TO LET

Wolfson Court, Clarkson Road, Cambridge, CB3 0EH

From 15 - 144 rooms available immediately
(Over 64,300 Sq Ft including ancillary and amenity areas)

- Prime location for student accommodation approximately 15 minutes’ walk to Cambridge city centre
- Onsite services available
- Fully furnished
- Onsite car parking & cycle storage
- Laundry Facilities
- Flexible terms available
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LOCATION

Wolfson Court is located on the western side of Cambridge approximately 1.1 miles from the city centre, located just off Clarkson Road which links, via Grange Road, with Madingley Road (A1303) one of Cambridge’s main arterial routes into the city.

The property is situated adjacent to the Department of Applied Mathematics and Theoretical Physics, close to the University’s West Cambridge and Sedgwick sites and the University Library. The site is approximately a 15 minute walk (5 minute cycle) from the historic City Centre, and benefits from both pedestrian and cycle access.

DESCRIPTION

The property is situated on an 3.32 acre (1.22 ha) site and comprise 144 individual dwellings, which comprise a combination of self-contained flats, rooms with en-suites and single rooms with shared facilities.

The site also has a large commercial kitchen, external common areas and study facilities, including an onsite library and IT rooms.

Should a party look to take the whole of the property, occupiers would have access to additional onsite facilities.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Description</th>
<th>No</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>‘Large’ Units</td>
<td>41</td>
<td>Up to 205</td>
<td>Up to 19</td>
</tr>
<tr>
<td>Standard Units</td>
<td>91</td>
<td>Up to 151</td>
<td>Up to 14</td>
</tr>
<tr>
<td>‘Large’ ensuite</td>
<td>6</td>
<td>Up to 205</td>
<td>Up to 19</td>
</tr>
<tr>
<td>Residential Flats</td>
<td>6</td>
<td>355</td>
<td>33</td>
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<tr>
<td>Total</td>
<td>144</td>
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</tbody>
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AMENITIES

- Porter’s Lodge
- Extensive courtyard area
- Seating areas
- Onsite bike storage
- Parking *(subject to availability and associated costs)*
- Dining areas*
- Library*
- Kitchen*

*Facilities which would be made available in the event that a single occupier took the whole of the property.

LEASE TERM

A new lease is available for a term to be agreed directly with the Landlord.

Full details and quoting terms are available upon application. Please contact the agents for further details.

EPC

The current assessments for the property are as follows:

- Rear Block A, B & C C – 51
- Rear Block D, E & F C – 51
- Rear Block Central C - 71

FLOOR PLANS

Separate floor plans of the ground, first and second floors can be provided upon request. Please contact the agent for further details.

LEGAL COSTS

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

VIEWING

Strictly by appointment with sole agent Savills.

Rupert Dando  rupert.dando@savills.com
01223 347037

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0207 016 3807

William Clarke  wclarke@savills.com
01223 347294

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Compiled May 2019
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