



**SECOND AND THIRD FLOOR OFFICES, 47-48 SIDNEY STREET, CAMBRIDGE, CB2 3HX  
TO LET | OFFICES: 1,034 SQ. FT (90.06 SQ. M) NIA**

## LOCATION

The offices are located centrally within the heart of Cambridge's City centre, looking out across Green Street and Sidney Street, boasting attractive views of the Sidney Sussex College gardens opposite.

The local area includes a wide mix of retail amenities and restaurants/cafes such as Sainsbury's, The Real Eating Co Café, Bills, Café Nero and WHSmith.

5-minutes' walk away is Drummer Street Bus Station, the main hub for all busses in and out of Cambridge City Centre, towards train stations, neighbouring towns and the Parks and Ride sites.

A short 11-minutes' drive and 7-minutes' cycle away sits Cambridge's central train station, providing mainline access to both London Kings Cross (48 minutes) and Liverpool Street (1 hour 15 minutes).

Cambridge is strategically located approximately 50 minutes north of London at the inter-section of the M11, A14 and A10. The M11 provides access to Stansted Airport (25 miles) and the A14 provides access to the M11 and M6 motorways.



## SUMMARY



### Description

The self-contained office space is accessed via a private entrance on the ground floor on Sidney Street.

The offices are situated on the second and third floor, with the ground floor occupied by Edinburgh Woolen Mill. The interior and exterior of the building has recently been refurbished and repainted. The layout provides multiple meeting rooms/offices, central reception space, kitchenette and WC facilities.

### Specification includes:

- Full access raised floors,
- Carpeted throughout,
- New LED lighting on VRF sensors,
- Recently painted walls,
- Electric wall mounted radiators,
- Wall mounted electric sockets,
- Self-contained kitchen and WC,
- Roof lights.

### Additional information

#### Terms

Available by way of a direct lease with the landlord on a term of 5-years, subject to open market rent reviews.

#### Repairs

The offices are to be let on a full internal repairing and insuring lease.

#### Rent

£30,000 plus VAT, service charge, business rates and insurance.

#### Rates

The property has a Rateable Value of £21,750.

All interested parties are advised to make their own enquiries of Cambridge City Council on 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

The property has an energy rating C (74).

#### Postcode

CB2 3HX

## ACCOMMODATION

---

	Sq. ft	Sq. m
Ground floor		(access only)
Second Floor	715	(66.4)
Third Floor	320	(29.7)
<b>Total</b>	<b>1,035</b>	<b>(96.1)</b>

3D survey available upon request.



01223 841 841  
bidwells.co.uk



BIDWELLS

## GALLERY

---



01223 841 841  
bidwells.co.uk



BIDWELLS

## GALLERY

---



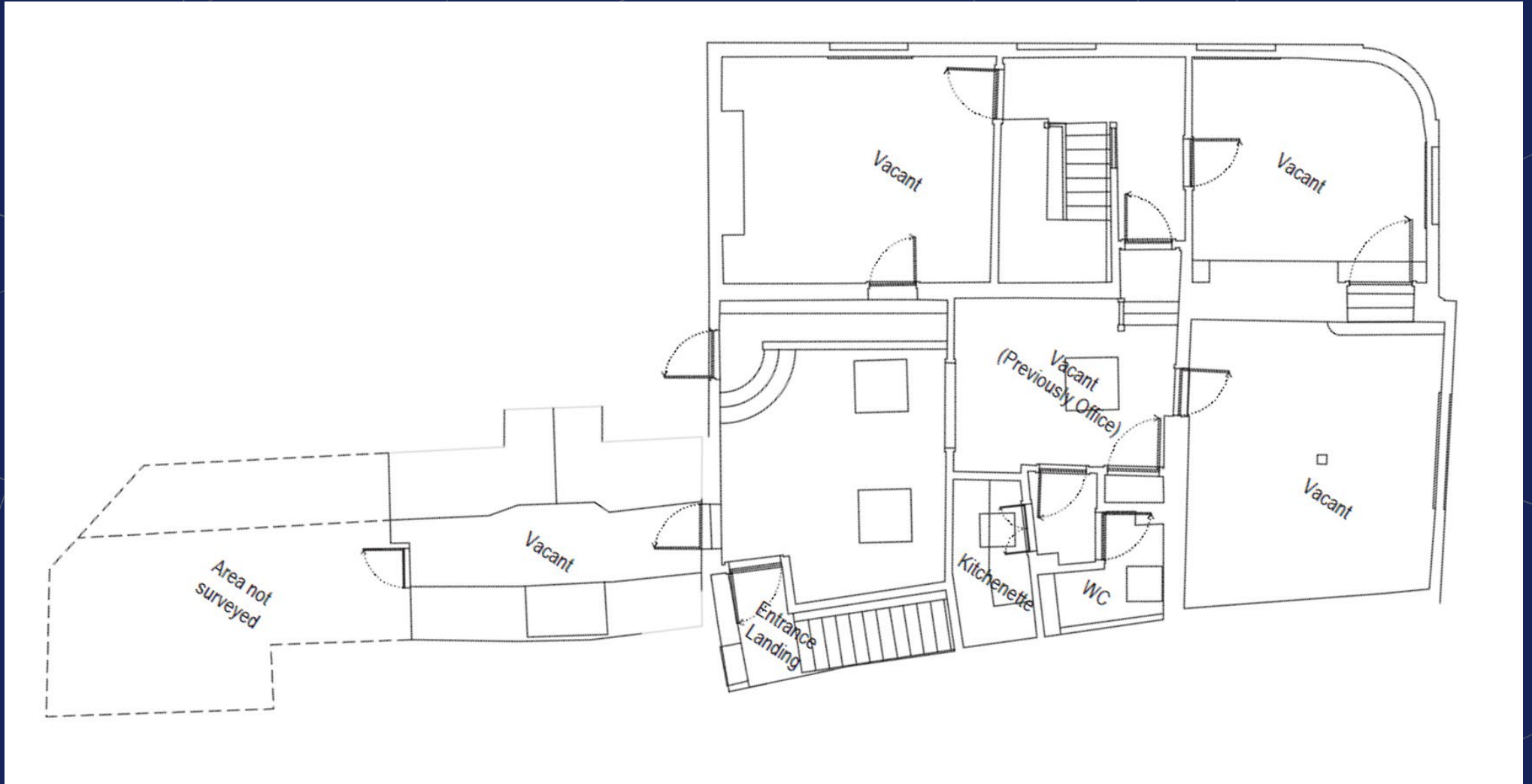
## GALLERY





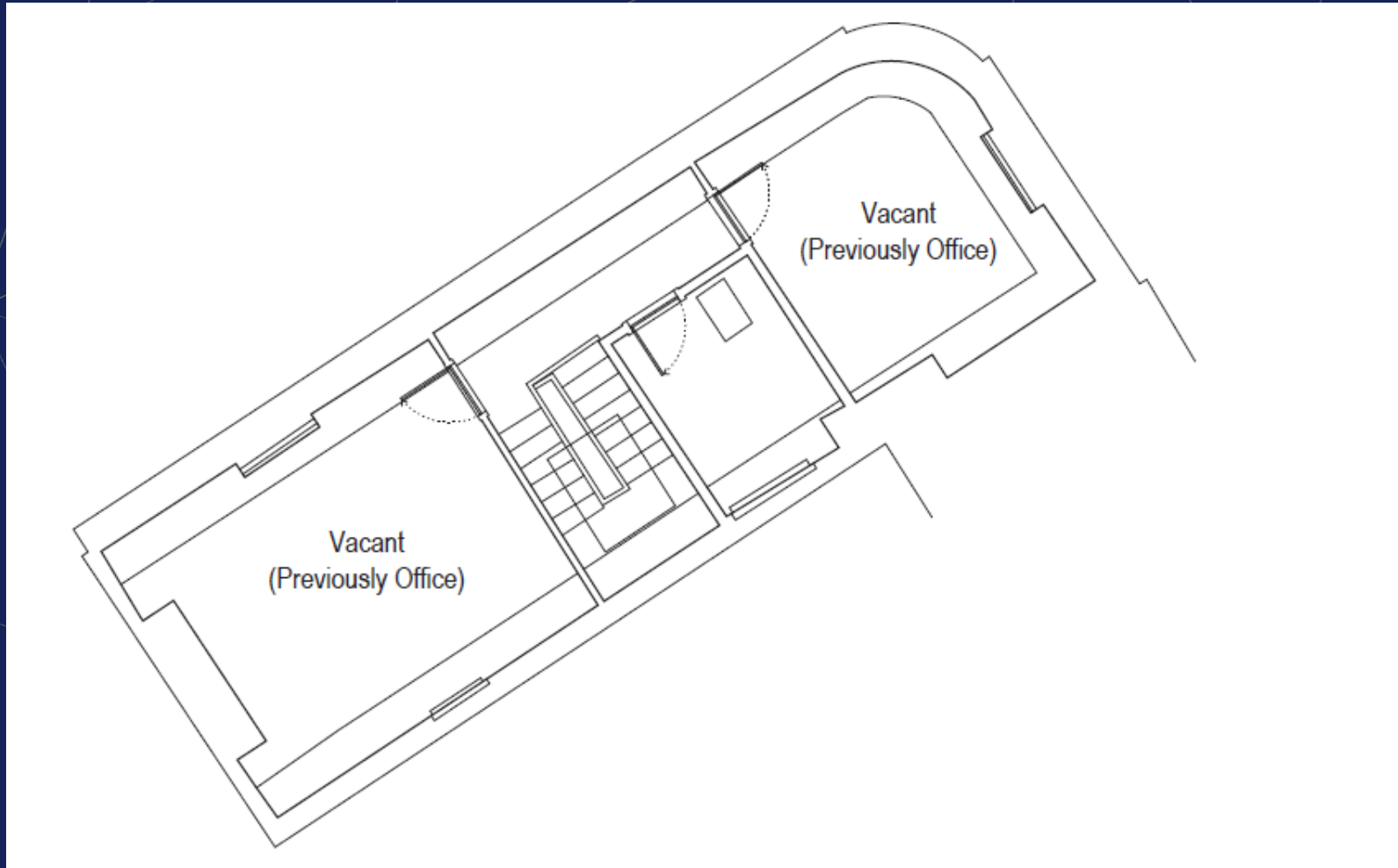


## FLOOR PLAN – SECOND FLOOR



## FLOOR PLAN – THIRD FLOOR (ATTIC)

---



# GOAD PLAN – LOCATION



01223 841 841  
bidwells.co.uk



## Enquiries

**Matt Hallam**  
**07442 634355**  
**matt.hallam@bidwells.co.uk**

**James Lankfer**  
**01223 559558**  
**james.lankfer@bidwells.co.uk**

**Charlie Percival**  
**07769 385223**  
**charlie.percival@bidwells.co.uk**

### Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.