



12D KINGS PARADE
CAMBRIDGE, CB2 1SJ

TO LET | OFFICES: 466 SQ FT (43.29 SQ M)


BIDWELLS

LOCATION

Located on Kings Parade directly opposite the gates of Kings College, this third floor office suite commands fantastic views over the College and its grounds. The office is in the historic core of the city.

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

Nearby occupiers include: Ryder & Amies, Benets Café, University of Cambridge Museums Shop, Fitzbillies and MP Real Estate.



SUMMARY



Description

The office suite is on the third floor. There is a shared entrance lobby and staircase to the self-contained office suite, which comprises four good sized rooms.

Specification includes:

- Large sash windows.
- City centre location.
- Good transport links and amenities.
- Views over King's College.
- Buzzer Entry System.
- Own male and female WC.
- 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

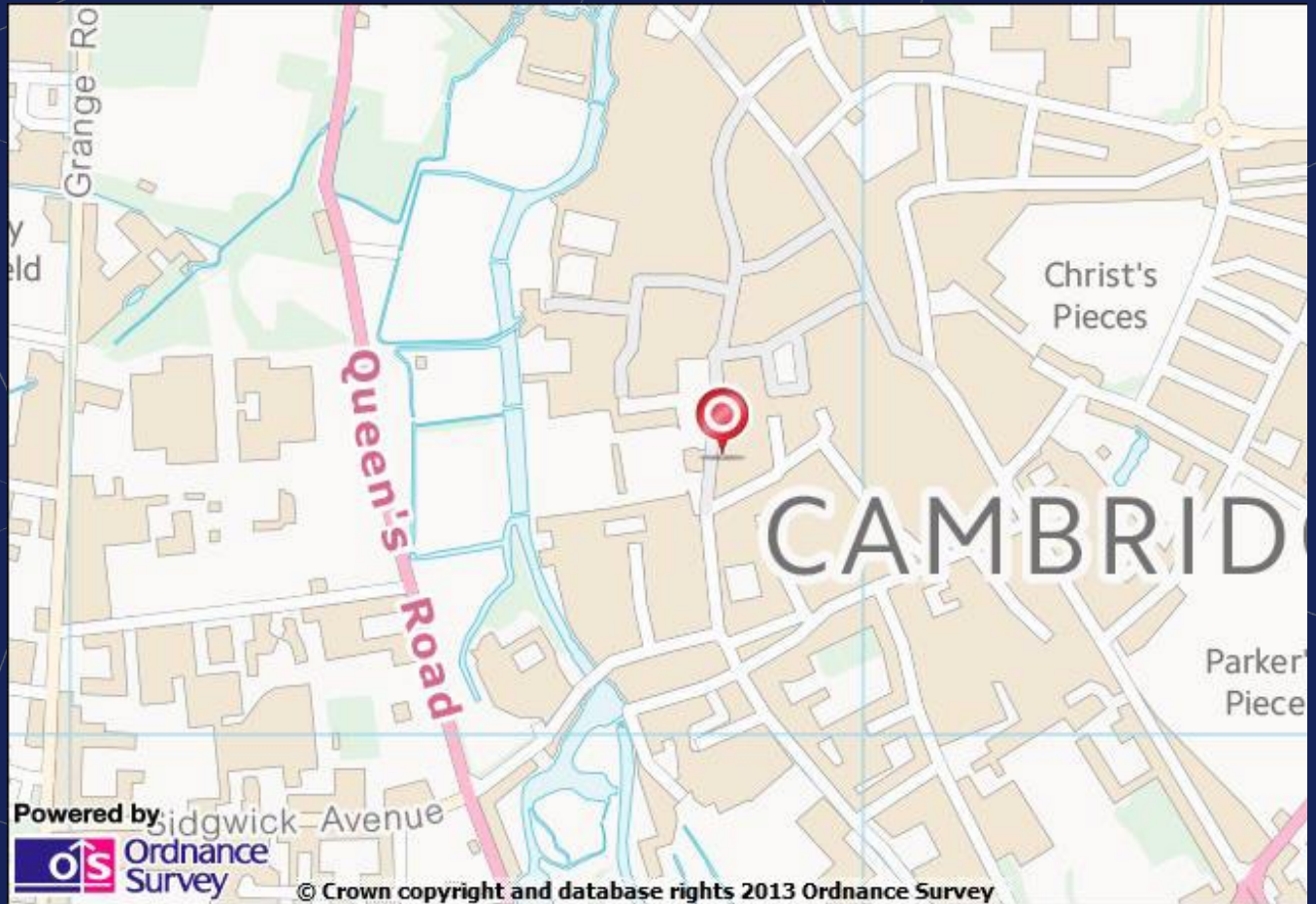
Available upon request.

Postcode

CB2 1SJ

ACCOMMODATION

Description	Sq ft	Sq m
Third floor Office	466	43.29



01223 841 841
bidwells.co.uk



BIDWELLS

GALLERY



01223 841 841
bidwells.co.uk


BIDWELLS

GALLERY



01223 841 841
bidwells.co.uk



Enquiries

Tamarah Keir

07442 668 105

Tamarah.keir@bidwells.co.uk

Charlie Percival

07769 385 223

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.