



**10D ST EDWARDS PASSAGE
CAMBRIDGE, CB2 3PJ**

TO LET | OFFICE: 200 SQ FT


BIDWELLS

LOCATION

Located off Kings Parade directly opposite the gates of Kings College, this third-floor office suite commands fantastic views over the College and its grounds. The office is in the historic core of the city.

The office is within easy walking distance of the Grand Arcade shopping centre and car park, as well as Drummer Street Bus Station and the transport links this provides.

Nearby occupiers include: Ryder & Amies, Benets Café, University of Cambridge Museums Shop, Fitzbillies and MP Real Estate.



SUMMARY



Description

The office suite is on the third floor. There is a shared entrance lobby and staircase to the self-contained office suite.

Specification includes:

- Large sash windows.
- City centre location.
- Good transport links and amenities.
- Views over King's College.
- Buzzer Entry System.
- Own male and female WC.
- Shared Kitchenette.
- Carpeted throughout.

Additional information

Terms

The suite is available on a new effective full repairing and insuring lease for a term to be agreed.

Quoting rent available on application.

Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

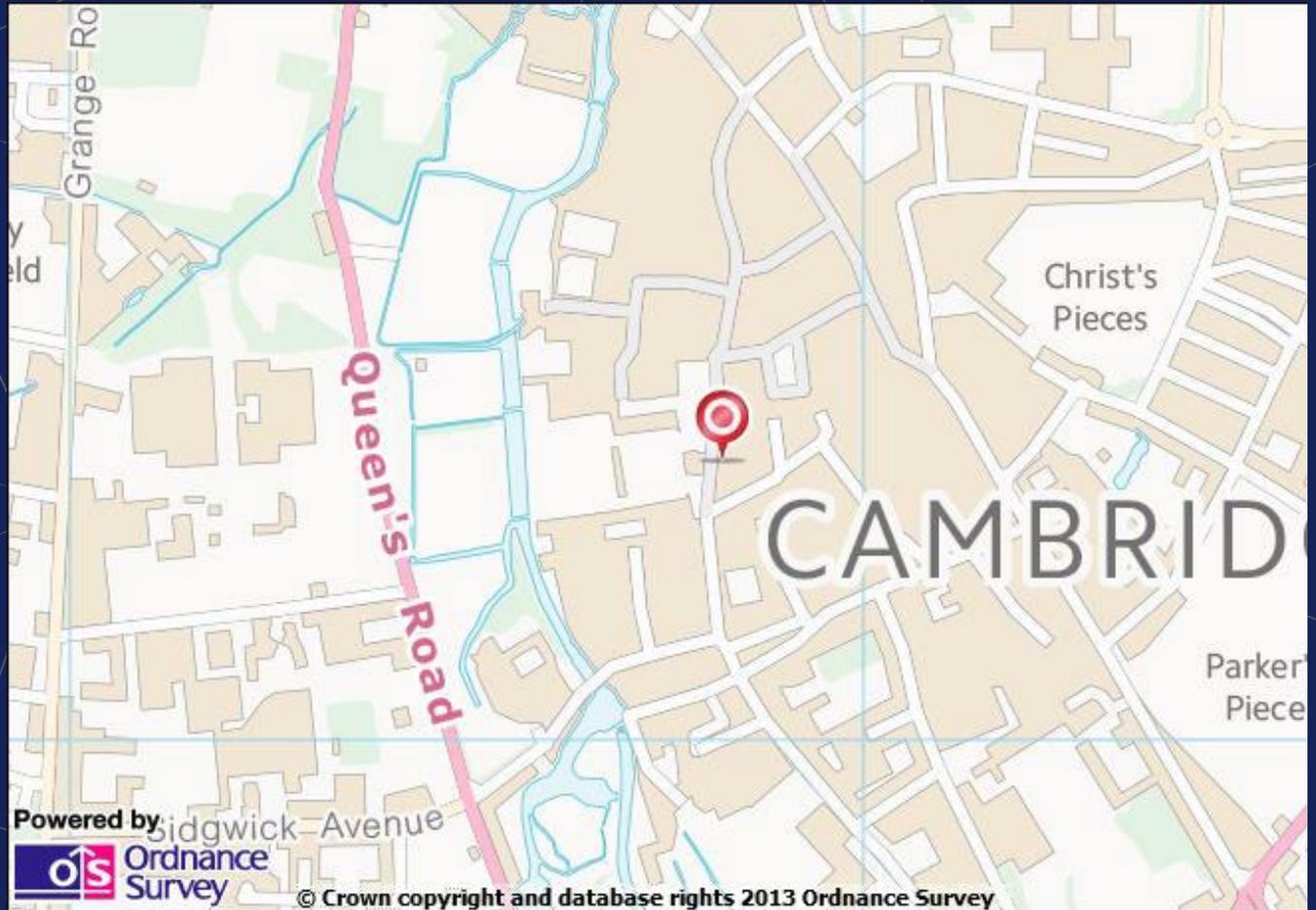
Available upon request.

Postcode

CB2 3PJ

ACCOMMODATION

Description	Sq ft	Sq m
Third floor Office	200	18.6



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