

# CITY HOUSE

C A M B R I D G E

PART SECOND FLOOR SUITE - 2,455 SQ FT

# CITY HOUSE

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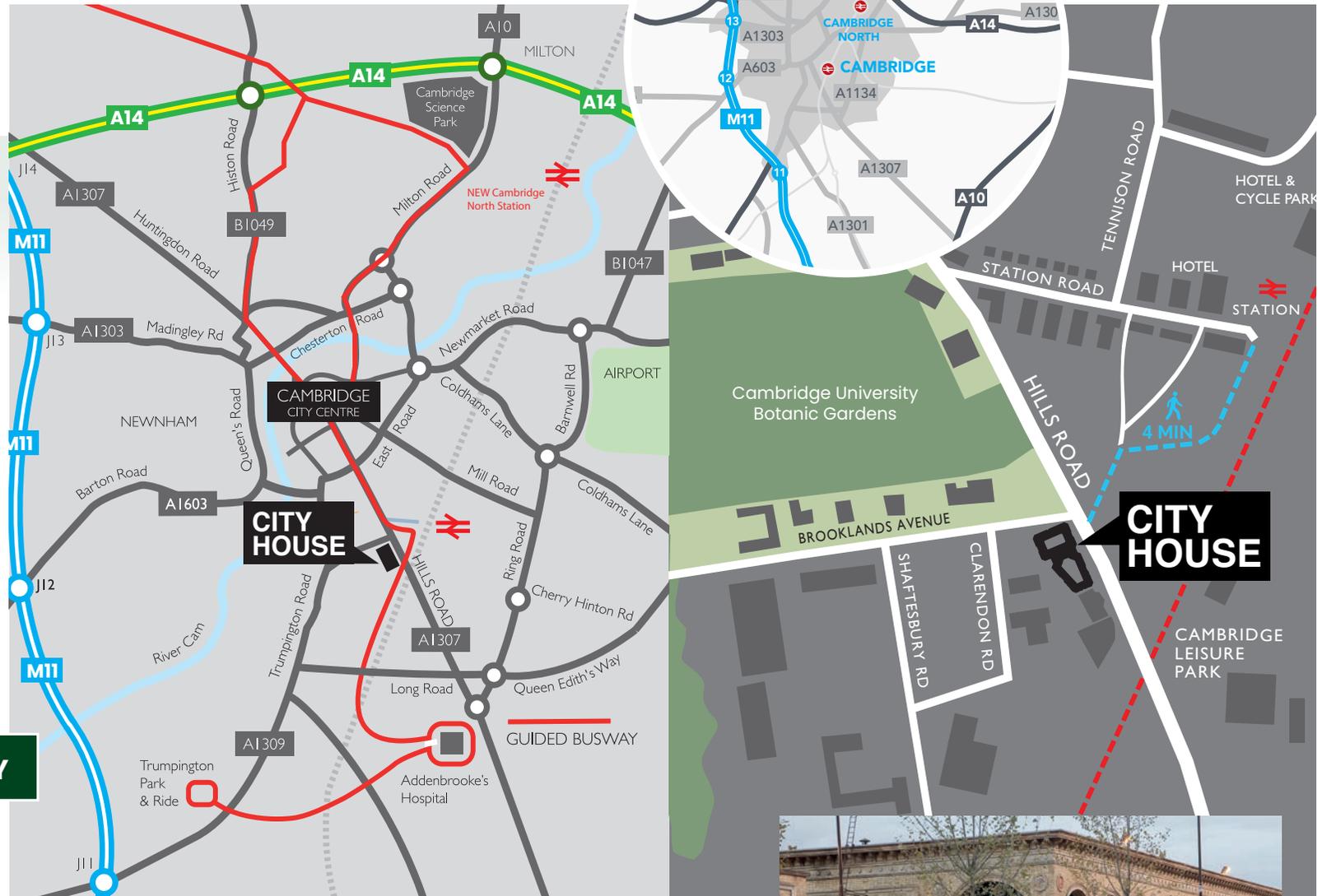
## LOCATION

City House is situated on Hills Road within the heart of Cambridge's central business district.

Cambridge's central train station sits just a 4 minute walk away.

Hills Road occupiers include numerous global and national life science and professional services firms such as AstraZeneca, Rathbone Investment Management, Geant, and Mills and Reeve.

**SAT NAV REF CB2 1RY**



## TRANSPORT CONNECTIONS



### ROAD

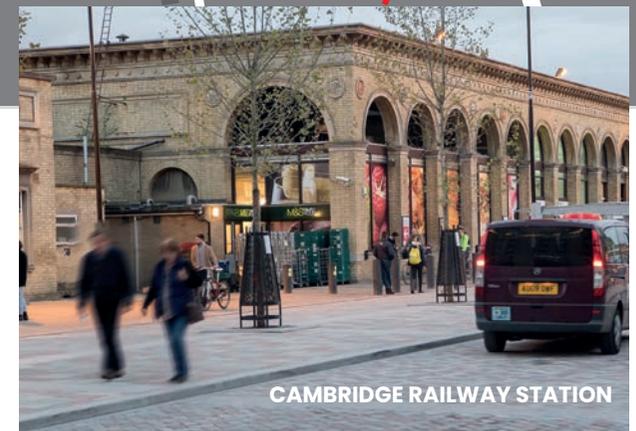
Cambridge is well connected, with access to the M11, A14, A10, A428 which link in with the M1, A1 and M25.



### RAIL (mins)

Cambridge offers direct rail links to London and access to the rest of the UK rail network.

Stansted Airport.....	31
King's Cross .....	48
Liverpool Street.....	65
Heathrow Airport.....	115



CAMBRIDGE RAILWAY STATION



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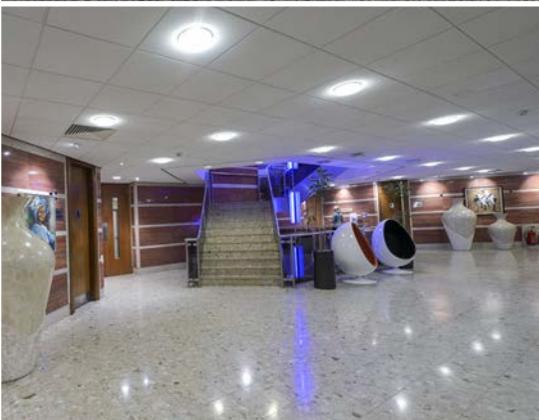
A new home for your business in a world-class city with some of the biggest international names as your neighbours.

**Newly refurbished CAT A office, in a fantastic location on Hills Road – the heart of Cambridge’s central business district.**

The Suite benefits from excellent natural light, in a refurbished open plan CAT A office. This enables an occupier to create their own space to suit them.

The suites boasts great views over the buildings private garden space and surrounding Hills Road area.

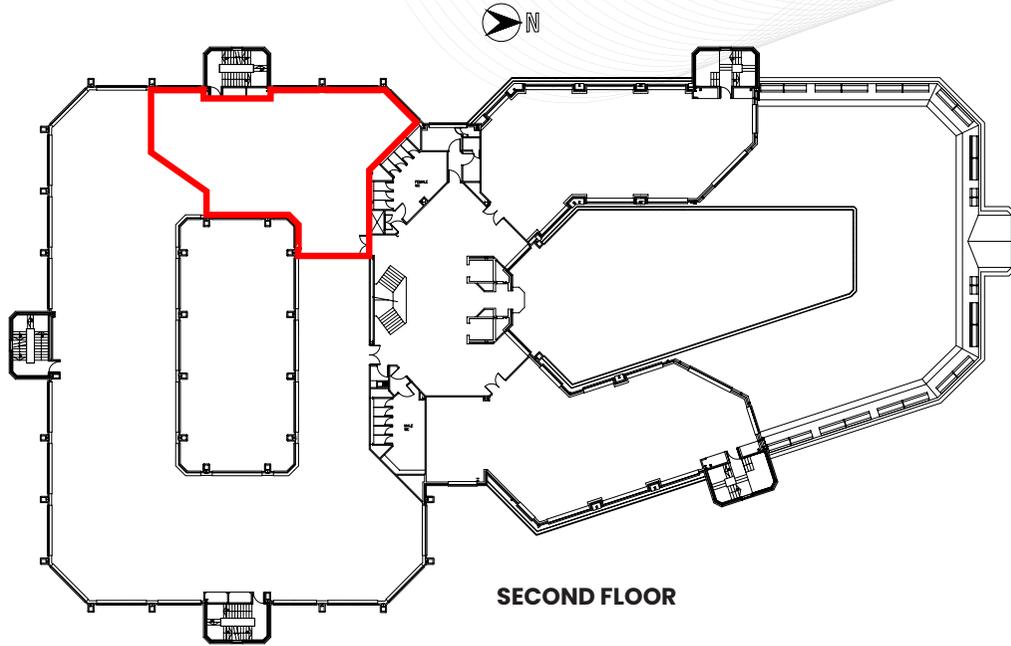
City House offers a cohesive working environment with spacious common parts, onsite amenity and car parking to the rear of the property, which is accessible via a rear door on the lower level.



## **SPECIFICATION INCLUDES**

- Full access raised floors
- Air conditioning
- Suspended ceilings
- 3 passenger lifts (one being panoramic)
- Gym & yoga-fitness studio
- External amenity space
- 24 hour security
- Great local amenities
- 7 car parking spaces with the suite

# ACCOMMODATION



## 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.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## TERMS

Available by way of a direct lease with the landlord. Quoting rent available on application.



## Viewing

For further information or to arrange an inspection, please contact the sole agents:

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