



# WESTBROOK — CAMBRIDGE —

Prime City Centre Office Accommodation

# Prominent Location in a World Renowned City

## Location

Cambridge is an historic University City and centre of technological excellence.

The City is at the epicentre of High Tech, Research and Development, and Life Sciences in the UK. Cambridge is regarded as an economic powerhouse in the East of England focused on high growth sectors including biotechnology, pharmaceuticals, clean-technology, software and specialist electronic engineering. Success in these sectors has encouraged growth of a range of support services, including government and professional organisations.

Sat Nav Ref: CB4 1YG

## Westbrook

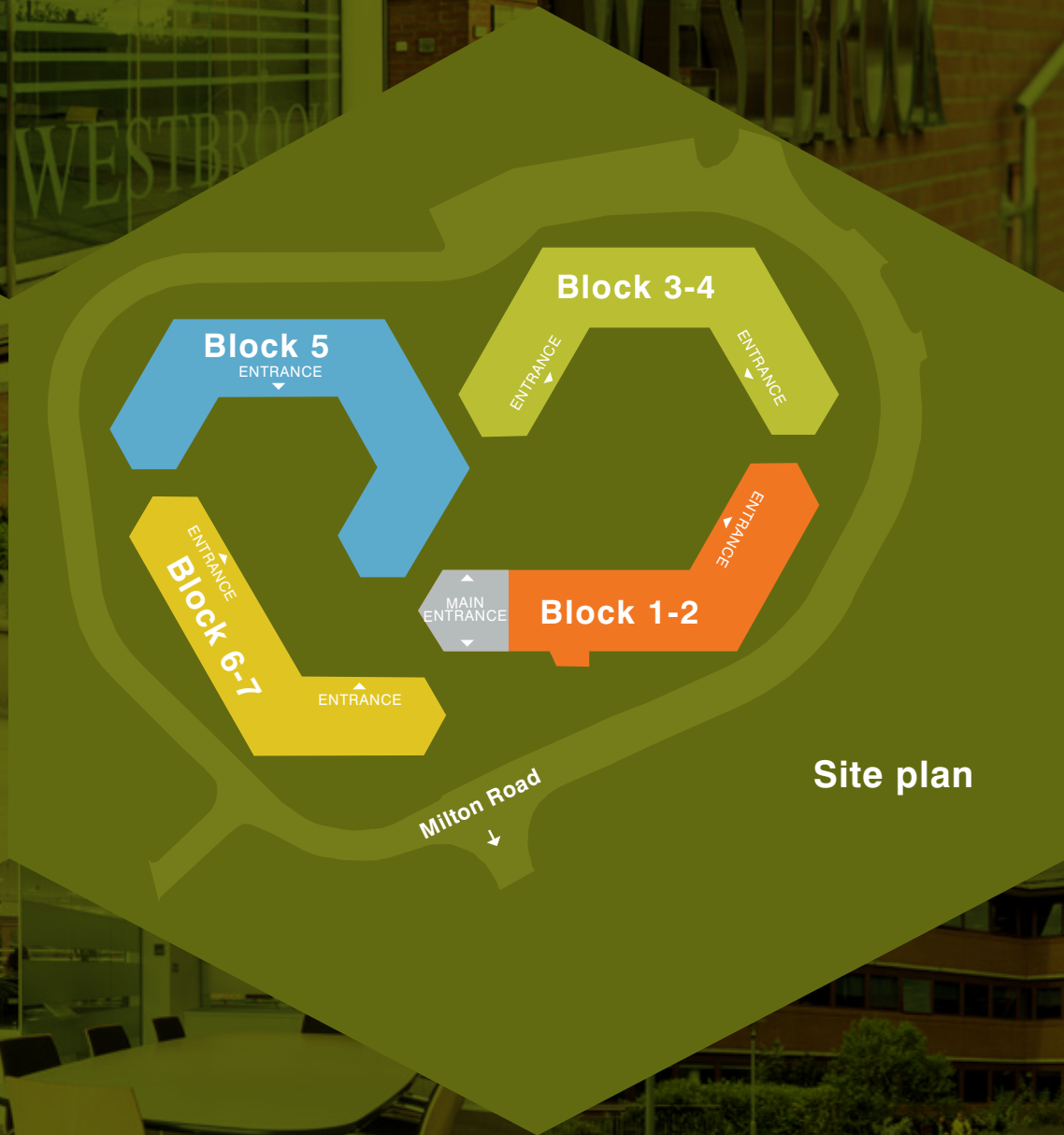
Well specified office suites in the heart of Cambridge.

Westbrook is a campus office development of four buildings, each arranged over three floors, providing a total of 123,300 sq ft (11,455 sq m). The refurbished principal reception provides a strong focal point and distinctive access to all of the office suites. The reception has a meeting room and an information service for visitors. The buildings are located around, and accessed from, landscaped courtyards. Each entrance benefits from a full floor to ceiling height glazed reception area. Access to the upper floors is provided via the dedicated 8 person lifts or stairs.

## Specification

- 15 minute walk to City Centre
- Within walking distance of Midsummer Common and Jesus Green
- Various local amenities on Milton Road / Chesterton Road within a short walk
- Landscaped courtyards
- Air conditioned office space
- Raised floors for cabling
- Serviced meeting room available in main reception
- Refurbished and staffed reception
- 96 ground level and 191 undercroft parking spaces c1:450 sq ft
- Passenger lifts and staircase access
- Male / Female / Disabled WCs
- New shower block facility
- CCTV
- 24 hour on site security
- 24/7 access





Site plan



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## Transport Links

Westbrook is located on the northern edge of Cambridge City Centre, just off the A1134 Milton Road and within walking distance of the main shopping areas (0.5 mile). The A14 is easily accessible to the north, providing excellent connections with the A1, A11 and M11 (Stansted Airport 25 miles). Mainline rail services run from Cambridge Station providing a fast and regular train service to London Kings Cross (approx 45 mins) and Liverpool Street Stations.

## Terms

New leases are available direct from the Landlord's agent.

## Agents

For further information please contact the agents.



Important Notice. These particulars do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Neither Savills Limited and Bidwells LLP nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Unless otherwise stated all prices and rents are quoted exclusive of VAT. The details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Jan 2018.  
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savills

WILLIAM CLARKE  
T: 01223 347294  
E: wclarke@savills.com

ROB SADLER  
T: 01223 347 209  
E: rsadler@savills.com

**BIDWELLS**

BRIDGET PARTRIDGE  
T: 01223 559481  
E: bridget.partridge@bidwells.co.uk

WILL HEIGHAM  
T: 01223 559443  
E: will.heigham@bidwells.co.uk

