

**CITY CENTRE MODERN OFFICE BUILDING  
WITH AMPLE PARKING  
1,353 ft<sup>2</sup> (125.65 m<sup>2</sup>) TO LET ON A NEW LEASE**



**50 Cambridge Place, Cambridge CB2 1NS**

Cambridge Place is a mixed business and residential cul-de-sac directly off of Hills Road. It is about five minutes walk from the main rail station and about ten minutes from the city centre. Hills Road has shops, restaurants, takeaways and frequent buses.

This self-contained office building offers open plan accommodation on two floors. It has its own front door and is in very good order with quality fixtures and fittings and five onsite car parking spaces, a generous provision for Cambridge. It therefore represents an exceptional opportunity.

**Details include:**

- Air conditioning and central heating
- LED lighting
- Full IT network trunking
- Fully carpeted
- An EPC C rating (59)
- Kitchen and toilet on each floor
- Quality fixtures and fittings
- All in very good order
- 24/7 access
- Five car parking spaces with an ANPR system
- Cycle storage
- Opportunity for even a small company to have its own building identity

The net internal floor area is 1,353 sq ft (125.65 sq m).

A new lease is available on a full repairing and insuring basis for a term to be agreed and at a rent of £55,500 plus VAT pa exclusive.

The Ratable Value is currently £20,958 pa.

Each party to pay their own legal costs and no warranty is given here for fixtures, fittings, services and other amenities.



The property is immediately available and all viewing and further information to be arranged with:

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