

OFFICES TO LET

# CLIFTON COURT

Clifton Road, Cambridge, CB1 7BN



## Key Highlights

- To Let - Suites from 1,721 - 1,745 sq ft
- City centre location within a prominent office building, within walking distance of Cambridge train station
- Amenity facilities including bars, restaurants and cafes available at the adjacent Cambridge Leisure Park
- Generous on-site parking
- CC3B benefits from an EV charging point

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## Description

Clifton Court comprises a number of two storey office buildings which are generally configured to provide open-plan accommodation over ground and first floors. The suites provide the following:

- Comfort cooling
- Suspended ceilings with inset lighting
- Dedicated parking spaces with CC3B benefitting from an EV charging point
- Own separate male/female toilets
- CC3B benefits from shower facilities
- Kitchen
- Excellent natural light from double glazed windows

## Accommodation

The accommodation comprises the following approximate internal floor areas:

FLOOR AREA	SQ FT	SQ M
CC3B	1,745	162
CC5B	1,721	160
<b>TOTAL</b>	<b>3,466</b>	<b>322</b>

## Lease Terms

The suites are available to let by way of a new lease on effectively internal repairing and insuring terms to be agreed. Full details of quoting terms are available upon request, please contact the agents for further details.

## EPC

The units have an EPC Rating of:

CC3B	B(45)
CC5B	C(54)

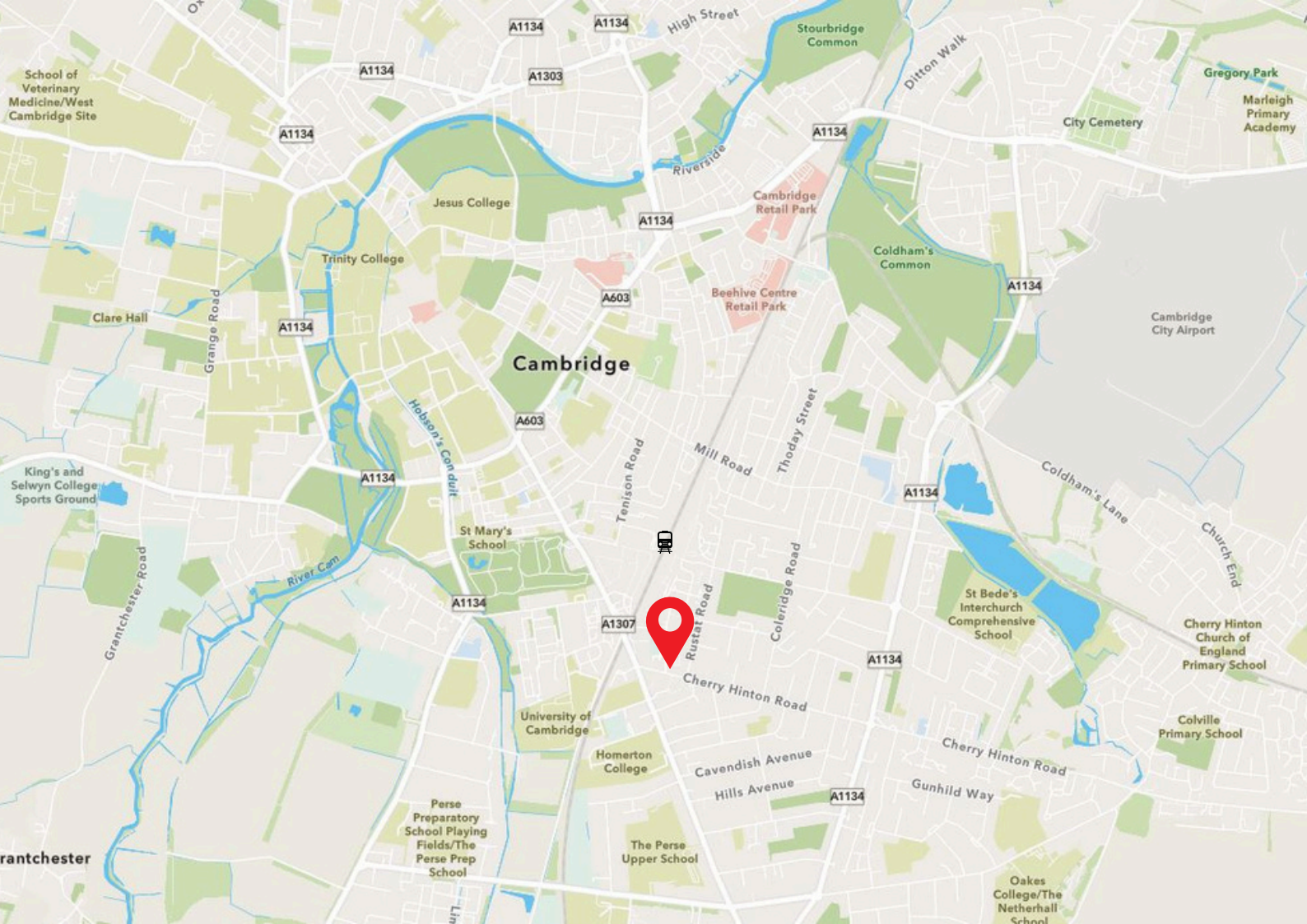


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## Location

Clifton Court is located prominently on the corner of Clifton Road and Cherry Hinton Road. The property is a short walk from Cambridge mainline train station, which offers direct links into London Kings Cross, Liverpool Street and north to Norwich. Immediately adjacent to Clifton Court is the Cambridge Leisure Park offering a wide range of amenities including; restaurants, café, shops, gym and cinema.

Other occupiers within the Clifton Court complex include; Eurotech, Dartington Wealth, Reed, Feilden & Mawson and Brown & co.

## Business Rates

The Valuation Office website assessment states that the available suites at Clifton Court have the following Rateable Values under the 2023 Rating List. Occupiers are encouraged to verify Rateable Values with Cambridge City Council. The UBR for 2024/25 is 0.546

CC3B	£48,750
CC5B	£46,000

## Service Charge

There will be a service charge payable towards any shared utilities, the upkeep and maintenance of the fabric of the building and common areas/car park.

## Legal Costs

Each party to bear their own legal and professional fees.

## VAT

Prices quoted are exclusive of VAT and all other outgoings.

## Viewing

Strictly by appointment only with Savills or joint agents Cheffins.

## CONTACTS

For further information please contact:

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