

Girton Corner  
Cambridge  
CB3 0NA

# Wellbrook Court

High quality office space  
with parking



Join tenants including Aecom, Atkins Realis, Chase de Vere, MM Wealth, and Streets Whitmarsh Sterland.

3 suites remaining, 2,080 sq ft – 5,385 sq ft available, all with best in class parking and highly competitive rents.

Welcome to  
Wellbrook Court



# Wellbrook Court



Air-conditioned,  
open plan offices



Refurbished to  
a high standard



Parking ratio of  
1:225 sq ft



Environmental  
Performance  
Certificate B



Easy access  
by road



Covered cycle  
storage



Incentives  
available





## Wellbrook Court

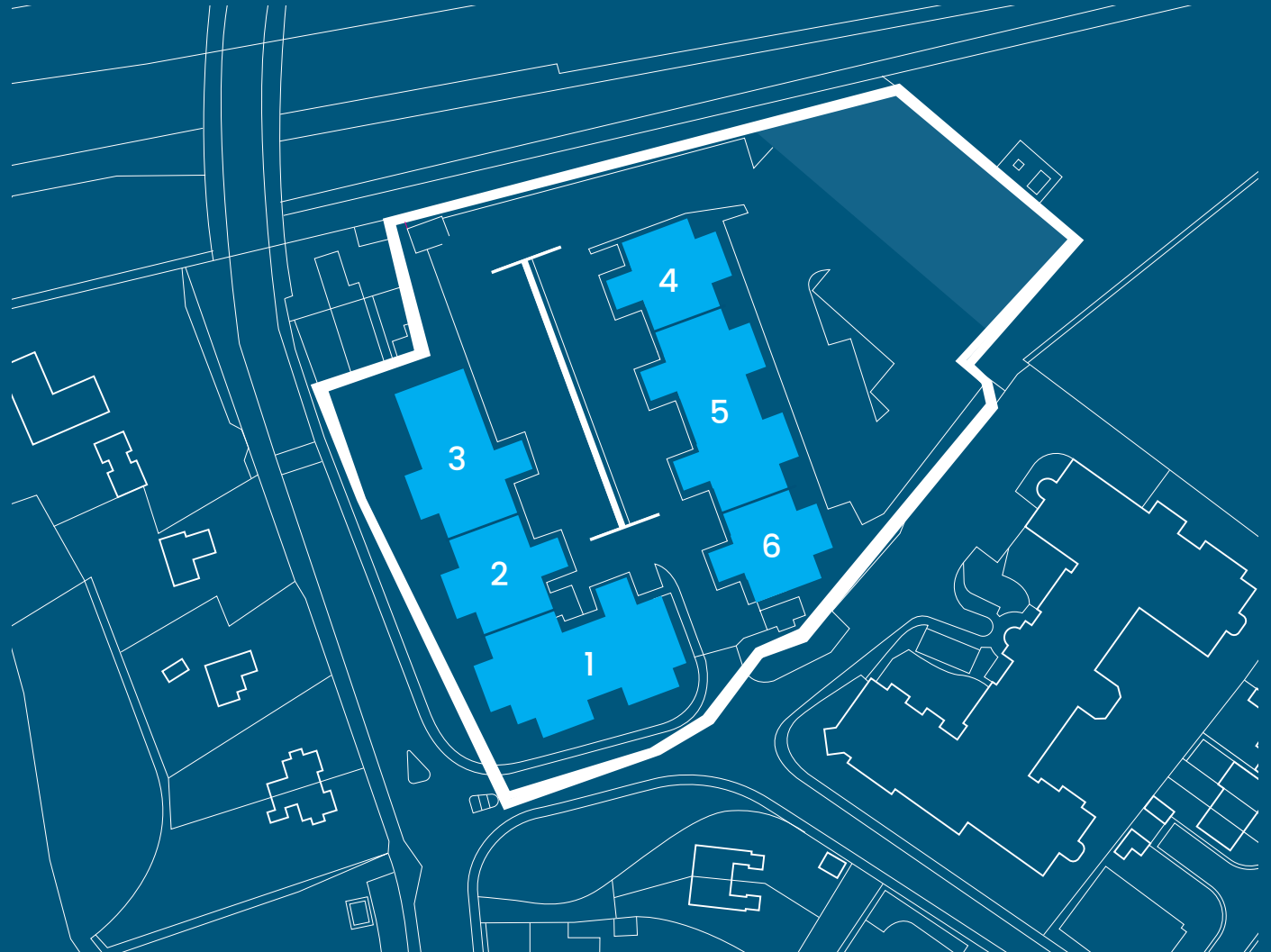


Wellbrook Court offers high-quality, open-plan office accommodation with superb road access and best-in-class parking.



# Specification

- Air conditioning
- Suspended ceilings
- Raised access floors
- Attractive location close to Girton College
- Exceptional parking provision at a ratio of 1:225 sq ft
- Services for kitchen/welfare facilities on each floor
- Disabled WCs on the ground floor
- LED lighting in part
- Remaining LG7 lighting to be upgraded to LED
- Covered cycle parking





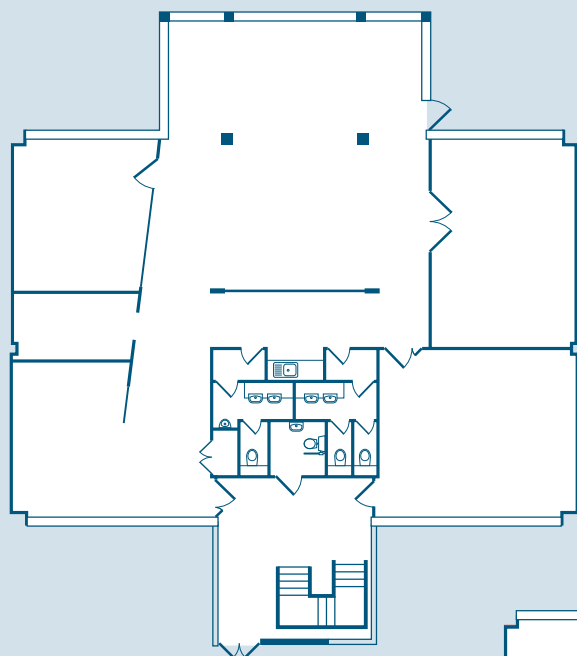
## Available Units

Three suites are currently available across the ground and first floors, all at highly competitive rents with available incentives.

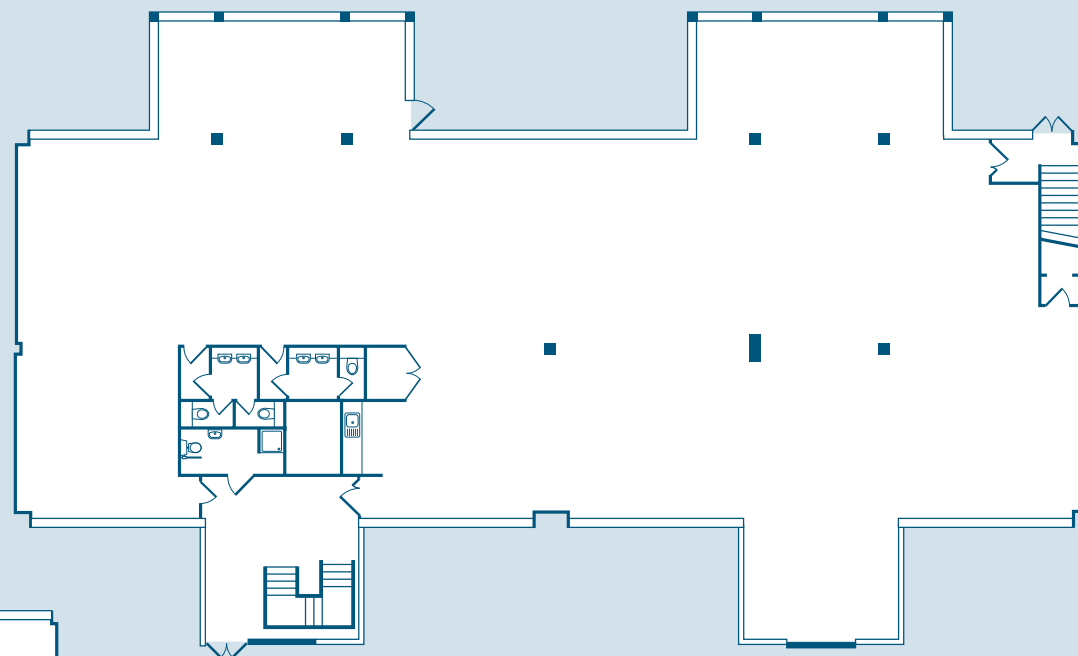
Under new ownership, plans are underway to enhance the building's external appearance, environmental performance, and on-site amenities.

# Wellbrook Court

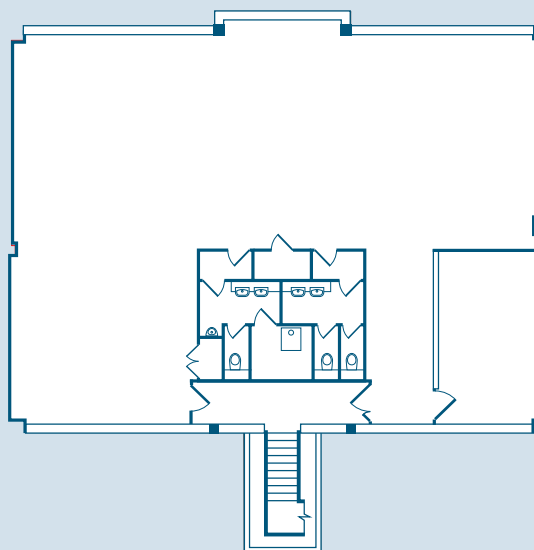
## Available Units



**Unit 2,  
Ground Floor**  
246.4 Sq M  
(2,652 Sq Ft)



**Unit 5,  
Ground Floor**  
500.3 Sq M  
(5,385 Sq Ft)



**Unit 6,  
First Floor**  
193.2 sq m  
(2,080 sq ft)



## The detail



8

### **Rent.**

£26 per sq ft per annum.

### **Parking.**

Generous parking provision at a ratio of 1:225.

### **Terms.**

The property is available to let for a term of years to be agreed.

### **EPC.**

The ground floor suite at Unit 5 has a current EPC B rating, the remaining suites are to be reassessed.

### **VAT.**

We understand that VAT is payable on the rent.

### **Legal Costs.**

Each party to be responsible for the payment of their own legal costs.

### **Business Rates.**

Estimated rates payable (2025/26):  
£12.88 per sq ft.



10 mins to Cambridge Centre  
45 mins to M25  
50 mins to London Kings Cross Station



Wellbrook Court is strategically located at Girton Corner close to Girton College, just north of the Huntingdon Road and 2 miles north of Cambridge city centre.

The park benefits from excellent accessibility by road being 1 mile west of the A14 junction 32. A new link-road which is under construction will provide access via Darwin Green in c.6 minutes. The M11 junction 13 is 1.2 miles to the south (c.7 minutes). Central London is 55 miles away.

Amenities in Girton include shops, a gym, pub, school, frequent bus routes and a large recreational park.

## Wellbrook Court

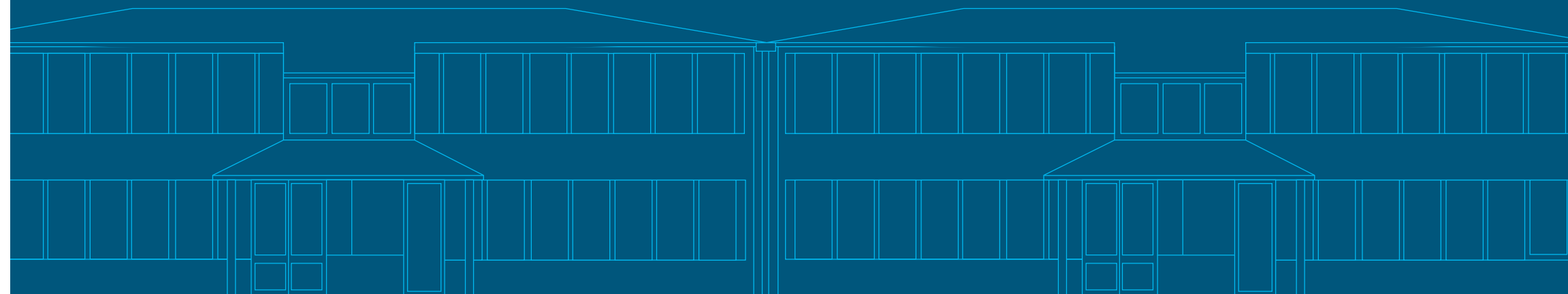
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# Carter Jonas Eddisons