

# EASTBROOK HOUSE

CAMBRIDGE | CB2 8DU

## Prime City Centre Office Space UNDER OFFER

12,414 – 48,102 sq ft



..... 10 mins to train station

# Introduction

Eastbrook House is in the heart of Cambridge's CB1 Central Business District located on the doorstep of Hills Road and Station Road and only a short walk to Cambridge railway station. Eastbrook House is an opportunity to secure high-quality office space with onsite parking in a secure and managed building.

The building boasts three floors and provides adaptable and flexible space located over the second and third floor. The space is to be presented as open plan CAT A specification which is accessed via two managed receptions. Externally the site benefits from communal breakout space set within mature and maintained landscaping with both car parking and cycle parking.

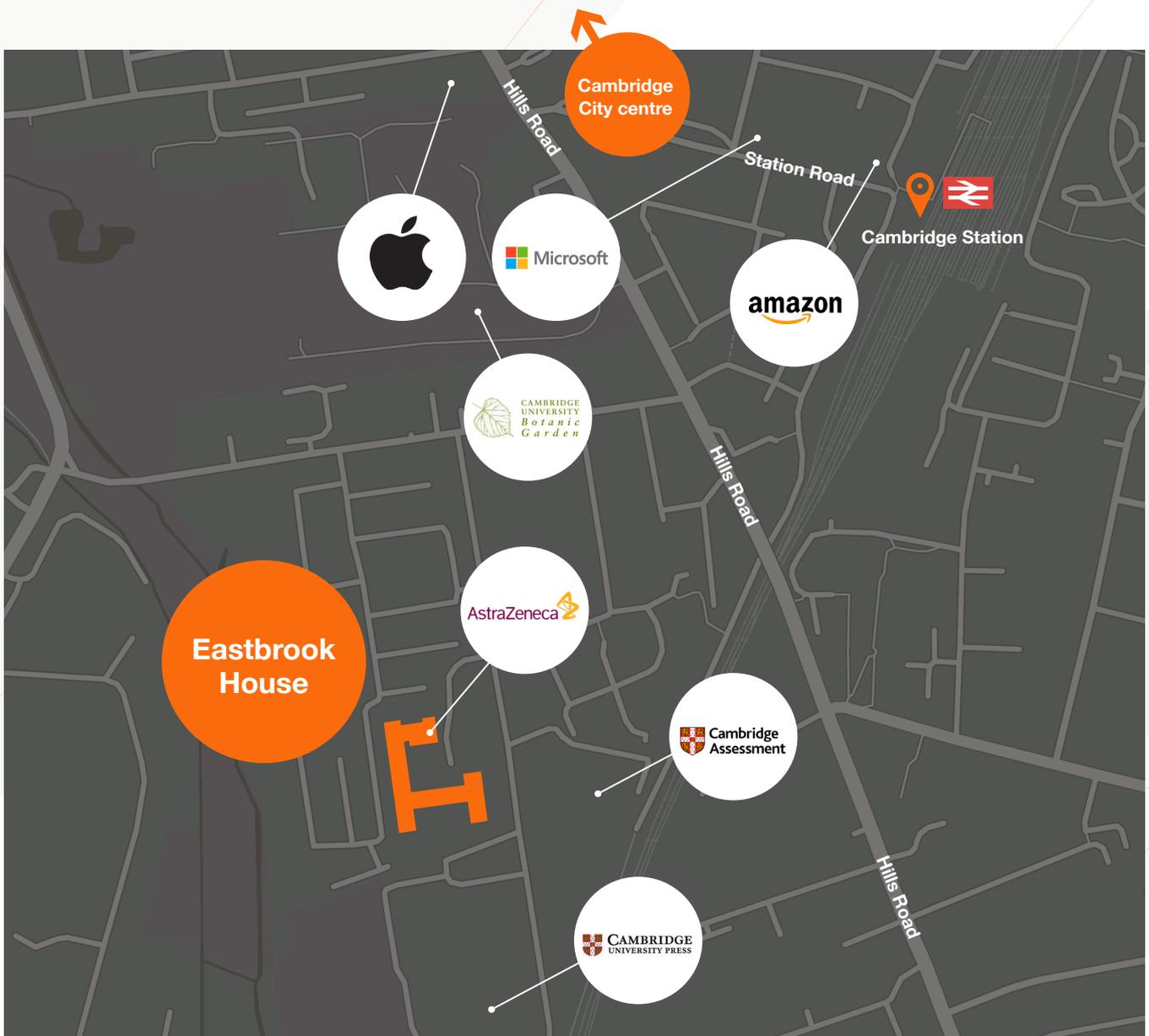


# Location

Wellbeing and a work-life balance is now fundamental for businesses and Eastbrook House can easily deliver this. As an exciting place to work, eat and shop; it's well positioned to benefit from Cambridge's city lifestyle. A short walk to Hills Road provides local amenities such as cafes, restaurants, pubs and shops all on the doorstep of the Cambridge railway station.

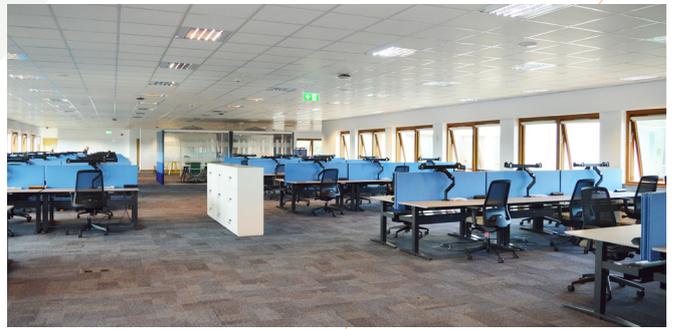
The Cambridge Universities' Botanic Garden is just a stones throw away, making an ideal spot to get some fresh air whilst enjoying a lunch break walk.

Cambridge's CB1 Central Business District is already home to a number of global high-tech organisations including Apple, Amazon and Microsoft creating a thriving community.

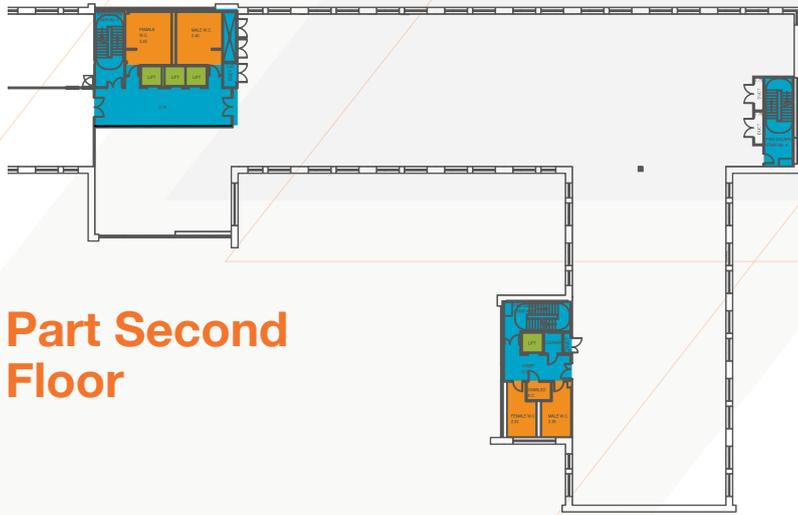


# Specification

- Full access raised floor
- Suspended ceilings
- Kitchens
- Air cooling and heating
- 160 cycle spaces
- 1 space per 874 sq ft
- 24 hour access / onsite security
- Onsite management
- EPC rating of C
- CAT 6 cabling
- Space to be redecorated

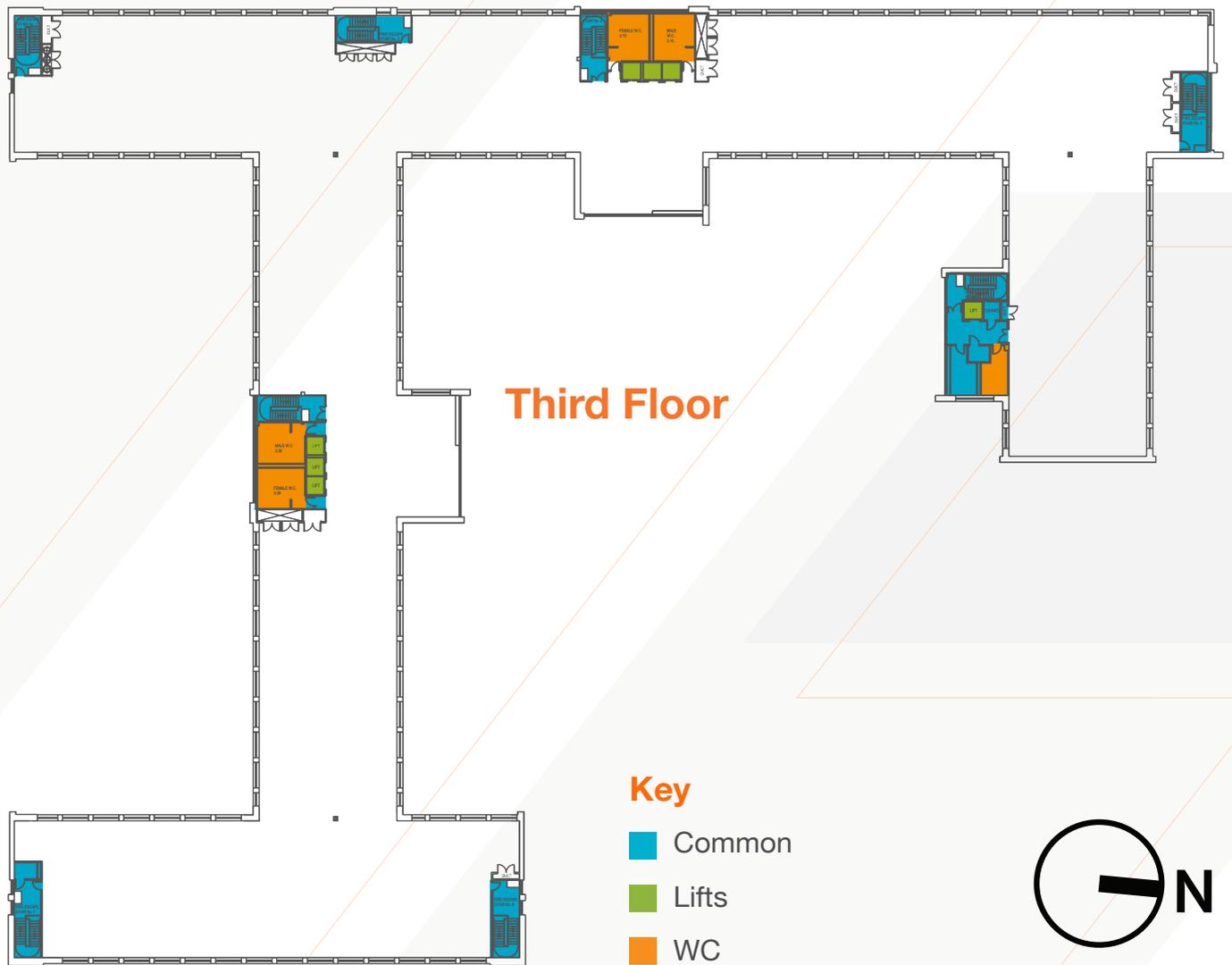


# Availability



**Part Second Floor**

| Floor       | Sq. ft. | Sq. m. |
|-------------|---------|--------|
| Part Second | 12,414  | 1,153  |
| Third Floor | 35,688  | 3,315  |
| Total       | 48,102  | 4,468  |



**Third Floor**

## Key

- Common
- Lifts
- WC



# Transport and Accessibility

Travelling to Eastbrook House couldn't be simpler with great accessibility and transport links.

Cambridge railway station is only a 10 minute walk and provides mainline access to both London Kings Cross (48 minutes) and Liverpool Street (1 hour 15 minutes). The guided bus and local buses have regular services stopping at the station linking the local villages to the city.

Cambridge is 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.

| Distance from   |           | Travel time   |   |   |
|-----------------|-----------|---|---|---|
| Location        | Distance  |  |  |  |
| Hills Road      | 0.4 miles | 3 min   | 2 min   | 5 min   |
| Guided bus      | 0.6 miles | 5 min   | 3 min   | 10 min  |
| CB1             | 0.7 miles | 6 min   | 3 min   | 8 min   |
| Railway Station | 0.8 miles | 5 min   | 3 min   | 10 min  |
| Addenbrookes    | 1.8 miles | 10 min  | 11 min  | 35 min  |



# Terms

## 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.

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