

Suite F4, Broers Building, JJ Thomson Avenue, Cambridge, CB3 0FA

*To Let | 2,096 SQ FT*



# Summary

## Description

The building is a prestigious office style R&D building located next to the (Hauser Forum) Entrepreneurship Centre and Wests Café and adjoining the Cavendish Laboratory, Maxwell Centre, Computer Laboratory and other University faculty.

The building has been designed to meet the requirements of organisations operating in this sector and the space has been configured to provide flexibility across the floor areas arranged around shared lobby/WC areas. It features an impressive, spacious front entrance/manned reception and contemporary styling to the exterior including attractive cladding and sunshade louvres.

## Additional Information

### Terms

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

### Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

### Postcode

CB3 0FA

### 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.

## Specification Includes

- Airconditioning
- 50 mm raised floors
- BREEAM - Very Good
- Disabled WC and shower room
- Brise Soleil shading
- Manned reception
- 2x 8 person lift
- Car parking at 1:382 sq ft +
- Located opposite cafe and Idea Space



# Accommodation

NIA

| Description | Sq Ft       |
|-------------|-------------|
| Suite F4    | 2,096 sq ft |



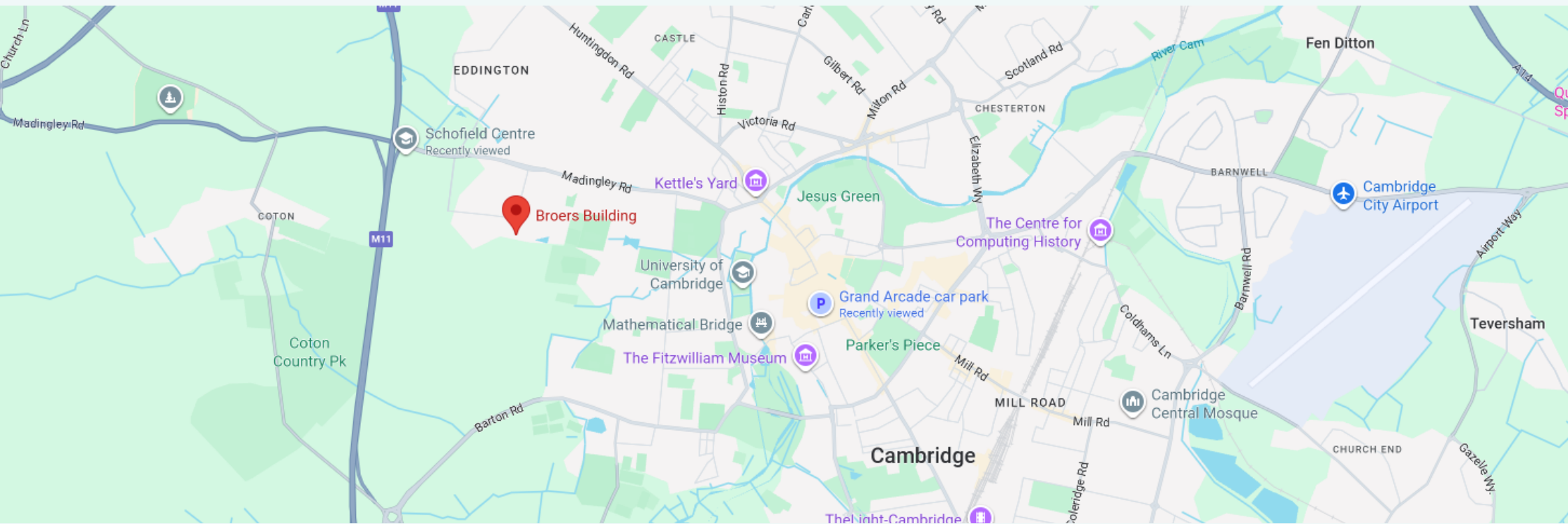
# Location

**Located at the heart of the University of Cambridge's West Campus, directly opposite the site cafe, this office offers a smart office space with beautiful natural light and stunning views.**

The Broers Building is situated in a prominent position at the end of JJ Thomson Avenue.

Distance to local amenities:  
3.0 miles to Grand Arcade  
3.4 miles to Cambridge Station  
0.8 miles to M11

Located in the heart of the University of Cambridge's West Cambridge site situated only 1 mile from Cambridge City Centre's Market Square and adjacent to the M11.



*Get in touch with  
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