

High Quality Office Space To Let



Newnham House

Cambridge Business Park, Milton Road, Cambridge, CB4 0WZ

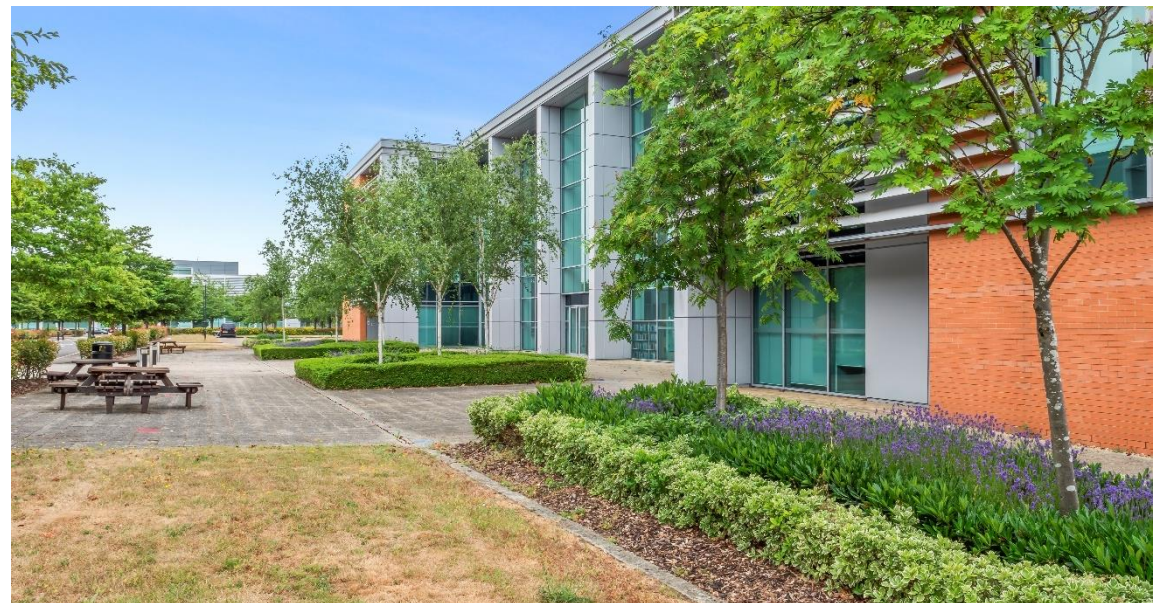
42,877 sq ft

3,983.3 sq m

Carter Jonas

Key Highlights:

- Detached office building
- Flexible open-plan accommodation over three floors
- Full access raised floors and suspended ceilings
- VRF air conditioning
- Passenger lift
- Walking distance to Cambridge North railway station and guided busway
- Cambridge Business Park is home to over 17 tenants including Redgate, Price Bailey, 1Spatial, the BBC and Qualcomm
- No user-restriction
- On-site park management and security
- 153 car parking spaces



Location

Cambridge Business Park is strategically located approximately two miles north east of Cambridge city centre and 0.5 miles south of the A14 dual carriageway. The A14, in turn connects with the M11 and A1 with London just 55 miles away. Cambridge north railway station is situated immediately adjacent to the Business Park with direct services to London Kings Cross and Liverpool Street.

Description

Newnham House is an imposing, three storey headquarters-style office building set in the mature landscaped environment of Cambridge Business Park. The property has an impressive double height glazed atrium and reception area, leading into open plan offices over three floors.

There are male and female WCs on each floor with showers and a commercial kitchen and dining area. The building requires refurbishment, and the landlord will make a contribution and incentive package to facilitate these works. The building has 153 allocated parking spaces.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Floor Area	Sq M	Sq Ft
Reception	247.1	2,660
Ground Floor office	1,245	13,401
First Floor office	1,245.6	13,408
Second Floor office	1,245.6	13,408
Total floor area:	3,983.3	42,877

Rent

On application.

Terms

The property is available on a new full repairing and insuring lease for a term by negotiation.

Rateable Value

Current Rates Payable (2023/2024) £591,872 per annum. Interested parties are advised to make their own enquiries to Cambridge City Council Business Rates Department.

Service Charge

A service charge will be levied in respect of a contribution towards the upkeep of the estate.

EPC

The property has an EPC of D (87).

VAT

We understand that VAT is payable on the rent.

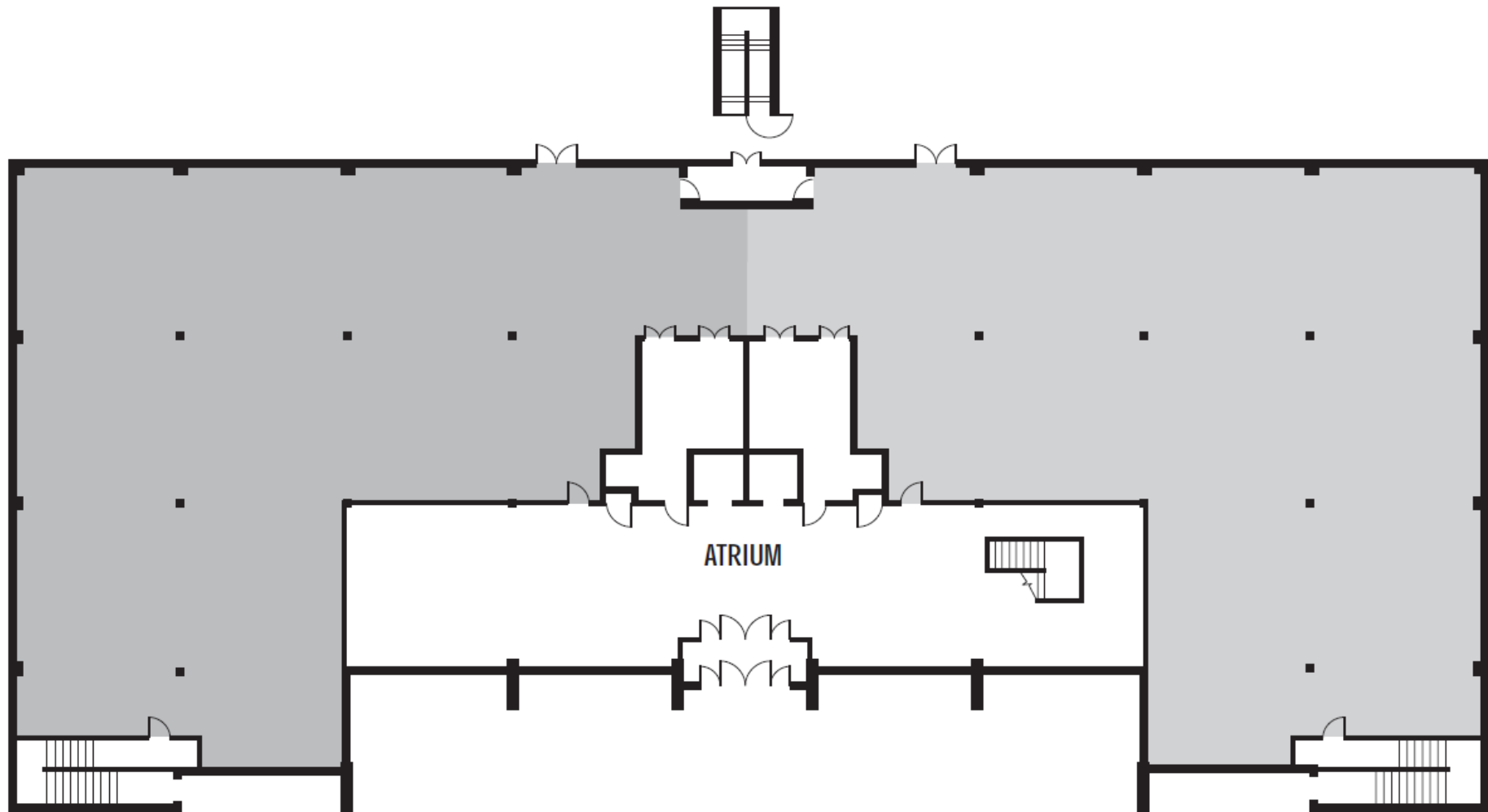
Anti-Money Laundering

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

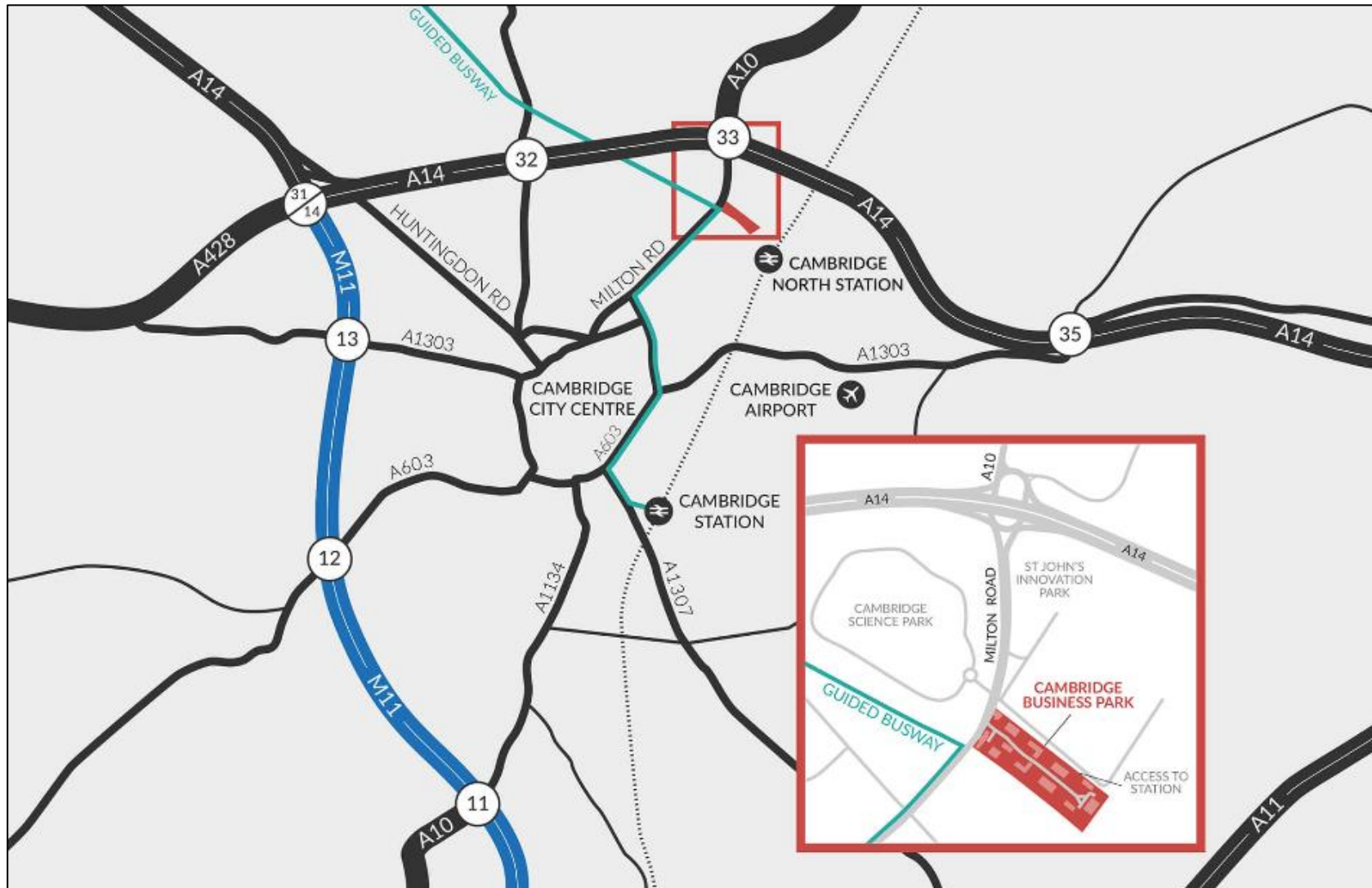
Viewing

Strictly by appointment via the joint agents.

Typical Floor Plan



Location Map



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IMPORTANT INFORMATION

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Classification L2 - Business Data