



**11B KINGS PARADE
CAMBRIDGE, CB2 1SJ**

TO LET | OFFICES: 221 - 868 SQ FT (80.64 SQ M)


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LOCATION

Located on Kings Parade directly opposite the gates of Kings College, this second floor office suite commands fantastic views over the College and its grounds.

The office is within easy walking distance of the Grand Arcade shopping scheme and car park, as well as Drummer Street Bus Station and the transport links this provides.



SUMMARY



Description

The office suite forms the first floor of a Grade II listed building. There is a shared entrance lobby and staircase to the self-contained office suite, which comprises four good sized rooms.

Specification includes:

- Self-contained office accommodation
- City centre location
- Good transport links and amenities
- Views over King's College
- Buzzer Entry System
- Dual Aspect Windows
- Shared male and female WCs
- Shared Kitchenette
- Carpeted throughout

Additional information

Terms

The suite is available on a new effective full repairing and insuring lease for a term to be agreed.

Quoting rent available on application.

Rates

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

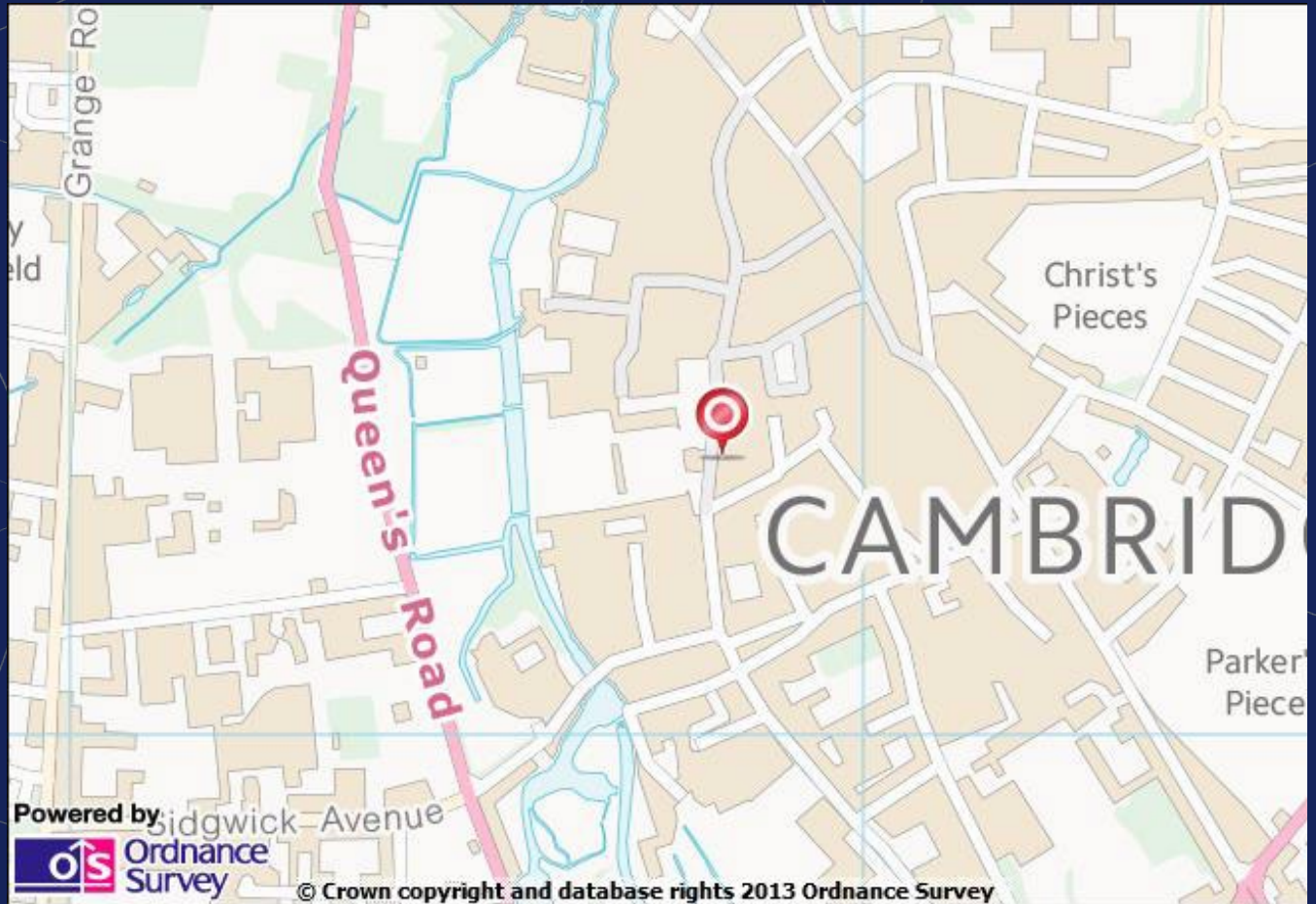
Available upon request.

Postcode

CB2 1SJ

ACCOMMODATION

Description	Sq ft	Sq m
Room 1	403	37.44
Room 2	221	20.53
Room 3	305	28.33
TOTAL	868	80.64



01223 841 841
bidwells.co.uk


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GALLERY



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Enquiries

Tamarah Keir

07442 668 105

Tamarah.keir@bidwells.co.uk

Charlie Percival

07769 385 223

Charlie.percival@bidwells.co.uk

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