

# Selwyn House

CAMBRIDGE BUSINESS PARK, CAMBRIDGE, CB4 0WZ

Offices - To Let - 20,941 sq ft

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font on a yellow rectangular background.

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## KEY HIGHLIGHTS

- Available June 2025
- Within walking distance to Cambridge North train station
- 24/7 onsite security and Park management
- Detached office building offering open plan accommodation over three floors
- 83 car parking spaces

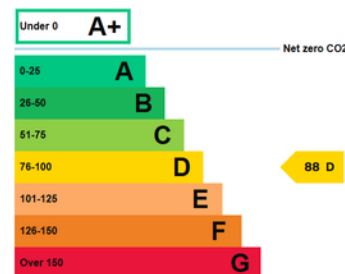


## DESCRIPTION

Selwyn is a detached three storey office building in Cambridge Business Park. The building has a large atrium and reception area with open plan office accommodation with kitchen facilities, meeting rooms, male, female and disabled WCs. The building has a generous parking provision (1:250 sq ft).

## EPC

The property has an EPC rating of:



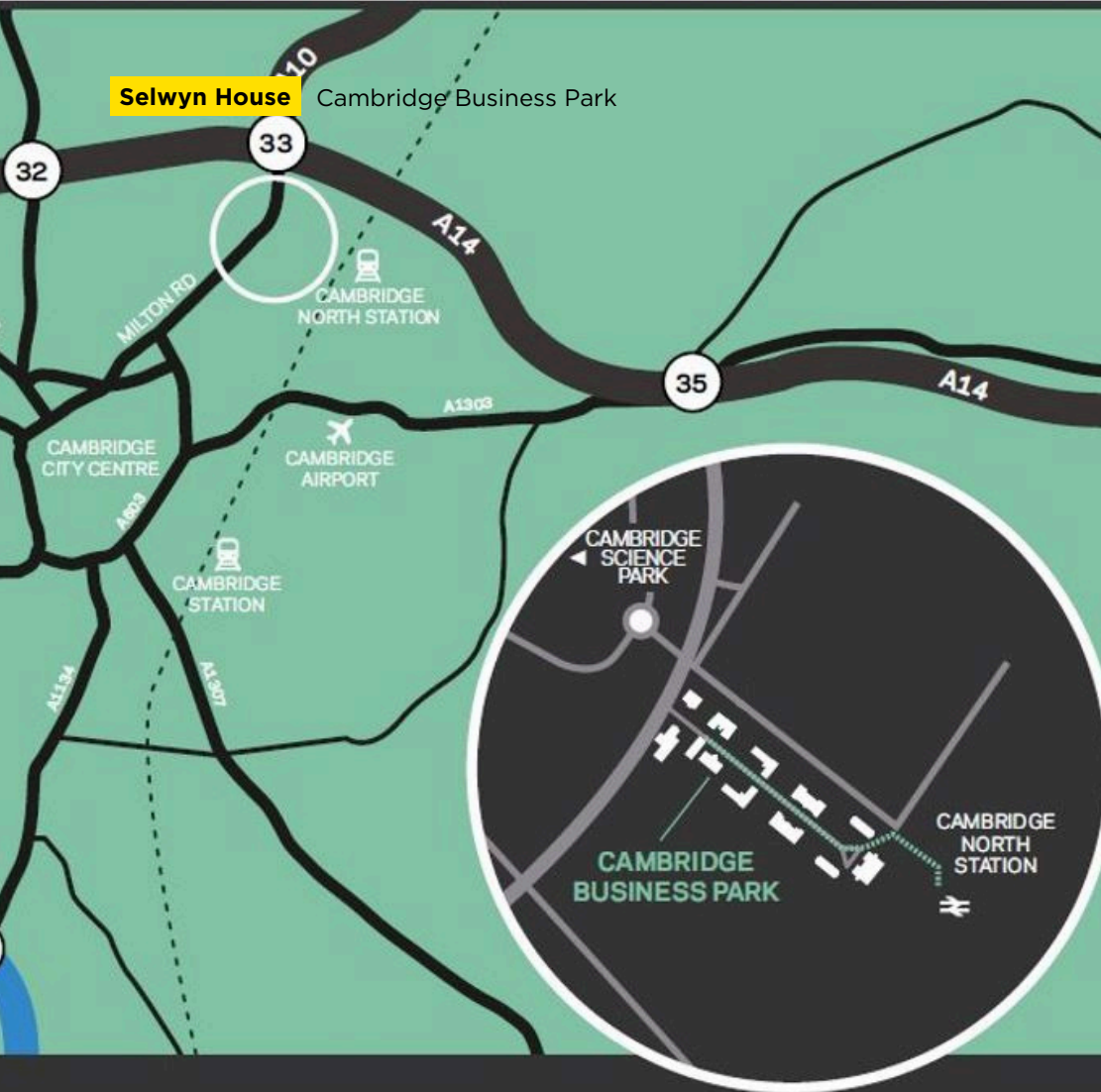
## BUSINESS RATES

The Valuation Office website assessment states that the Rates Payable for the property are approximately £15.72 per sq ft. Occupiers are encouraged to verify Rateable Values with Cambridge City Council. The current UBR for 2024/25 is 0.546.

## ACCOMMODATION

The property comprises the following net internal floor areas:

Description	Sq Ft	Sq M
Reception	639	59
Ground Floor	6,290	584
First Floor	7,007	651
Second Floor	7,005	651
<b>Total</b>	<b>20,941</b>	<b>1,945</b>



## LOCATION

Cambridge Business Park is located north east of Cambridge city centre easily accessible from the A14 dual carriageway. The A14, in turn connects with the M11 and A1 with London just 55 miles away. Cambridge North railway station is situated immediately adjacent to the Business Park circa 500m walk, with train services from the station to London Kings Cross, as well as connecting to national rail networks. There is private pedestrian access from the train station for occupiers of Cambridge Business Park.

## VAT

All figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party to bear their own costs in any transaction.

## 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.

## VIEWING

Strictly by appointment only with joint sole agents Savills.

## CONTACT

For further information please contact:

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