

**60 & 61
CLIFTON
ROAD**



5,609 SQ FT - 17,074 SQ FT / 521 SQ M - 1,586 SQ M
REFURBISHED OPEN-PLAN OFFICES

WELCOME TO 60 & 61 CLIFTON ROAD, CAMBRIDGE

If you're looking for a new home for your business, close to Cambridge city centre, don't miss 60 & 61 Clifton Road, located in the Station Road area, popular with the city's thriving technology sector.

Offering excellent value for money, these newly refurbished, open-plan, ground floor and first floor offices enjoy a landscaped setting with outdoor seating perfect for al fresco lunches or summer meetings.

Generous parking provision and EV charging is available, but with good access to the city centre and a footbridge to the station, this is an ideal location for pedestrians, cyclists and anyone using public transport.



SPECIFICATION

- Open plan office space totalling 5,609 sq ft - 17,074 sq ft / 521 sq m - 1,586 sq m
- CAT A refurbished specification
- 12 minutes walk to Cambridge Train Station
- Large windows providing fantastic natural light
- LG7 LED Lighting
- Raised access flooring and suspended ceiling tiles
- Male and female WCs and shower room
- Access to green amenity space with outdoor seating
- Excellent parking ratio 1 space : 304 sq ft
- Secure cycle parking

RENT, RATES & TERMS

Available on a new lease, term to be agreed. The rent is available upon request.

VAT

All prices including rents and premiums are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear its own legal costs.

RATES

Interested parties are advised to make their own enquiries to the Business Rates Department of Cambridge City Council: Telephone 01223 457705

EPC

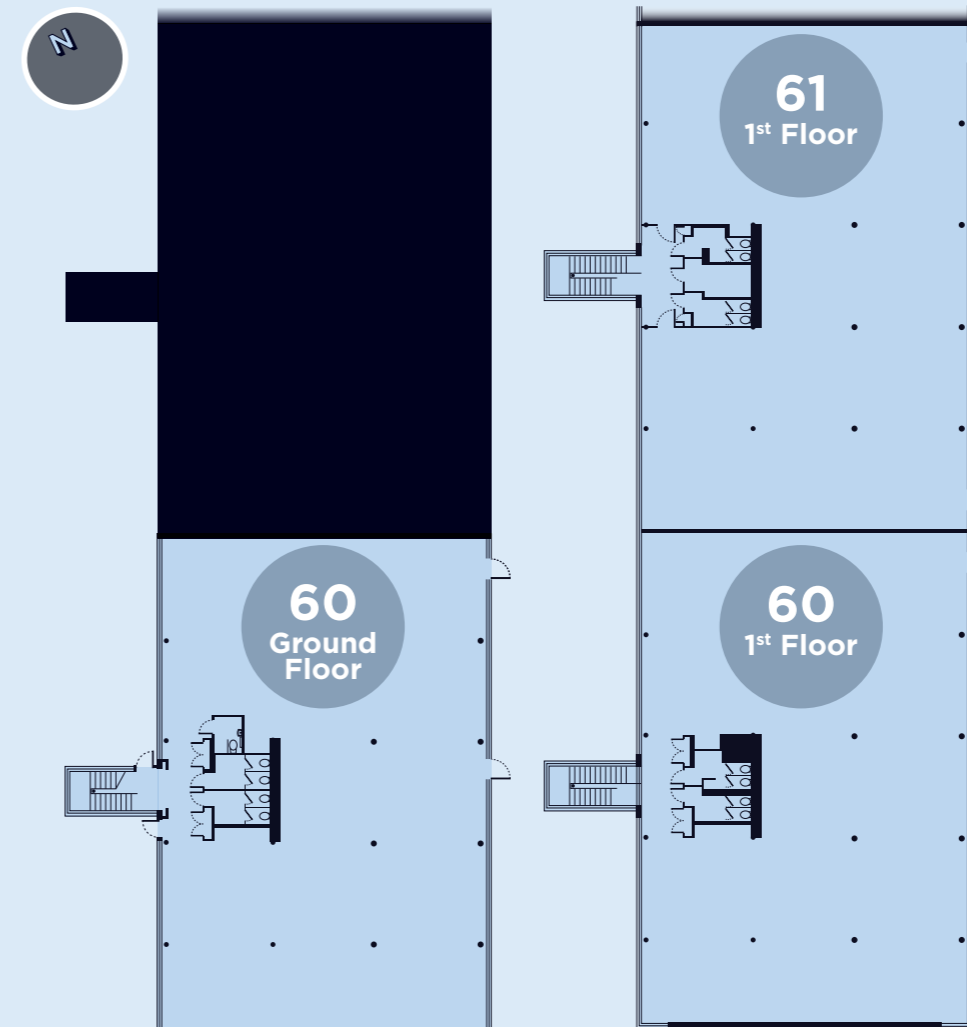
Energy Performance Certificate TBC



A WORKPLACE WITH EVERYTHING ON HAND

An office at 60 & 61 Clifton Road will put you - and your colleagues - just a few minutes from Station Road, Cambridge's new city quarter with its vibrant community and blue-chip business occupiers including Microsoft, Apple, WeWork and Amazon, its café-bars and restaurants, lively shops, open spaces and ultramodern places to live and work.

At the Cambridge Leisure Complex, next to the station, you'll find a cinema, gym, music venue and ten-pin bowling alley, a Tesco Express and a host of places to eat and drink. With the local shops and restaurants on Cherry Hinton Road on hand, including the popular Cambridge Wine Merchants, whether you're entertaining clients or heading out for the evening, 60 & 61 Clifton Road is perfectly placed.



FLOOR AREA

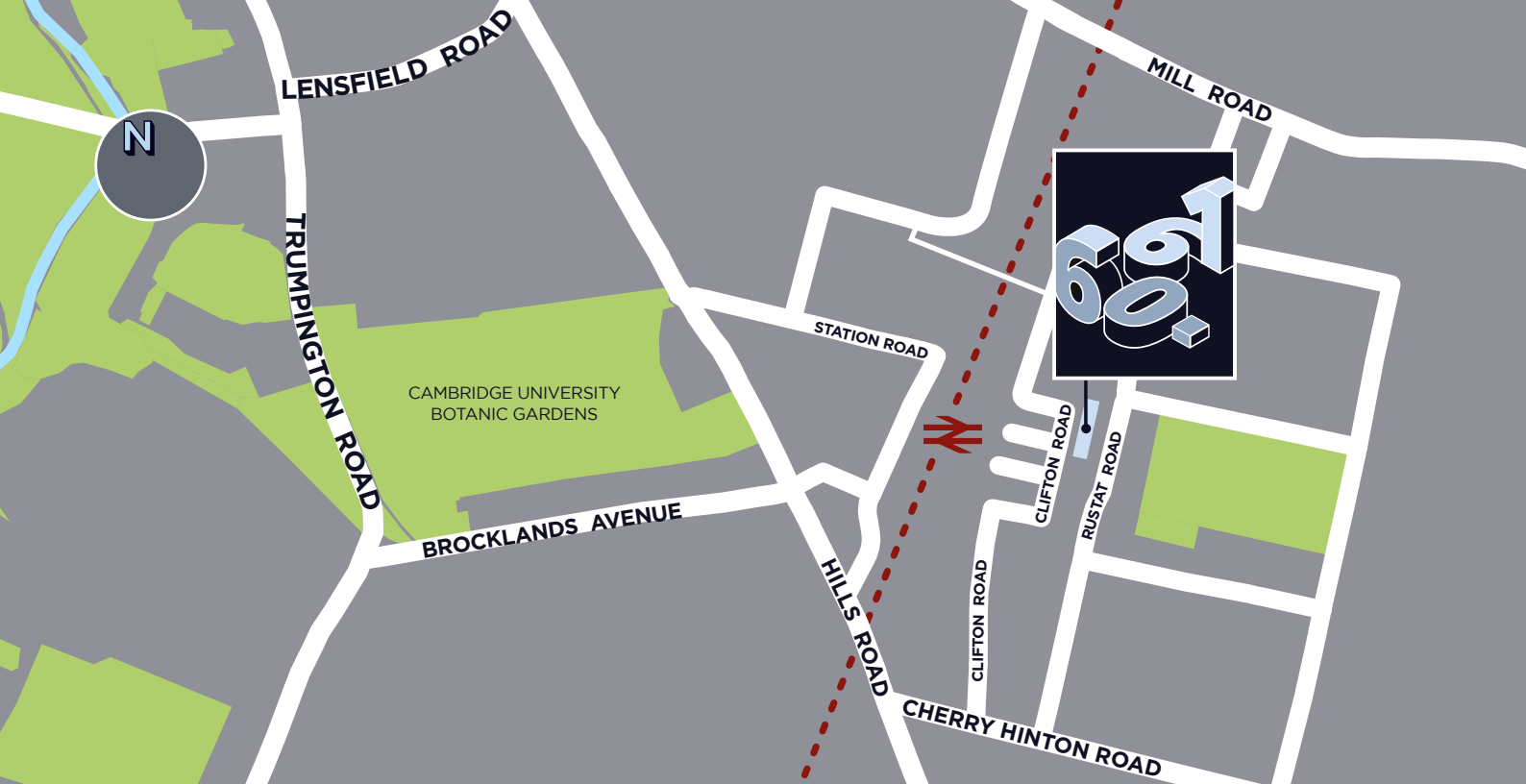
Unit 61
5,609 sq ft / 521 sq m

Unit 60 FF
5,735 sq ft / 533 sq m

Unit 60 GF
5,730 sq ft / 532 sq m

TOTAL
17,074 sq ft / 1,586 sq m

First Floors of 60 & 61 may be let together and interconnected, subject to works.



TRANSPORT DETAILS

Transport links are excellent: the rail journey to London's Kings Cross takes less than 50 minutes, there's easy access to the M11 and A14 and Stansted airport is less than 30 miles away.

BY BIKE FROM CLIFTON ROAD

Cambridge Leisure Complex: **2 minutes**
 Cherry Hinton Road: **5 minutes**
 Market Square, Cambridge: **15 minutes**

ON FOOT FROM CLIFTON ROAD

Cambridge Leisure Complex: **7 minutes**
 Cambridge Rail / Station Road: **12 minutes**
 Cherry Hinton Road: **14 minutes**

BY RAIL FROM CAMBRIDGE STATION

Stansted Airport: **45 minutes**
 London Kings Cross: **49 minutes**

BY CAR FROM CLIFTON ROAD

A14 (J35): **3.5 miles**
 M11 (J12): **3.5 miles**
 A11: **7 miles**
 Stansted Airport: **27.9 miles**
 M25: **40 Miles**

GROUND & FIRST FLOORS
 60 & 61 CLIFTON ROAD,
 CAMBRIDGE, CB1 7EG

CONTACT DETAILS

Find out more about this commercial opportunity offered by joint agents JLL and Bidwells.

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