



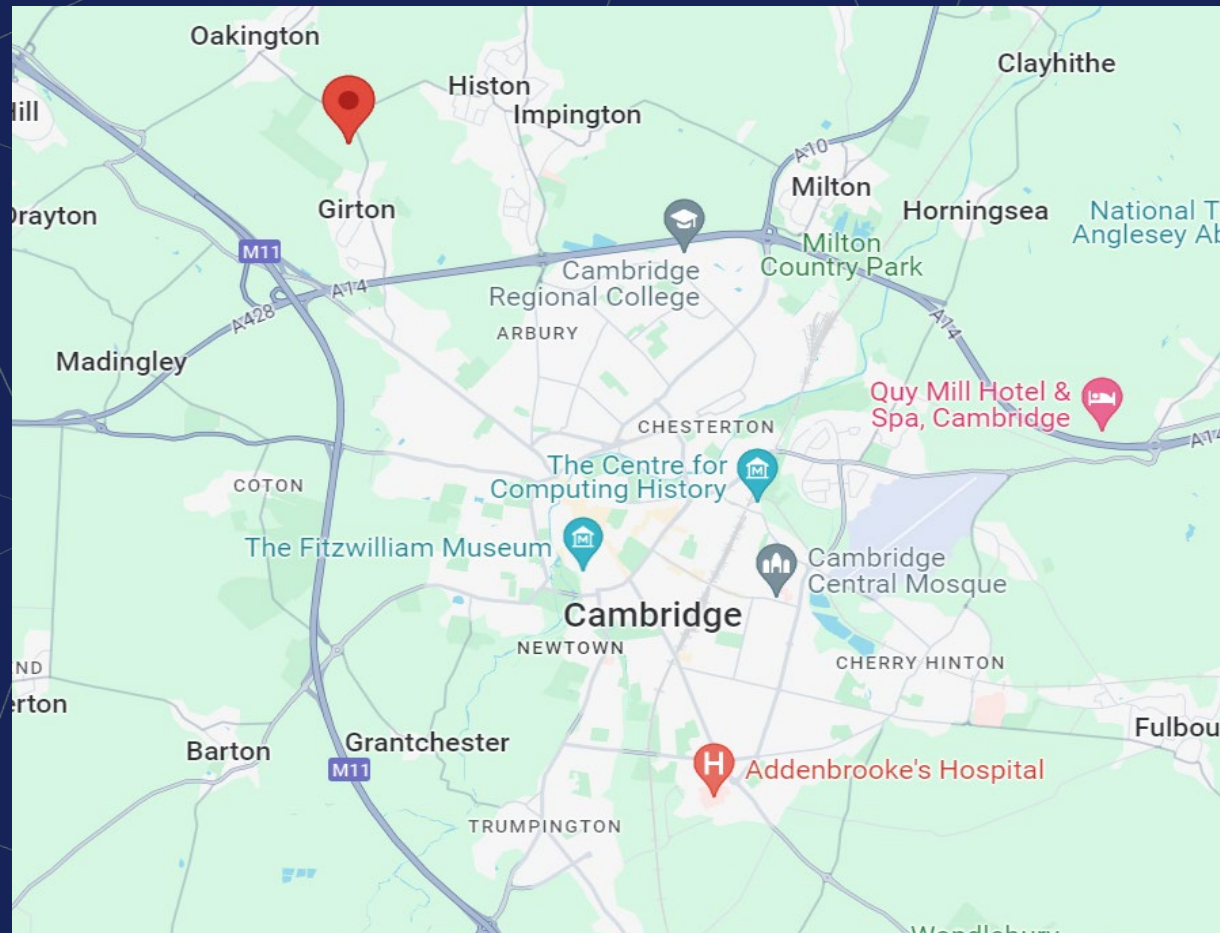
**UNIT 1, CAMBORO BUSINESS PARK, OAKINGTON ROAD, CAMBRIDGE, CB3 0QH  
TO LET | OFFICES AND STORAGE: 6,645 SQ FT**

## LOCATION

Camboro Business Park is located approximately 4 miles north west of Cambridge on the Oakington Road. The site is within close proximity to A14 and M11 motorway junction which provides access to the national motorway network.

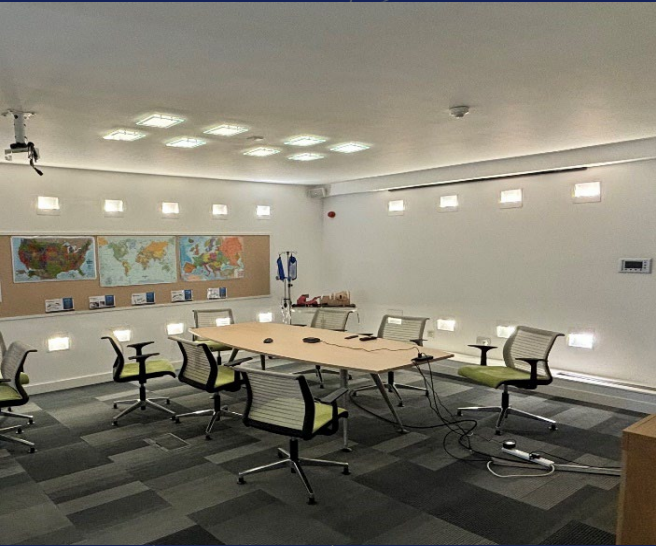
The business park is a hub for professional service firms along with technology companies. These businesses benefit and collaborate with the local economy.

Local amenities include Girton Golf Club which is located just under 1 mile away from Camboro Business Park. There is also a Gym located on the site along with a day care nursery.



## SUMMARY

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### Description

**Property provides excellent office space on the ground floor and first floors along with storage space on the 1<sup>st</sup> floor.**

Office space: 3,945 sq. ft.

Storage Space: 2,700 sq. ft.

The new tenant can take either office on its own or together with the storage area.

The office accommodation provides a large reception area along with kitchen and break out area on the ground floor. Ground floor office space is divided into meeting spaces and dedicated office spaces. Storage cupboards are also located in the office space.

### Specification includes:

- Full access raised floors
- Air conditioning
- Suspended ceilings
- Roof lights
- Kitchen
- Break out space
- High ceilings
- External amenity space
- Great local amenities
- Generous car parking provision

### 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 South Cambridgeshire District Council on 01954 713 000.

#### 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 0QH

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## ACCOMMODATION

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Description	Sq ft
Office space	3,945
Storage space	2,700
<b>Total</b>	<b>6,645</b>



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## GALLERY

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## GALLERY

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## Enquiries

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