



**PART 1<sup>ST</sup> FLOOR, 95 REGENT STREET  
CAMBRIDGE, CB2 1AW**

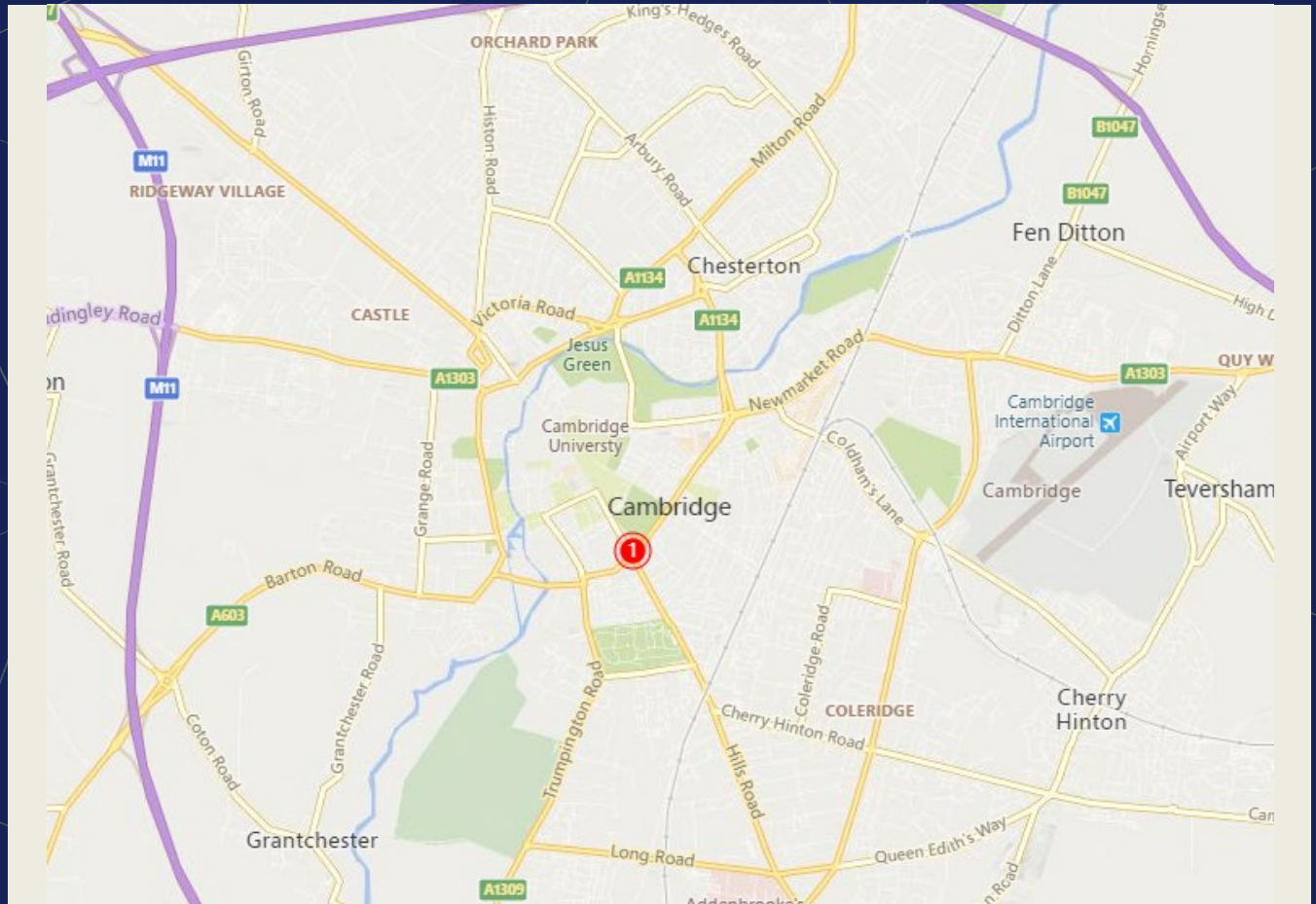
**TO LET | OFFICES: 2,300 SQ FT**



## LOCATION

95 Regent Street is located in the vibrant area of Regent Street and is situated between the city centre and Cambridge Railway Station, a short 10-minute walk away. Cambridge's CBD is home to the world's leading tech companies including Microsoft, Amazon, Samsung and Apple, amongst others. The property benefits from close proximity to all the amenities the city centre provides, including its immediate neighbours Bould Brothers café, The Old Bicycle Shop, The Oak Bistro and The Grain and Hop Store.

The offices are within walking distance of both the city centre and Cambridge train station which provides fast and frequent links to London with King's Cross just 50 minutes away and London Liverpool Street just 1 hour and 15 minutes.





## SUMMARY

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### Description

95 Regent Street was previously occupied by Lloyds Bank before it was comprehensively refurbished to provide 3 floors of grade A office space. The iconic building features a Portland stone façade which is situated at the prominent corner adjacent to The Church of Our Lady and the English Martyrs and in front of Parker's Piece.

The property is accessed via the buildings' elegant bright reception facing Regent Street. The office suite itself is fully fitted with meetings rooms, kitchen space and furniture.

### Specification includes:

- Fitted office space
- Meeting rooms
- Dedicated access control
- Kitchen / breakout area
- Small kitchenette at front of suite
- Shared rooftop garden
- A/C in the office
- Shared Female and Male WCs

### Additional information

#### Terms

The accommodation is available by way of a new lease for a term to be agreed. Please contact agents for further details on quoting terms and current availability.

#### 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 1AW

01223 841 841  
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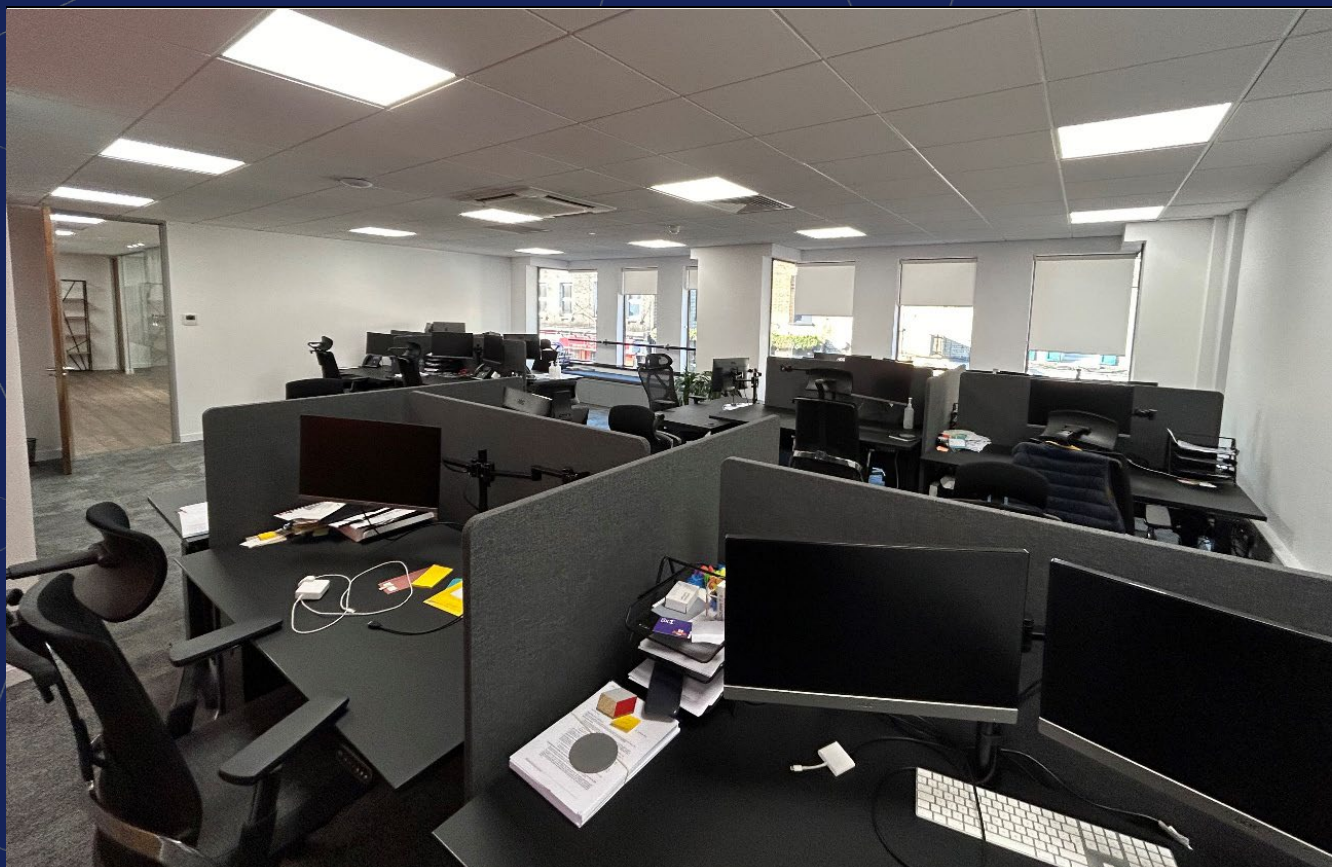
## ACCOMMODATION

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### Part 1<sup>st</sup> Floor Suite

Sq ft

2,300





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## GALLERY

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## GALLERY

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## Enquiries

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