



The Westbrook

CAMBRIDGE CB4 1YG

OFFICE SUITES TO LET

60-250+ DESKS

FITTED SPACE AVAILABLE



Availability

The available accommodation comprises an office suite of 7,822 sq ft. The offices have been redecorated and recarpeted and include a fitted kitchen area, server room and store room. A 3-phase power supply is also available.

Lease terms

Upon application.

EPC

C-52.

Indicative office layout

Specification



Air conditioning



Raised access floors



Ground level and undercroft car (17 spaces) and cycle parking



Up to 1Gig upload and download available with BT Openreach and Virgin Media



Suspended tile ceilings with integral lighting



New carpeting



Newly redecorated



Male/female & DDA WCs



Shower facilities



CCTV



24 hour on site security



Reception, concierge & FM facilities on site



24 hour access



Fitted Space/Plug & Play

Workstations

60 desks

Breakout/Collaboration

- 3 soft seating breakout zones
- 1 ideas wall
- 1 8 person collaboration area
- 1 8 person informal meeting space

Meeting

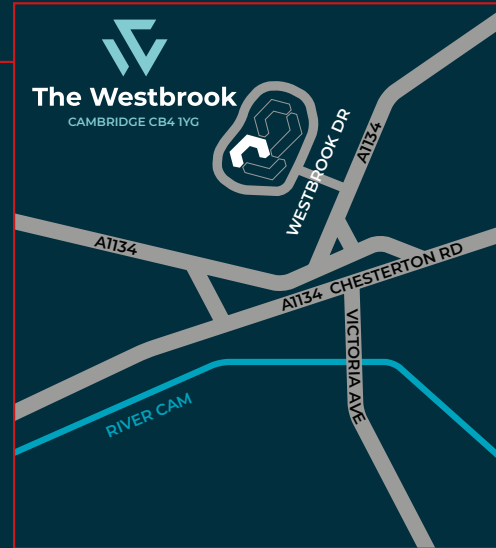
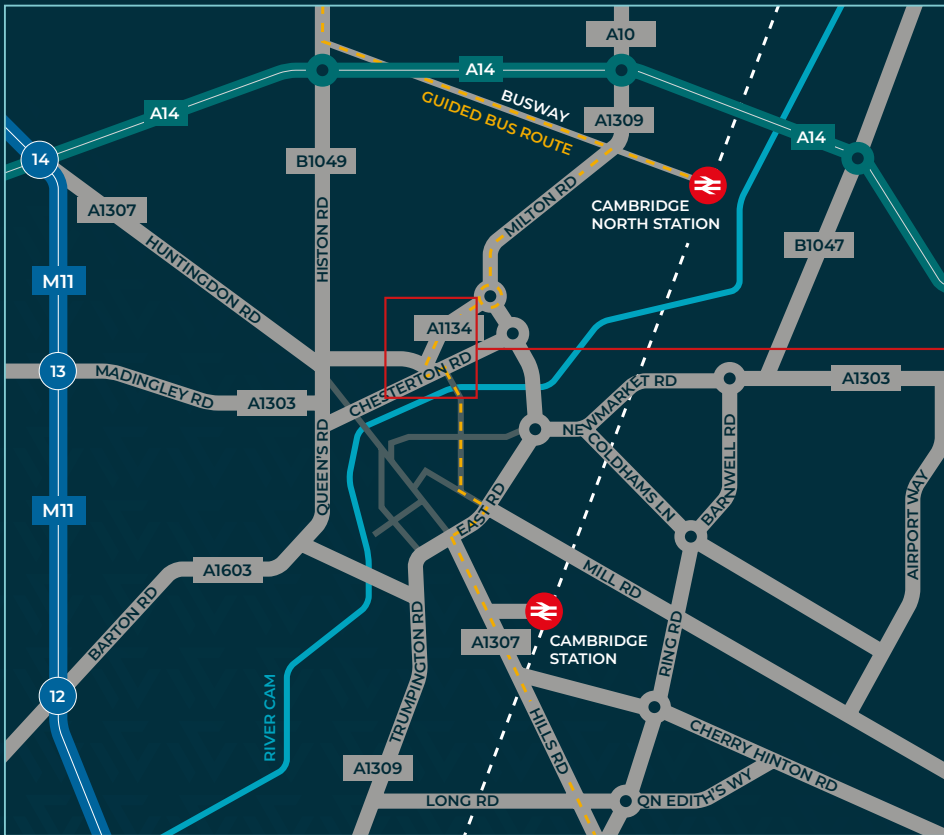
- 2 6 person meeting rooms
- 1 10 person conference room



Location

The Westbrook is located on the northern edge of the city centre, just off Milton Road and Chesterton Road, close to the River Cam and only a 10 minute walk into the historic city centre. Within a few minutes' walk there is a range of pubs, restaurants, cafes and local shopping amenities, including banks, at Mitcham's Corner and along Chesterton Road.





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