

# FITTED OFFICES

# CAMBRIDGE

## 1<sup>ST</sup> FLOOR

## UNITS CC7-CC8

## CLIFTON COURT



### Description

The premises are located on a small office development on the outskirts of Cambridge city centre, a few minutes' walk from the city's mainline railway station, road and transport links.

### Accommodation

The premises are arranged as mainly open plan office accommodation with a boardroom, 2 smaller meeting rooms, breakout area, staff area and separate tea point.

**Net Internal Area** 3,861 sq. ft. (358.69 sq. m)

### Specification

The first floor is accessed by way of a passenger lift from the ground floor entrance. The specification includes air handling system, a mixture of laminated and carpet tiled floors with inset floor boxes and energy efficient LED lighting. The suite includes male and female toilet facilities together with an Equality Act compliant toilet and a separate shower room. The tenant will have the use of 10 parking spaces in the communal car park.

### Lease

The premises are available on a sublease basis on a lease expiring 20 July 2027. The lease will be excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954.

### Rent

# £139,000

per annum exclusive.

### Business Rates

To be reassessed.

### Service Charge

Details are available upon request.

### EPC

The premises have an EPC rating of C69. A full report is available upon request.

### Availability

Early vacant possession can be arranged.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing

Strictly by appointment sole agents, **Green & Partners**, contacting:

**Darren Coleman** 07970 796470  
[darren.coleman@greenpartners.co.uk](mailto:darren.coleman@greenpartners.co.uk)

*Subject to Contract*