



**GROUND & SECOND FLOOR, ST GILES COURT, CASTLE STREET, CAMBRIDGE
TO LET AND TO BE REFURBISHED | OFFICE: 1,066 – 5,241 SQ FT**


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LOCATION

The offices available in St Giles Court which is within walking distance to Cambridge City Centre (approx. 1 mile). Within short walking distance of the Quayside and the Grand Arcade shopping centre. Castle Street features amenities such as, galleries, gastropubs and a barber shop.

St Giles Court is also within walking distance of Castle Street bus stop and Cambridge train station is only 1.7 miles away. The train station provides fast and frequent links to London, with King's Cross just 50 minutes away and London Liverpool Street 1 hour and 15 minutes. The property is easily accessed from the M11 and A14 and benefits from on-site car parking.



SUMMARY



Description

Open plan offices with views over Castle Street and great natural light from large windows throughout the space. The space benefits from a kitchenette within the demise and a passenger lift in the central atrium. The office is accessed via an entrance on Castle Street.

The property benefits from:

- Excellent location
- Key card entry system
- Carpeted throughout.
- Kitchenette
- Heating and cooling system.
- Floor boxes.
- Car parking available.
- Good access to public transport
- Close to local amenities
- Passenger lift
- Bike storage.
- LED Lighting.

Additional information

Terms

The accommodation is available by way of a new 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

CB3 0AJ

ACCOMMODATION

The property has been measured on a Net Internal Area Basis. All figures quoted are for guidance purposes only.

Description	Sq ft
Ground Floor Office	1,068
Second Floor Office 1	1,066
Second Floor Office 2	3,107
Total	5,241



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GALLERY



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