

TO LET

Educational/Office Premises
2,490 - 7,420 sq ft
Self contained

Gibson House,
Burleigh Street,
Cambridge,
CB1 1DJ



LEASING SUMMARY

- Self contained educational/office premises
- Available from May 2023
- Up to 7,421 sq ft NIA comprising the upper three floors
- Access to Cambridge Station and regular bus services running to and from Drummer Street and Grafton Street
- 10 car parking spaces



SITUATION

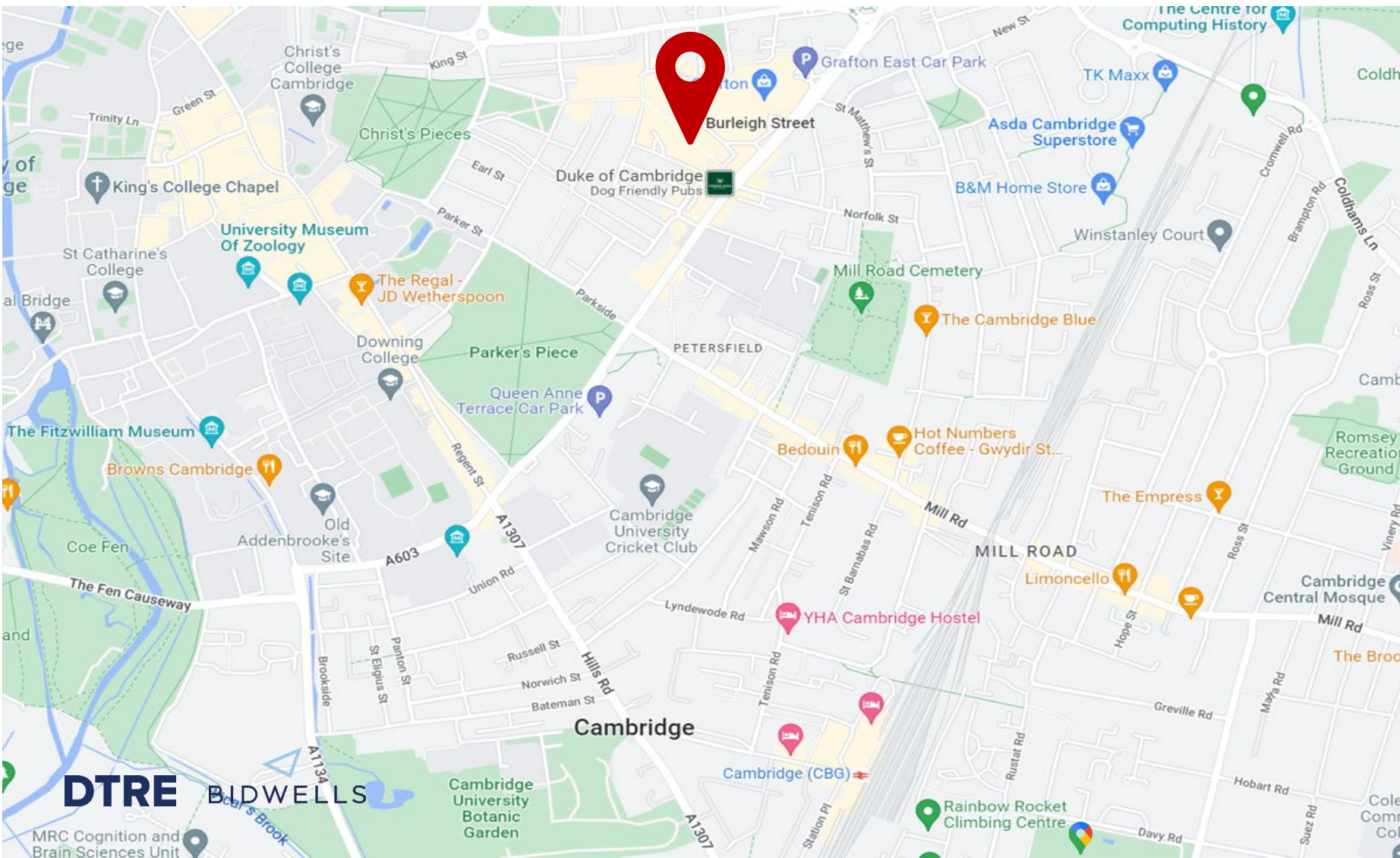
Gibson House is located in central Cambridge adjacent to the Grafton Centre shopping mall and next to Primark on a busy pedestrianised route.

The building is located just 1 mile from Cambridge Station which provides frequent services to London Kings Cross within 50 minutes. Liverpool Street can also be reached within 1 hour 10 minutes.

The City has an extensive road network with the A14 dual carriageway linking the city with the Midlands. The M11 and M25 provide a direct route to London.



Situation Map



Site Plan

FLOOR PLANS

Floor	Sq ft
1 st	2,359
2 nd	2,570
3 rd	2,491
TOTAL	7,421

DESCRIPTION

Net Internal Area

7,421 sq ft / 689.4 sq m

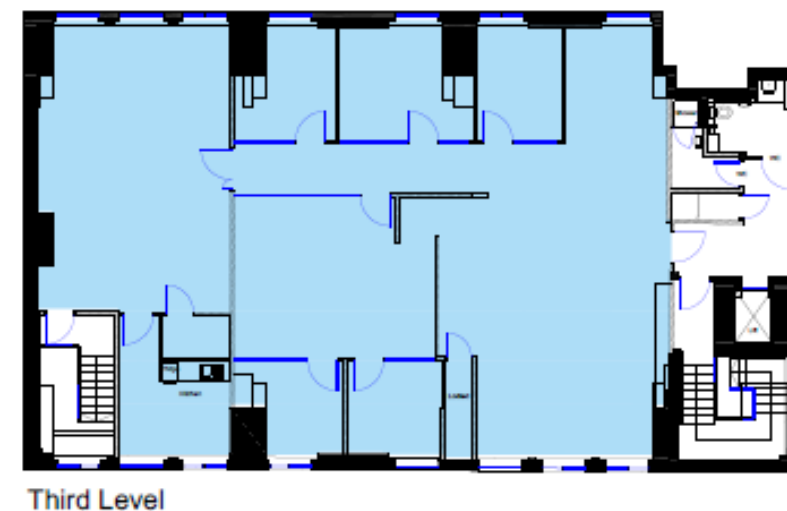
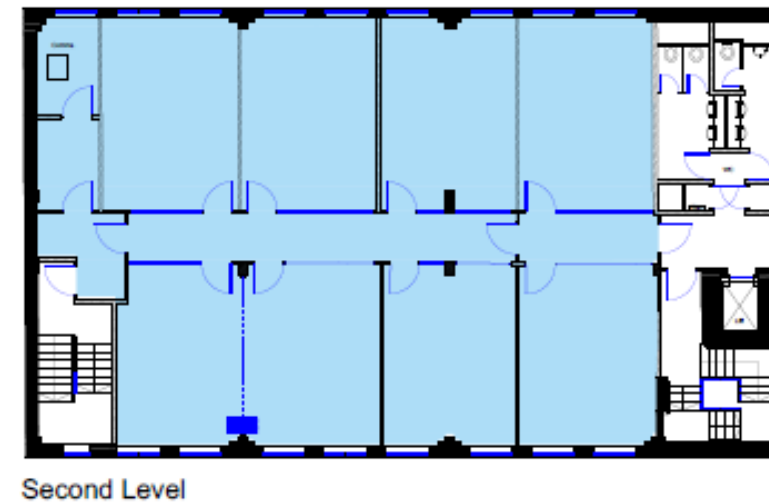
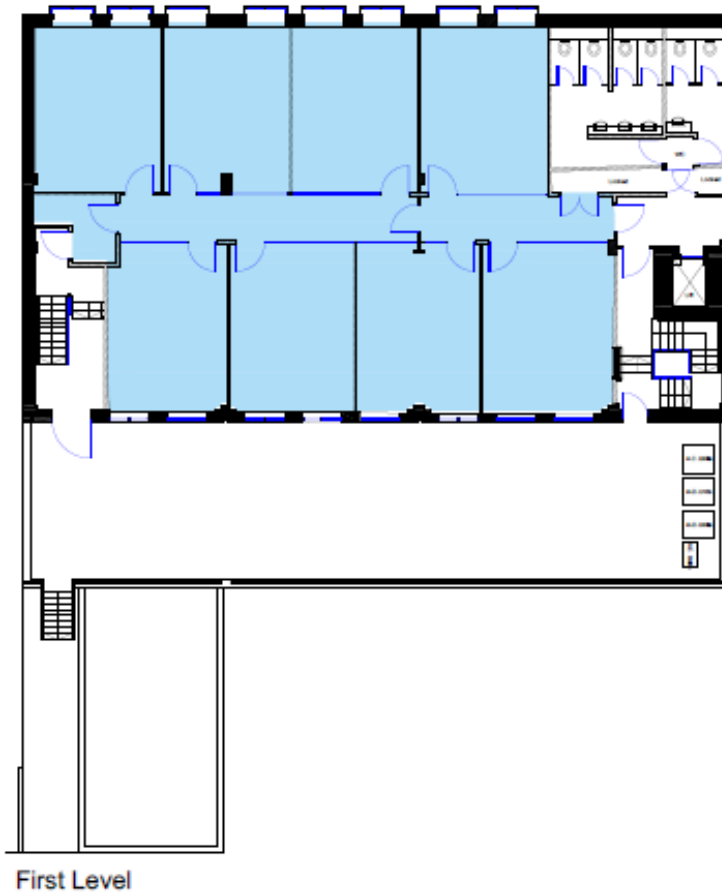
The property forms the upper 3 floors of a modern terraced building with direct ground floor access from Burleigh Street and a rear yard.

The accommodation is currently arranged as teaching suites together with a reception and kitchen. There are male/female WC's on the landings. Each floor is served by a passenger lift.

The internal space could revert to office use and benefits from suspended ceilings and air conditioning. The first floor has the benefit of a roof terrace. To the rear (access from Paradise Street) is a secure yard with 10 allocated car spaces.

AMENITIES

- 10 secure car spaces
- Lift
- Glazed partitions
- Classroom style fitout



BUSINESS RATES

Interested parties are advised to make their own enquiries with Cambridge City Council.

TERMS

Interested parties are invited to contact Jamie Green or Hannah Davies at DTRE and George Craig or Harry Blevins at Bidwells to discuss the leasing opportunity.

New Lease available from May 2023.

CONTACT

Viewing and further information please contact:

Jamie Green

E jamie.green@dtre.com

P 01223 290 245

M 07776 161 534

George Craig

E george.craig@bidwells.co.uk

P 01223 624985

M 07779 770902

Hannah Davies

E Hannah.davies@dtre.com

P 020 3328 9080

M 07501 323734

Harry Blevins

E harry.blevins@bidwells.co.uk

P 01223 624985

M 07467 745774



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