



 Station Road, Cambridge, CB1 2JH

To Let:

Flexible, Fitted Office Suites from 2,500 sq ft - 12,579 sq ft

Specification

Kett House is a five-storey office building located in a prominent position fronting Hills Road and Station Road in Cambridge. The building comprises a total of circa 34,935 sq ft.

Occupiers benefit from a manned concierge reception desk on the ground floor and secure car and cycle parking. Its proximity to Cambridge's central mainline railway station – within a three minutes' walk – offers the ultimate convenience.

Current occupiers include Siemens and Graphcore.

SIEMENS

GRAPHCORE



Specification at a Glance:



VRV comfort cooling system



LED lighting



Suspended mineral fibre ceiling tile system



Raised access flooring (approx. 80mm)



10-person 800 kg passenger lift



Male and female WCs on each floor, two showers and three disabled WCs



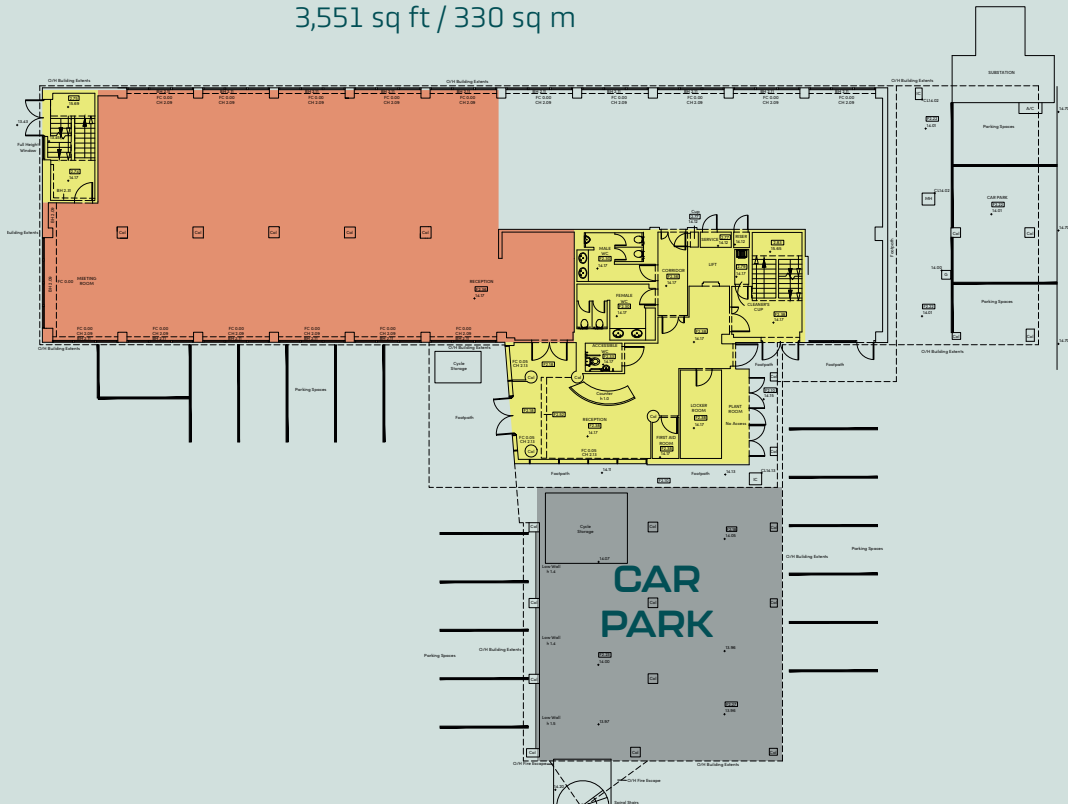
1:546 sq ft parking ratio



Floorplans

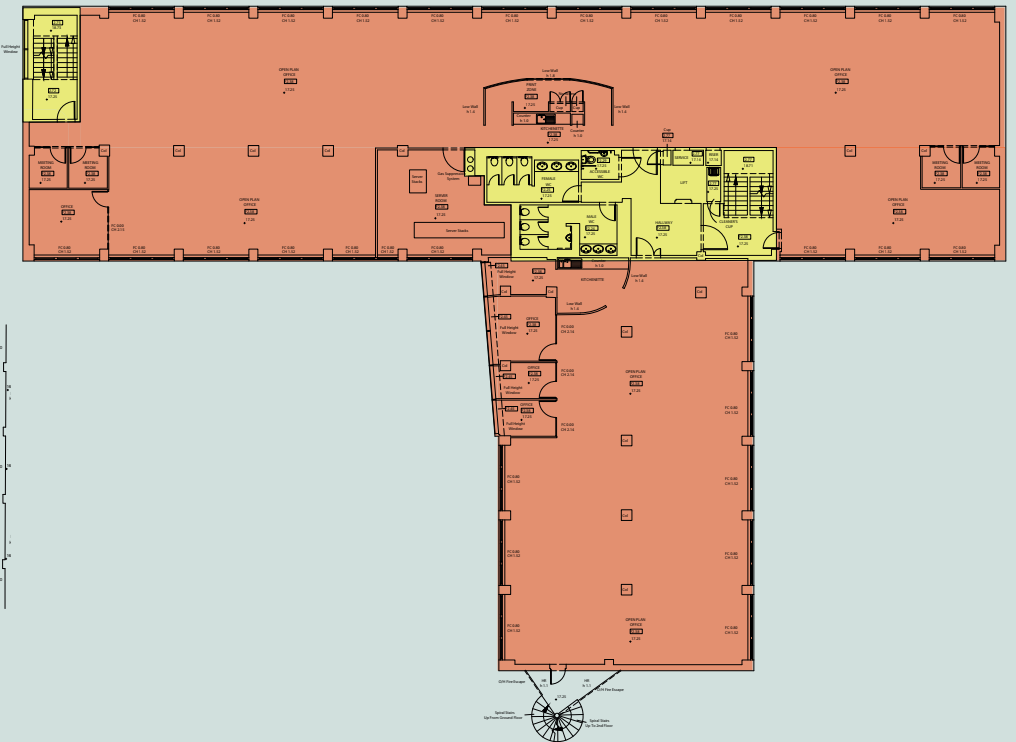
TO LET: GROUND FLOOR

3,551 sq ft / 330 sq m



TO LET: FIRST FLOOR

2,500 sq ft (232 sq m) to 9,028 sq ft (839 sq m)



Availability:

Description	Sq ft (NIA)	Sq m (NIA)
Ground Floor	3,551	330
First Floor	9,028	839
Total	12,579	1,169



TERMS

The space is available by way of a new effective fully repairing and insuring lease for a term expiring November 2029. Any new lease shall be excluded from the Landlord and Tenant Act 1954 security of tenure and compensation provisions.

BUSINESS RATES

Estimated Business Rates for the suite are £16.38 per sq ft. Interested parties are advised to contact Cambridge City Council to confirm.

SERVICES

We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.

SERVICE CHARGE

A service charge is levied for the maintenance, repair and upkeep of the external and communal areas of the building.

EPC – B43

The property is assessed as a B43. Please contact the agents for a copy.



Contact

For further information and to arrange a visit, please contact:



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