

60-62
clifton road
cambridge

+ Refurbished open-plan offices



home_ for business

60-62 Clifton Road, located in the Station Road area, popular with the city's thriving technology sector. Offering excellent value for money, these newly refurbished, open-plan, ground floor and first floor offices enjoy a landscaped setting with outdoor seating perfect for al fresco lunches or summer meetings.

Generous parking provision and EV charging is available, but with good access to the city centre and a footbridge to the station, this is an ideal location for pedestrians, cyclists and anyone using public transport —

- + Flexible lease terms
- + Parking
- + Very good value



5,609 SQ FT – 17,074 SQ FT /
521 SQ M – 1,586 SQ M



An office at 60-62 Clifton Road will put you - and your colleagues - just a few minutes from Station Road, Cambridge's new city quarter with its vibrant community and blue-chip business occupiers including Microsoft, Apple, WeWork and Amazon, its café-bars and restaurants, lively shops, open spaces and ultramodern places to live and work.

With pedestrian / bicycle via the Carter Bridge, access to the station is close at hand as are the local amenities on Mill Road. At the Cambridge Leisure Complex, next to the station, you'll find a cinema, gym, music venue and ten-pin bowling alley, a Tesco Express and a host of places to eat and drink. With the additional shops and restaurants on Cherry Hinton Road on hand, including the popular Cambridge Wine Merchants, whether you're entertaining clients or heading out for the evening, 60-62 Clifton Road is perfectly placed.

a workplace.
with everything
on hand



specification

- + Open plan office space totalling
- + 5,609 sq ft – 17,074 sq ft / 521 sq m – 1,586 sq m
- + CAT A refurbished specification
- + Large windows providing fantastic natural light
- + LG7 LED Lighting
- + Raised access flooring and suspended ceiling tiles
- + Male and female WCs and shower room
- + Access to green amenity space with outdoor seating
- + Excellent parking ratio 1 space : 304 sq ft
- + Secure cycle parking

floor_area

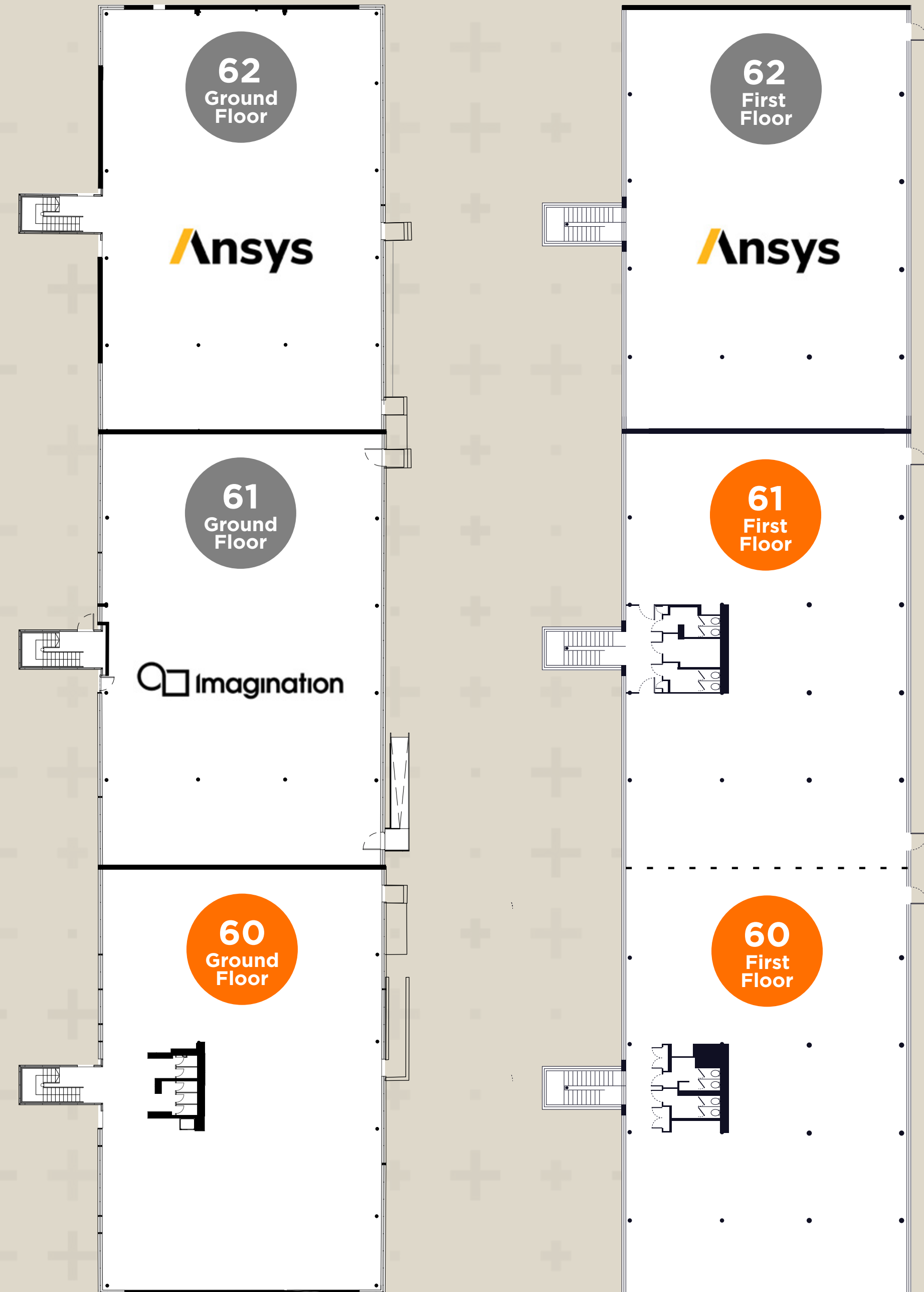
Unit 61 FF
5,609 sq ft / 521 sq m

Unit 60 FF
5,735 sq ft / 533 sq m

Unit 60 GF
5,730 sq ft / 532 sq m

TOTAL
17,074 sq ft / 1,586 sq m

*First Floors of 60 & 61
may be let together
and interconnected,
subject to works.*



transport details

Transport links are excellent: the rail journey to London's Kings Cross takes less than 50 minutes, there's easy access to the M11 and A14 and Stansted airport is less than 30 miles away.



Cambridge Leisure Complex
Cherry Hinton Road
Market Square, Cambridge

2 minutes
5 minutes
15 minutes



Cambridge Leisure Complex
Cambridge Rail Station
Cherry Hinton Road

7 minutes
12 minutes
14 minutes



Stansted Airport
London Kings Cross

45 minutes
49 minutes



A14 (J35) **3.5 miles**
M11 (J12) **3.5 miles**
A11 **7 miles**
Stansted Airport **27.9 miles**
M25 **40 miles**



rent_rates & terms

Available on a new lease, term to be agreed. The rent is available upon request.

vat

All prices including rents and premiums are quoted exclusive of VAT.

legal costs

Each party will bear its own legal costs.

rates

Interested parties are advised to make their own enquiries.

epc

Energy Performance Certificate 'B'

contact details

Find out more about this commercial opportunity offered by joint agents JLL and Bidwells.



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