



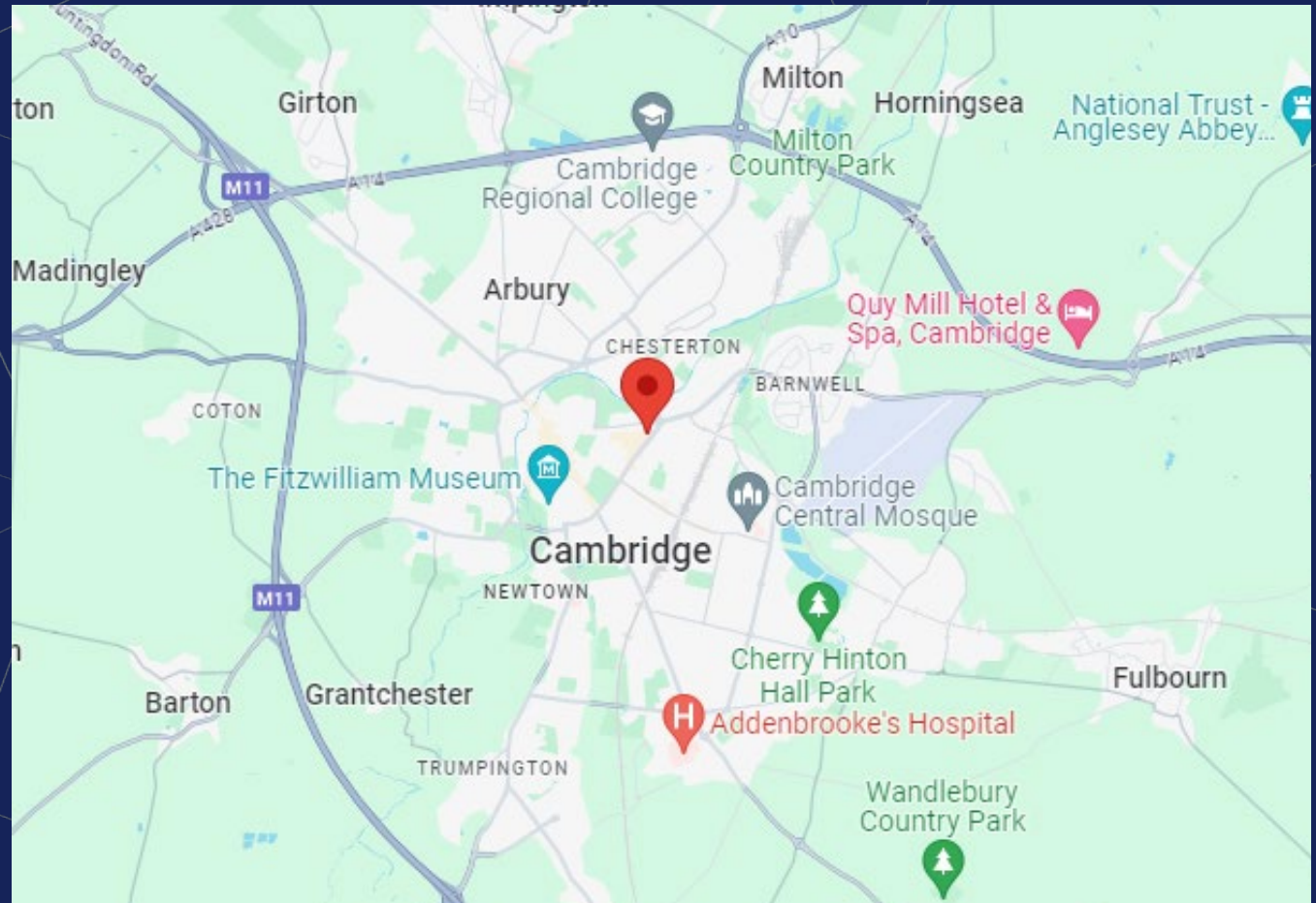
5 WELLINGTON COURT, WELLINGTON STREET, CB1 1HZ
TO LET | OFFICES: 2,044 SQ FT


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LOCATION

5 Wellington Court is located off Newmarket Road and adjacent to the Grafton Shopping Centre. Due to its central location it provides easy access to a large amount of amenities. Including multiple shops and restaurant options.

The property is closely located to the City's inner ring road, this allows access to the regional road network including the A14 and M11.



SUMMARY



Description

A self contained office, arranged over 3 floors. The office is constructed of brick built masonry with a large amount of glazing on the front elevation. This provides a lot of natural light into the office.

5 Wellington Court has a kitchen and a break out space.

Size: 2,044 sq. ft.

The specification includes:

- Carpeted throughout.
- Meeting rooms.
- 5 car parking spaces.
- Wall mounted heaters.
- Large amount of natural light.
- Velux windows.
- Floor boxes.

Additional information

Terms

Available on a new direct lease with the landlord with a term to be agreed.

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

CB1 1HZ

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ACCOMMODATION

The property has been measured on a Net Internal Basis. All figures quoted are for guidance purposes only.

Total Size 2,044 sq. ft.



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GALLERY



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Enquiries

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