

OFFICE / R&D - TO LET

WILLIAM JAMES HOUSE
COWLEY ROAD
CAMBRIDGE
CB4 0WX

**10 - 762 sq m
940 - 6,701 sq ft**

- Office accommodation suitable for a range of uses including dry lab and R&D
- 2 miles north of Cambridge City Centre
- 0.3 miles from Cambridge North Station
- Perfect for start-up and small businesses
- Flexible lease terms
- Onsite parking



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LOCATION

The property is situated on Cowley Road on the northern fringe of the City of Cambridge, located just off Junction 33 of the A10 / A14. The park is served by Cambridge North railway station, approximately 0.3 miles away, providing services to Cambridge central station (4 mins) King's Lynn (47 mins), Norwich (1 hr 13 mins) and London King's Cross (55 mins). Cambridge North Station also provides cycle parking and bus links for Cambridge. The location benefits from close proximity to other established business parks with Cambridge Science Park, Cambridge Business Park and St. Johns innovation Park all being less than 1 mile away.

DESCRIPTION

The property comprises a three-storey building providing accommodation suitable for a range of businesses including office, dry laboratory and R&D. Each suite is accessed via a communal entrance lobby and benefits from air-conditioning, perimeter trunking and allocated car parking.

ACCOMMODATION

The suites are available independently or combined on highly flexible terms.

SUITE	SQ M	SQ FT
10G	159	1,707
24	237	2,555
25	139	1,499
26	87	940

Total NIA: 762 sq m (8,207 sq ft)

RENT

Rent on application.

TERMS

The property is immediately available on flexible lease terms.

BUSINESS RATES

Business Rates on request.

EPC

Available upon request.

VAT

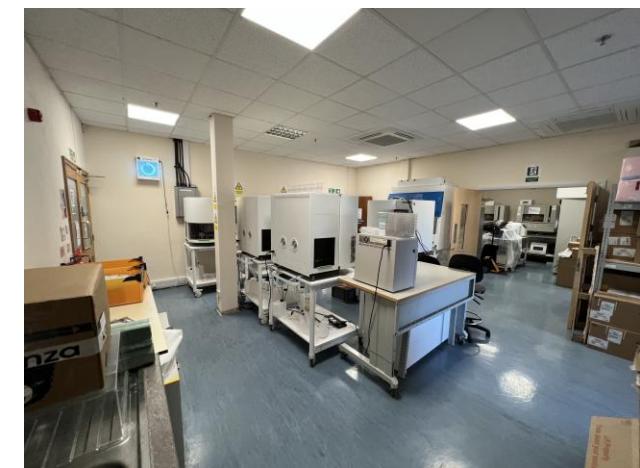
We understand VAT is payable on the rent.

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

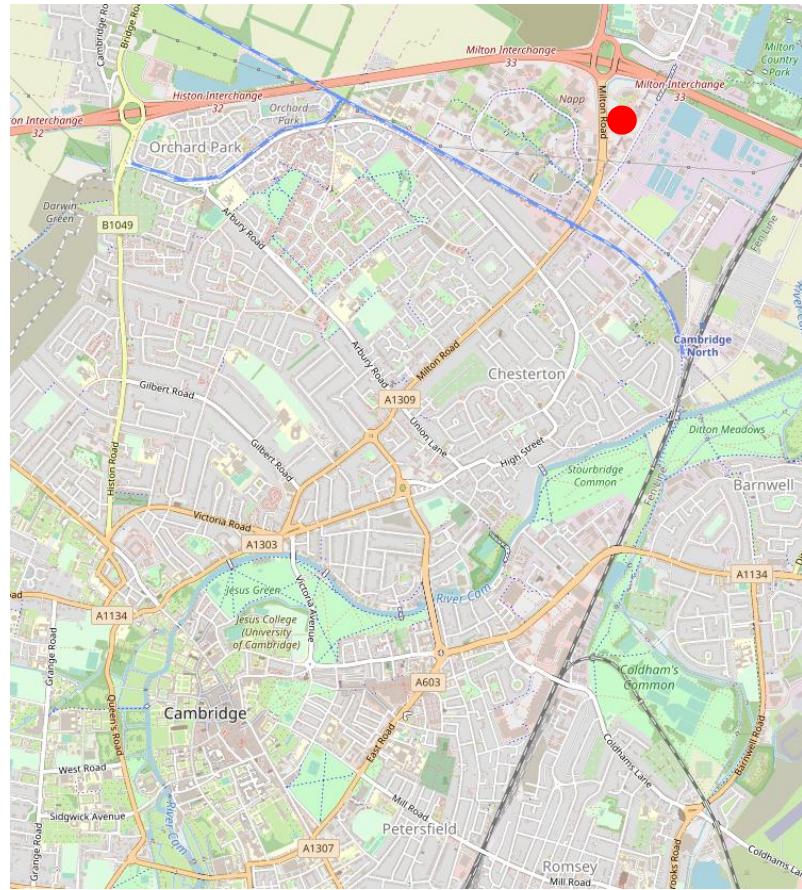
Strictly by appointment with the sole agents.



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LOCATION MAP



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. September 2024.

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