

Tennyson House

CAMBRIDGE BUSINESS PARK, CAMBRIDGE, CB4 0WZ

Offices - To Let - 3,063 sq ft

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow square.

KEY HIGHLIGHTS

- Available now
- Within walking distance to Cambridge North train station
- 24/7 onsite security and Park management
- Detached office building, the vacant suite is located on the first floor
- 13 car parking spaces (ratio 1:225 sq ft)



DESCRIPTION

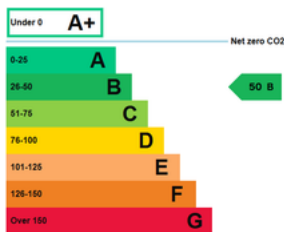
Tennyson House is a detached, two-storey office building situated within Cambridge Business Park. The property benefits from an impressive double-height glazed atrium and reception area, providing access to high-quality office accommodation arranged over two floors.

The available accommodation comprises a self-contained first-floor suite. The space is currently fitted to provide a combination of meeting and training rooms, together with a kitchen and breakout area within the smaller wing, complemented by a large open-plan office in the larger wing.

The suite offers excellent flexibility, with scope for an incoming occupier to retain, reconfigure or remove the existing fit out to suit their requirements. There is also potential to subdivide the accommodation to create smaller self-contained suites. Subject to contract, the landlord is willing to offer incentives to assist with any agreed alterations or fit-out works.

EPC

The property has an EPC rating of B(50).



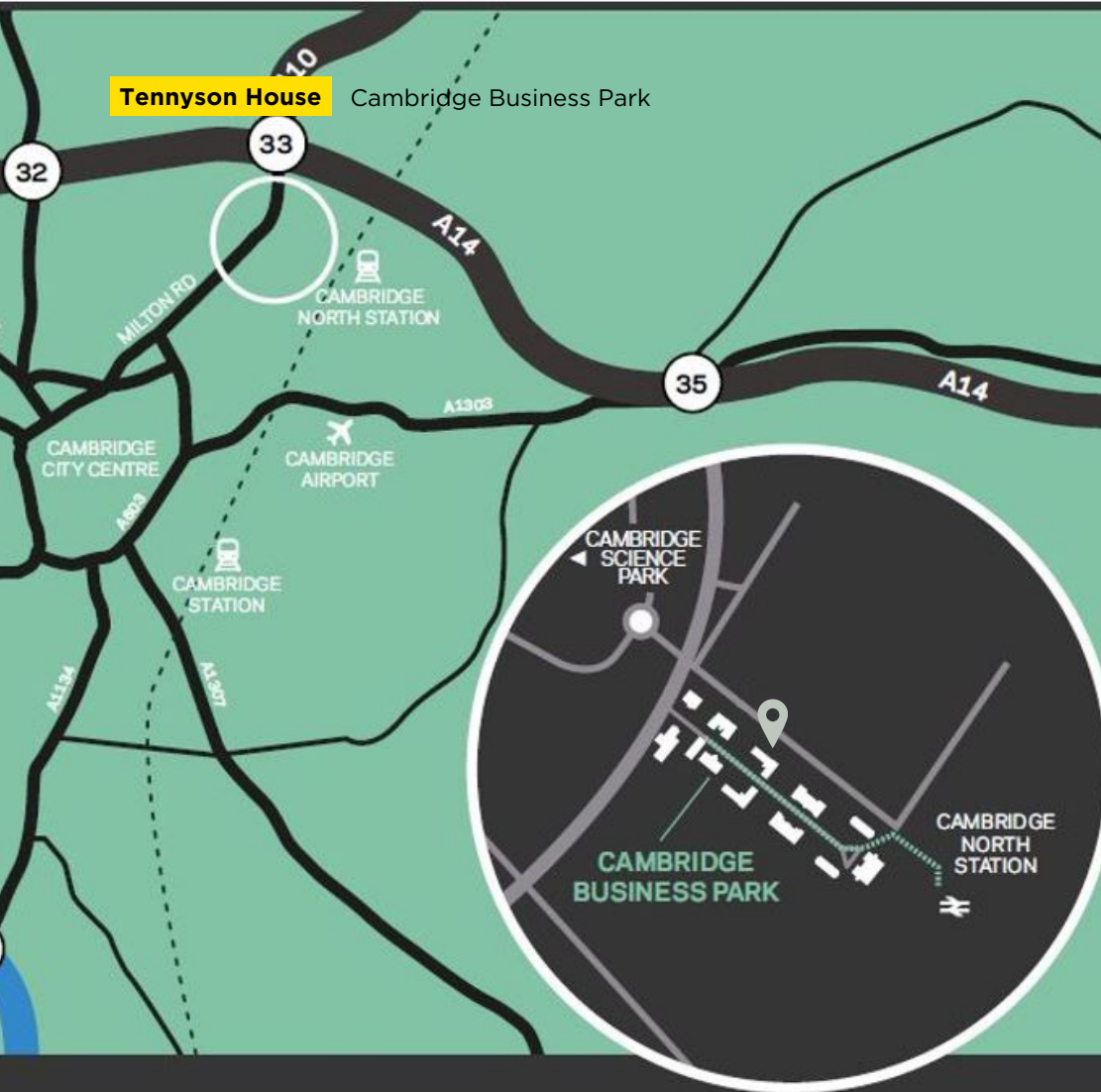
ACCOMMODATION

The property comprises the following net internal floor areas:

Description	Sq Ft	Sq M
First Floor	3,063	284.5
Total	3,063	284.5

BUSINESS RATES

The suite will need to be reassessed following the split of the current suite.



IMPORTANT NOTICE

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LOCATION

Cambridge Business Park is located north east of Cambridge city centre easily accessible from the A14 dual carriageway. The A14, in turn connects with the M11 and A1 with London just 55 miles away. Cambridge North railway station is situated immediately adjacent to the Business Park circa 500m walk, with train services from the station to London Kings Cross, as well as connecting to national rail networks. There is private pedestrian access from the train station for occupiers of Cambridge Business Park.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party to bear their own costs in any transaction.

SERVICES

We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.

VIEWING

Strictly by appointment only with joint sole agents Savills.

CONTACT

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