

01223 841 841
bidwells.co.uk



To be Refurbished
HQ Office & R&D Building
Self-contained
15,586.40 sq ft (1,447.98 sq m)

In Brief

- To be refurbished
- Self-contained building
- HQ style accommodation
- Air conditioning
- Raised floor
- Great parking ratio 1:255
- Close proximity to A14

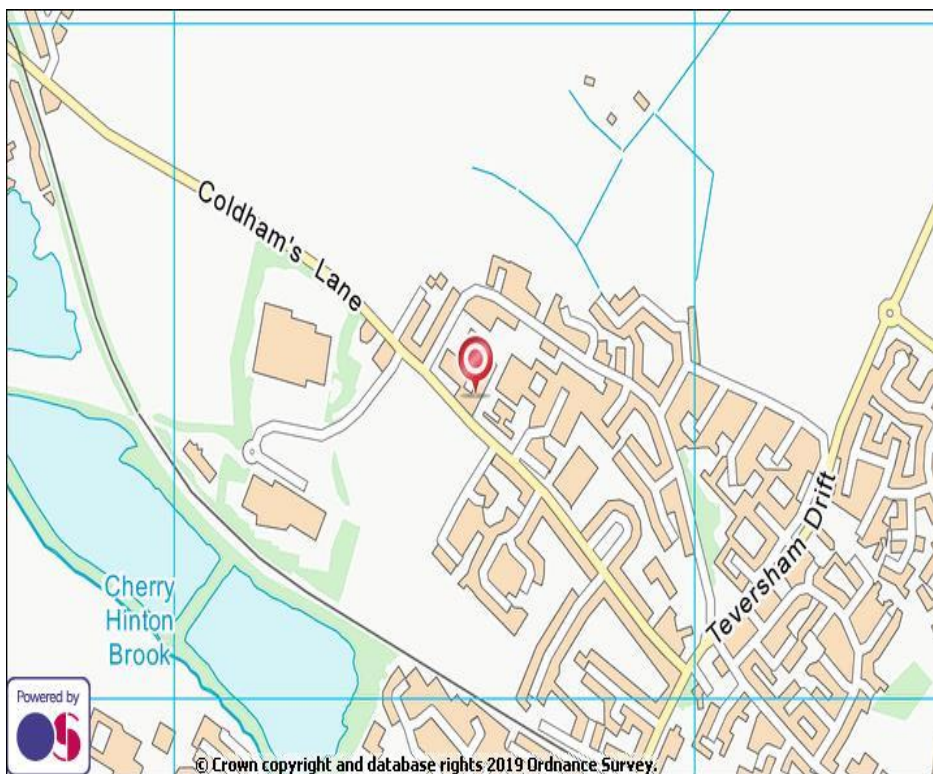
**509 COLDHAMS LANE,
CAMBRIDGE, CB1 3JS
TO LET**

Location

509 Coldhams Lane is located approximately 2 miles east of the City Centre in an established business area. R&D companies located nearby include Inca Digital Printing, Bactevo, Pixel Power, Diba Industries and Discuva.

Local amenities include the David Lloyd Gym with indoor and outdoor pools and spa facilities, Holiday Inn and Sainsburys as well as various shops and pubs in nearby Cherry Hinton.

The A14 dual carriageway is around 3 miles away, via the A1303, while the M11 junction is approximately 4 miles to the south west.



Description

A modern two storey HQ style accommodation suitable for office and R&D occupiers.

The accommodation (to be refurbished including redecoration and flooring) will provide large open plan floorplates with a stylish modern reception area.

Newly refurbished WCs and showers on each floor.

Additional storage both in the basement and at the rear.

Great parking ratio 1:255 sq ft

- Self-contained
- Air conditioning
- Raised Floor
- Open plan office space
- Reception area
- New LED lighting

Accommodation

First Floor: 7,682.02 sq ft (713.66 sq m)
Ground Floor: 7,904.33 sq ft (734.31 sq m)

Total (NIA): 15,586.40 sq ft. (1,447.98 sq m)

GIA Basement Storage: 953 sq ft (88.53 sq m)
GIA External Storage: 446.72 (41.4 sq m)

Total (GIA): 16,985 sq ft

Additional Information

Terms

Available by way of a new direct lease from the landlord.

Rates

All interested parties are advised to make their own enquiries to Cambridge City Council
01223 457 000.

Legal Costs

All parties to bear their own legal costs.

Value Added Tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

EPC TBC

Postcode

CB1 3JS

Enquiries

Bridget Partridge
01223 559481
bridget.partridge@bidwells.co.uk

George Craig

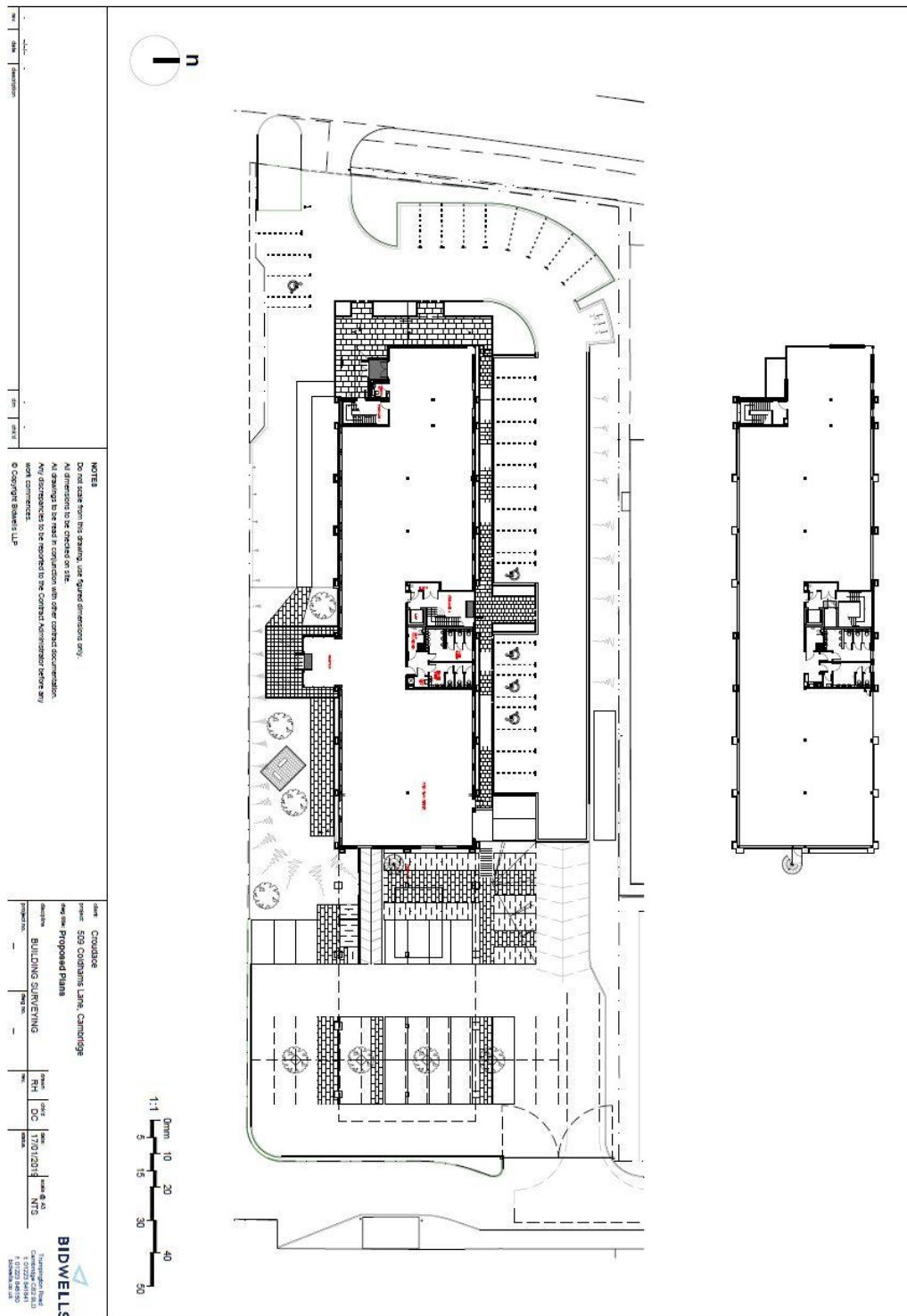
01223 559241

George.craig@bidwells.co.uk

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection. January 2019.



Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection