ensuring both convenience and peace of mind.

The offices are available to let on a sub lease or assignment of the current lease which will expire April 2028. A new longer lease direct with the landlord may be available on request.

EPC

C (55)

VAT

Applicable

RENT

£86,560 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information



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Generated on 29/09/2025