



**NEWNHAM MILL, MILL POND
CAMBRIDGE, CB3 9EY**

TO LET | OFFICES: 276 – 4,103 SQ FT

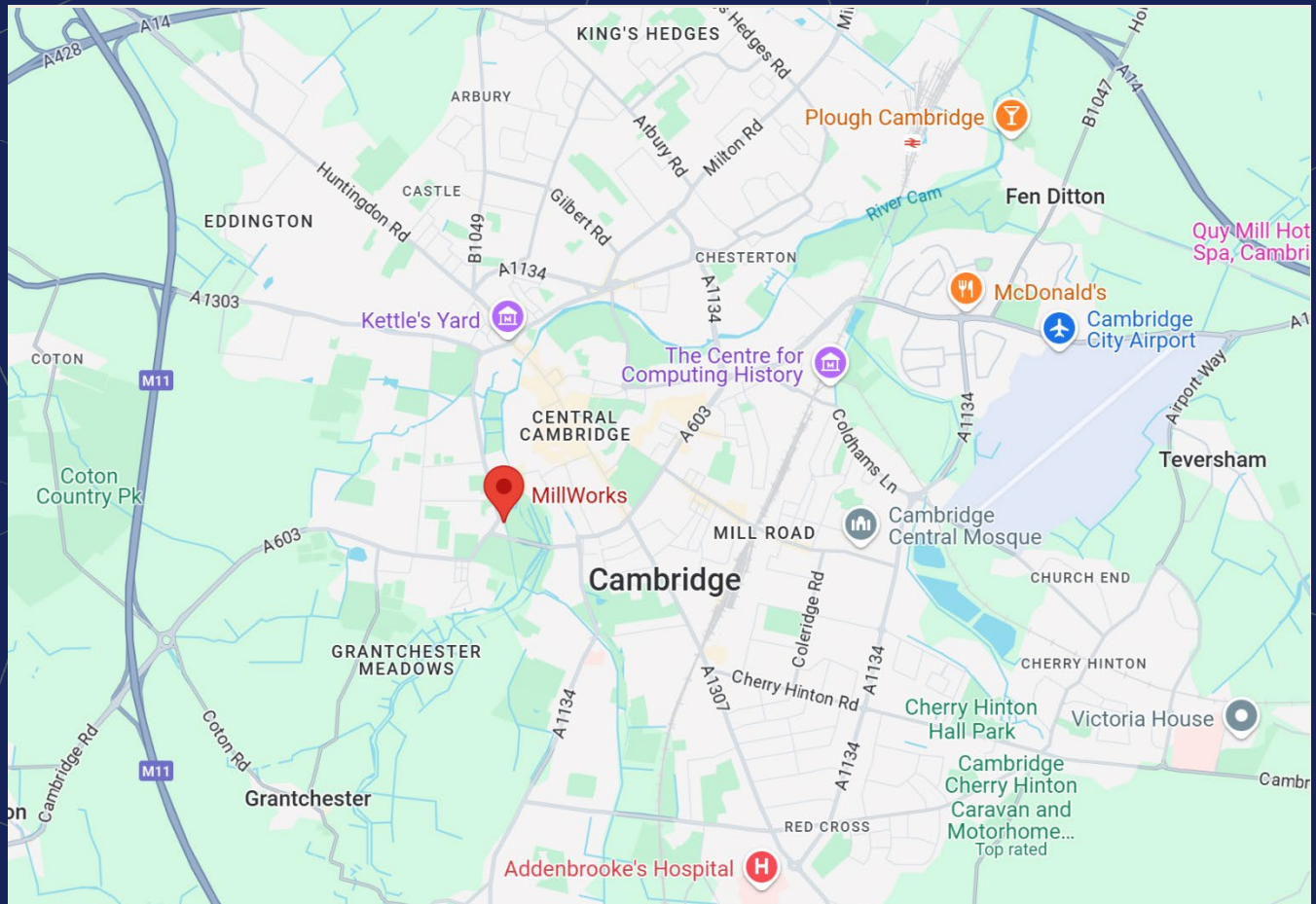

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LOCATION

Newnham Mill office space sits above 'MillWorks' restaurant, located off Queens Road overlooking the River Cam and is within walking distance of Cambridge's city centre.

This Grade II listed building is surrounded by fantastic local amenity including pubs, cafés and restaurants, the nearest being 'Bean Theory' next door which is a local Cambridge café.

Cambridge central station is an 8 minute cycle ride and c.25 min walk and provides excellent links to London Kings Cross in just 50 minutes, London Liverpool Street in 1 hour and 15 minutes. Malting Lane bus stop is directly opposite the building.



SUMMARY



Description

Newnham Mill is a three storey building with retail on the ground floor and two floors of office space above.

The 1st Floor office space has been refurbished including redecoration, new carpets, kitchen and w/c's. It also includes fitted meeting rooms / board room, and significant balcony space.

The 2nd Floor has a pitched roof with exposed timber trusses, two fitted meeting room and a kitchenette.

Both benefit from lots of natural light and fantastic viewing overlooking the River Cam.

Secure car parking and cycle spaces are available behind the building.

Specification includes:

- Centrally located offices
- Close to all local amenities
- Good public transport links
- Cat A office spec
- Shower facilities
- Kitchen
- Male and Female WC's
- Fitted meeting rooms
- Parking on site

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

CB3 9EY

ACCOMMODATION

Newnham Mill

1st Floor

Can be taken as two separate self-contained offices (separate WC's / kitchen) but also work combined:

Small self-contained office:

- 276 sq ft

Large self-contained office:

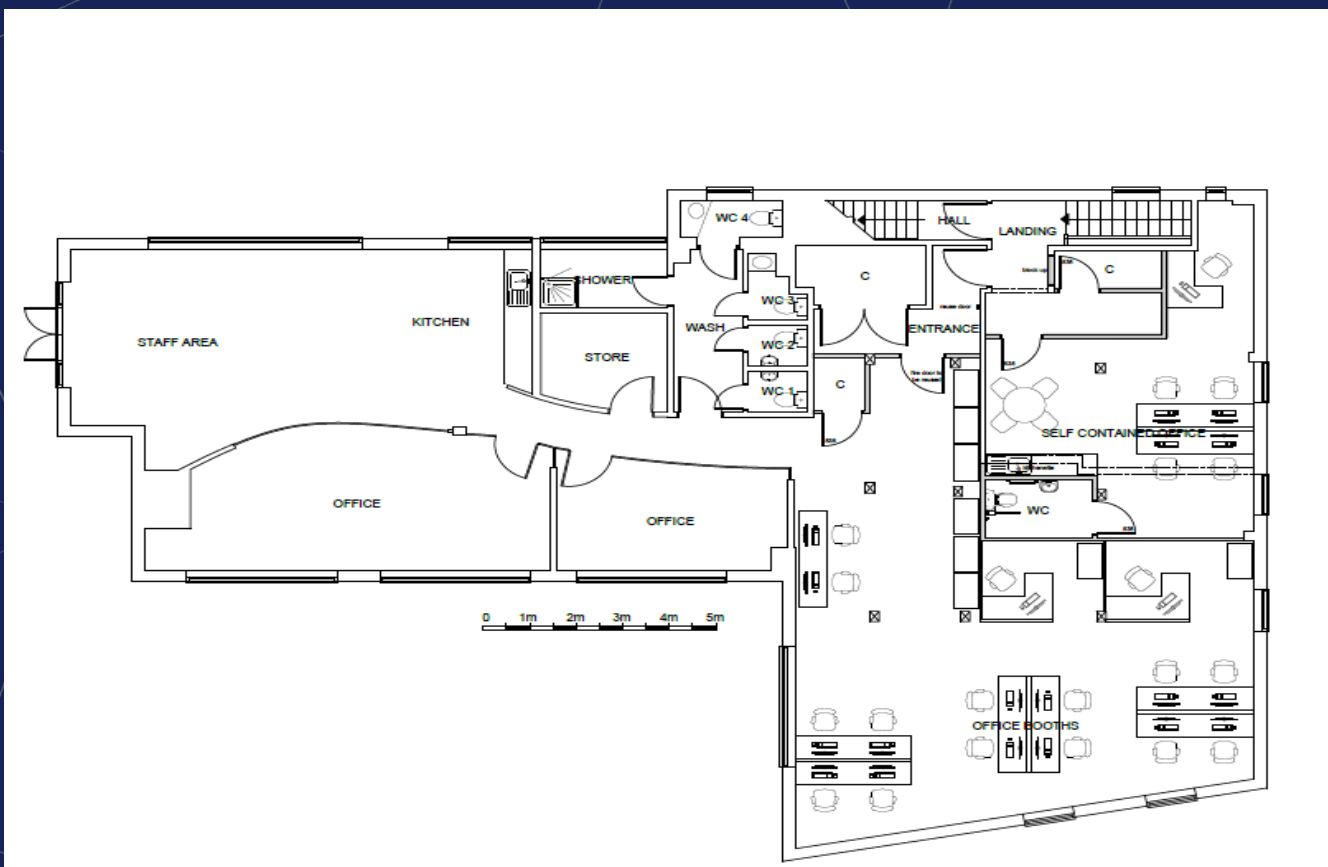
- 2,237 sq ft

Total:

- 2,513 sq ft

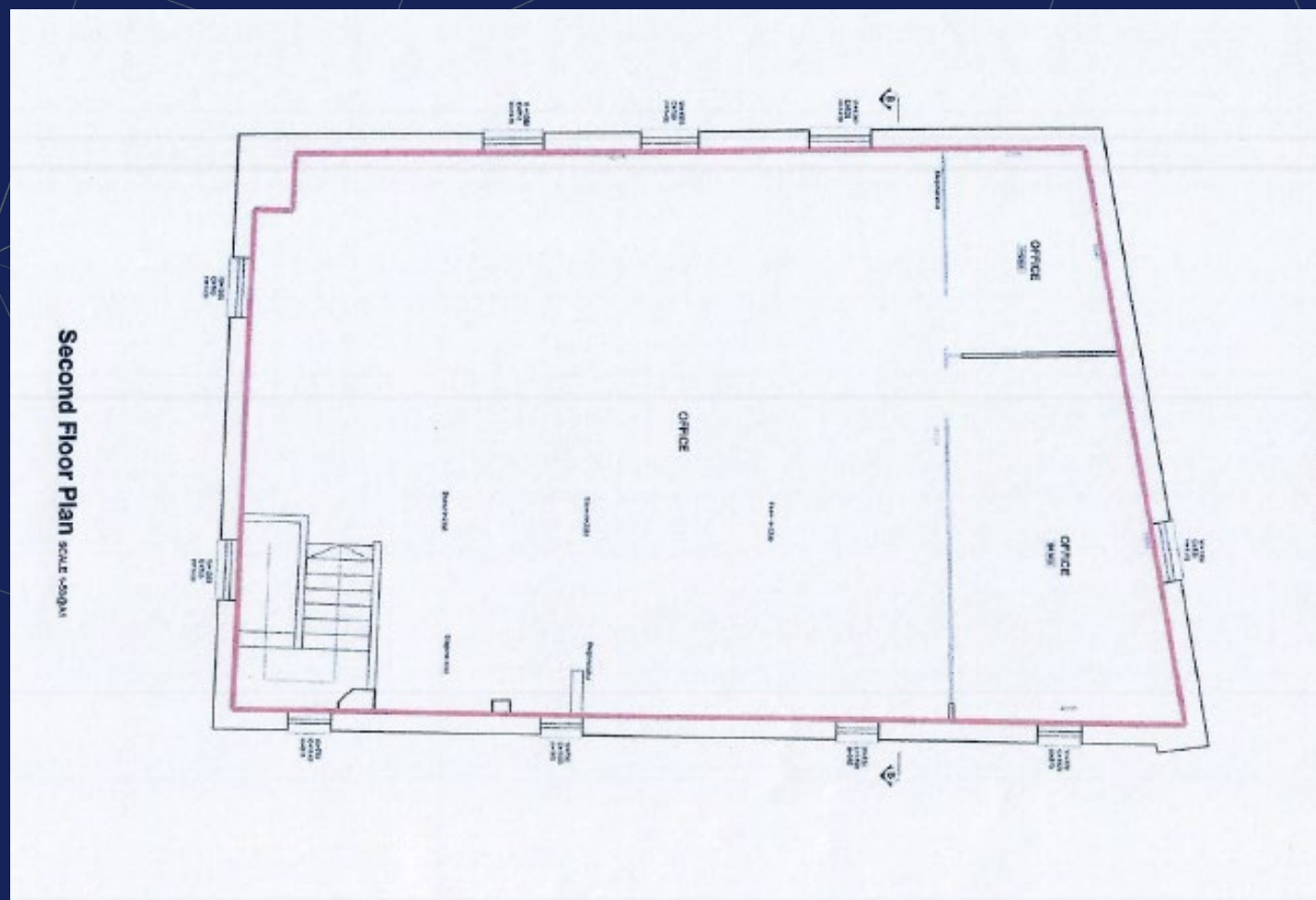
2nd Floor self-contained

- 1,590 sq ft





GALLERY



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