

Open Plan Office Space

**Noyes
& Noyes**

Chartered Surveyors &
Commercial Property Consultants



TO LET

Smart Office Space

**Whole floor – 6,400 sf OR
just the South Wing – 3,960 sf
all within**

**University Press House
Shaftesbury Road, Cambridge CB2 8BS**

- **Open plan offices**
- **High specification**
- **Recently refurbished and fitted**
- **Convenient location close to
Cambridge Railway Station**
- **New kitchen**
- **Comfort Cooling**
- **Max 8 car spaces + visitor parking**
- **2nd floor with refurbished lift and
iconic staircase**
- **Friendly reception desk at GF**

01223 311800 property@noyes-noyes.co.uk www.noyes-noyes.co.uk

8 Signet Court, Cambridge CB5 8LA

Regulated by RICS
 **RICS**



LOCATION

Shaftesbury Road is located a few minutes' walk from Hills Road, part of Cambridge's business district and a short walk from Cambridge Railway Station and the City Centre.

Cambridge Station provides mainline access to London Kings Cross (48 Minutes) and Liverpool Street (1 hour and 15 mins).

Cambridge is located approximately 50 minutes north of London with access to M11, A14 and A10 routes. The M11 provides access to Stansted airport and the A14 links to the M1 and M6 motorways.

PROPERTY

University Press House is located to the south west of the railway station and is adjacent to the new **Cambridge Assessment Campus**.

The available space is on the second floor where accommodation is split into two wings. There are WCs and new kitchen facilities.

AREAS

The property has been measured on a Net Internal basis. All figures quoted are for guidance only

Whole floor	6,400 sf (c 595 m ²)
South Wing only	3,962 sf (c 368 m ²)

RENT

Whole floor	£180,220 pa OR
South Wing	£109,000 pa

The Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

TERM

3 year lease to 9th September 2023. Ability to remain thereafter for another 5 years. Assignment of the whole or sublet of the South Wing.

RATES & SERVICE CHARGE

For the whole 6,400 sf the cost of business rates is £32,000 pa, as is the service charge £32,000 pa. A total charge of £64,000 pa. If we sublet just the South Wing this will be apportioned at circa £39,600 pa. Both figures are plus vat. These costs are paid to CUP, not the City Council as CUP has the whole building.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property is rated band D; full EPC can be provided.

VIEWINGS

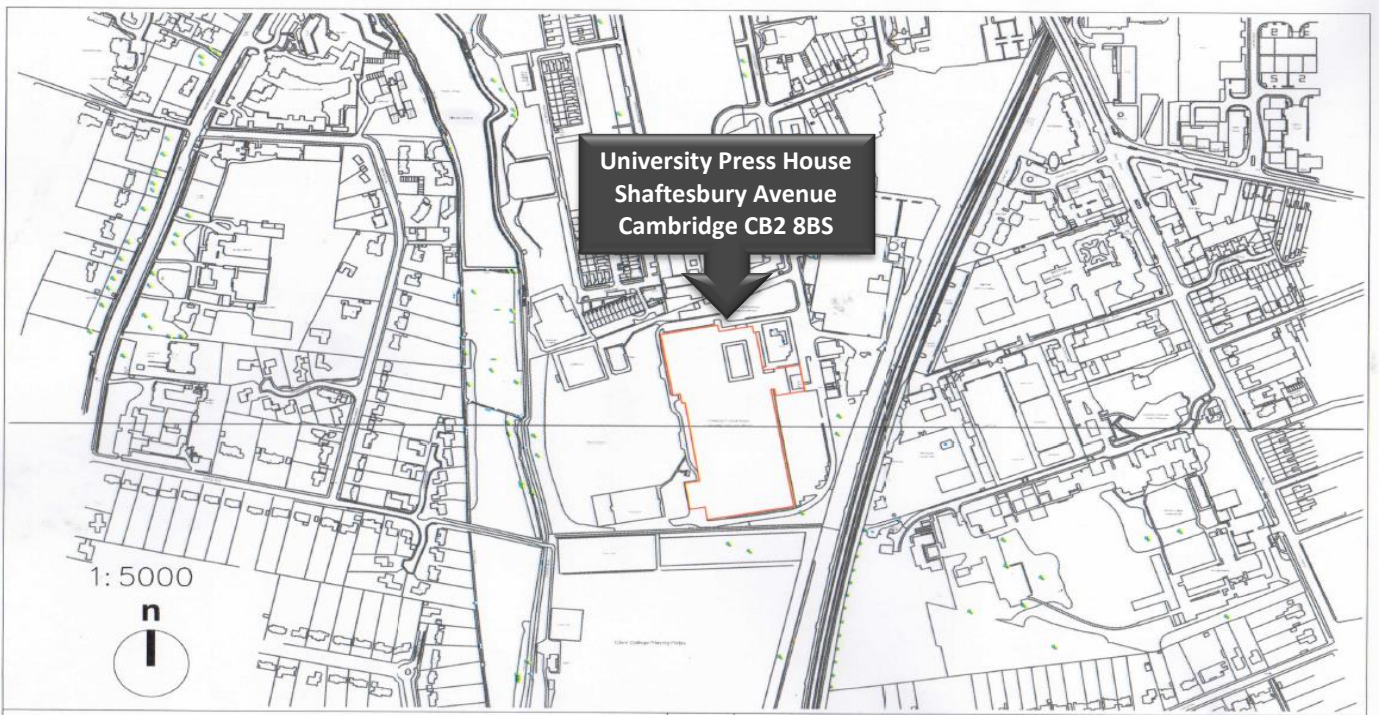
Please contact Andrew Noyes on 01223 311800; 07768 473434; andrew@noyes-noyes.co.uk or joint agent Ben Green at Eddisons on 01223 448791; 07825 309599



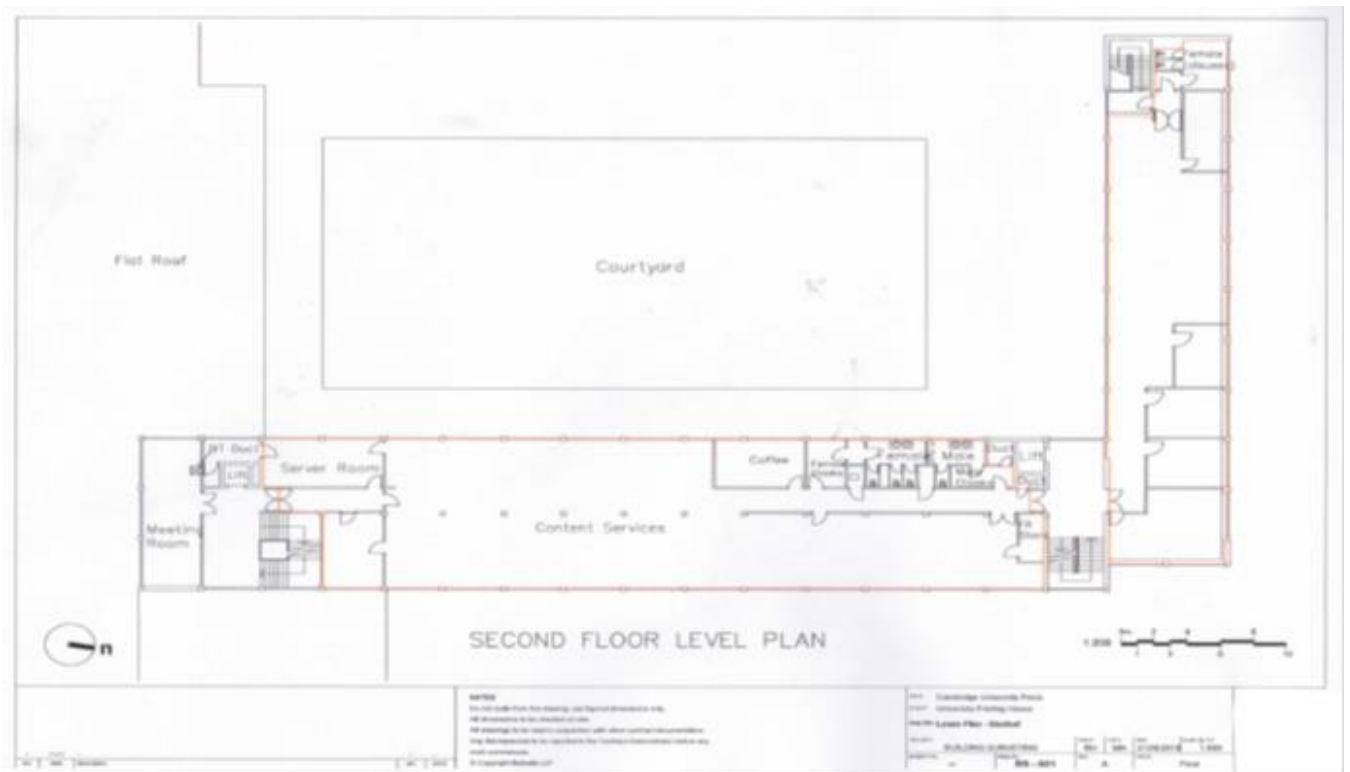
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Printed May 2013



rev.		date		description		dim		chk'd	
<p>NOTES Do not scale from this drawing, use figured dimensions only. All dimensions to be checked on site. All drawings to be read in conjunction with other contract documentation. Any discrepancies to be reported to the Contract Administrator before any work commences. © Copyright Bidwells LLP</p>									
<p>client: Cambridge University Press project: University Printing House desg title: Location Plan - Starleaf</p>									
discipline: BUILDING SURVEYING				drawn: RH	chk'd: WH	date: 21/08/2018	scale @ A4: 1:5000		
project no.:		draw no.:		rev.:		status:			
-		BS - 002		A		Final			



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