



Part Ground Floor, Lothbury House,
Newmarket Road, Cambridge,
CB5 8PB

Office To Let | 2,922 SQ FT



Location

Lothbury House is located on Technopark, an established business location on Newmarket Road. The park is a thriving ecosystem of office, R&D and life science companies.

Cambridge also benefits from the Cambridgeshire Guided Busway, which provides high quality, reliable and frequent local public transport along the A14 corridor.

Cambridge North Train Station is located 1.8 miles away and is a 9 minute cycle ride away. This train station provides direct train services to London Kings Cross and London Liverpool Street.



Summary



Description

The office space has recently been refurbished to a CAT A specification.

There are allocated car parking spaces on site along with bike parking spaces and door access to the rear.

Specification includes:

- Raised access floors.
- Comfort cooling and heating.
- Open plan office space.
- Communal WC's and showers.
- 7 parking spaces (additional parking may be available by separate negotiation).
- Double door access to the rear.

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 to 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

A rating.

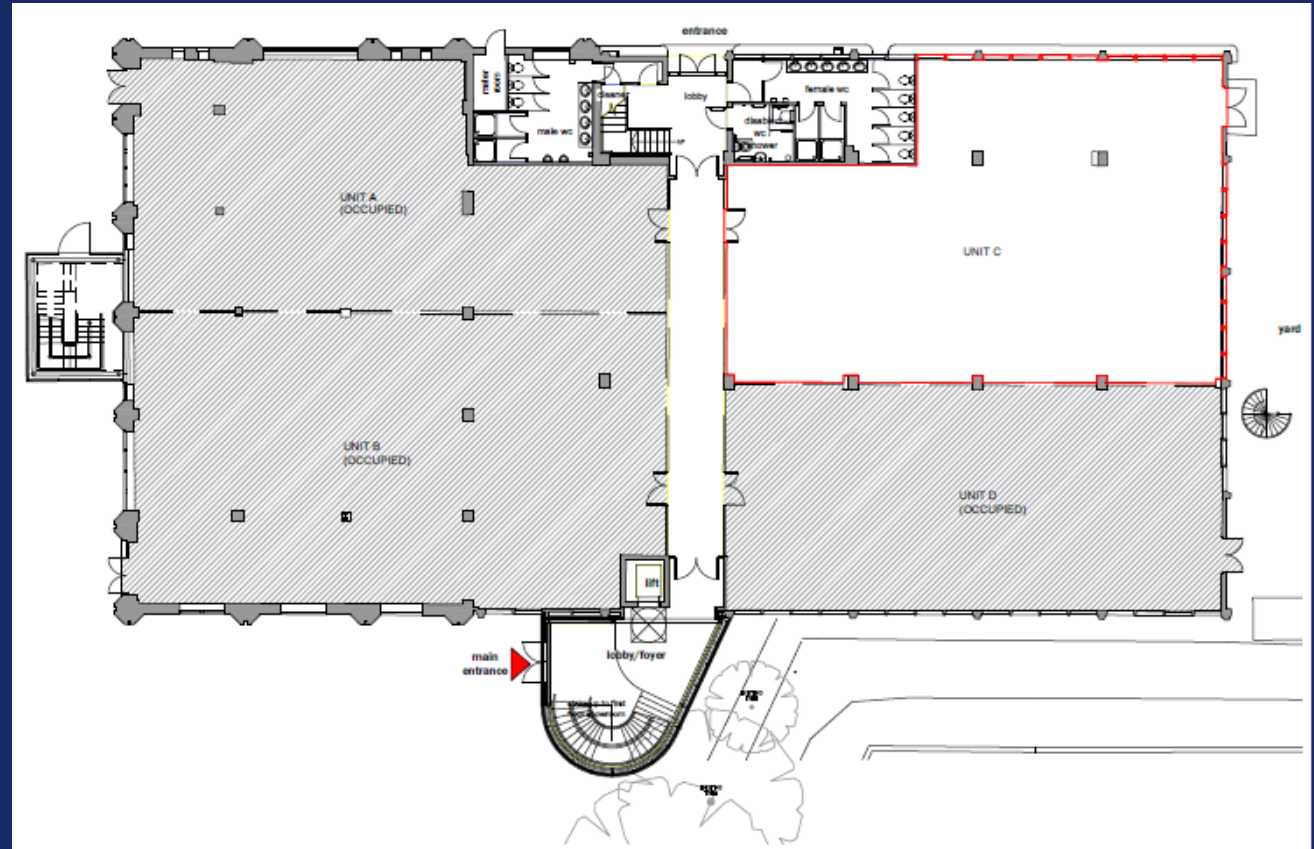
Postcode

CB5 8PB.

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	2,922
Total	2,922



Gallery



Enquiries

George Craig

07779 770902

George.craig@bidwells.co.uk



Mark Johnson

Charlie Percival

07769 385223

Charlie.Percival@bidwells.co.uk

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances

or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

September 2025