



**BROERS BUILDING, PART SECOND FLOOR
JJ THOMSON AVENUE, CAMBRIDGE, CB3 0FA**

TO LET | OFFICES: 1,872 SQ FT (173.91 SQ M)

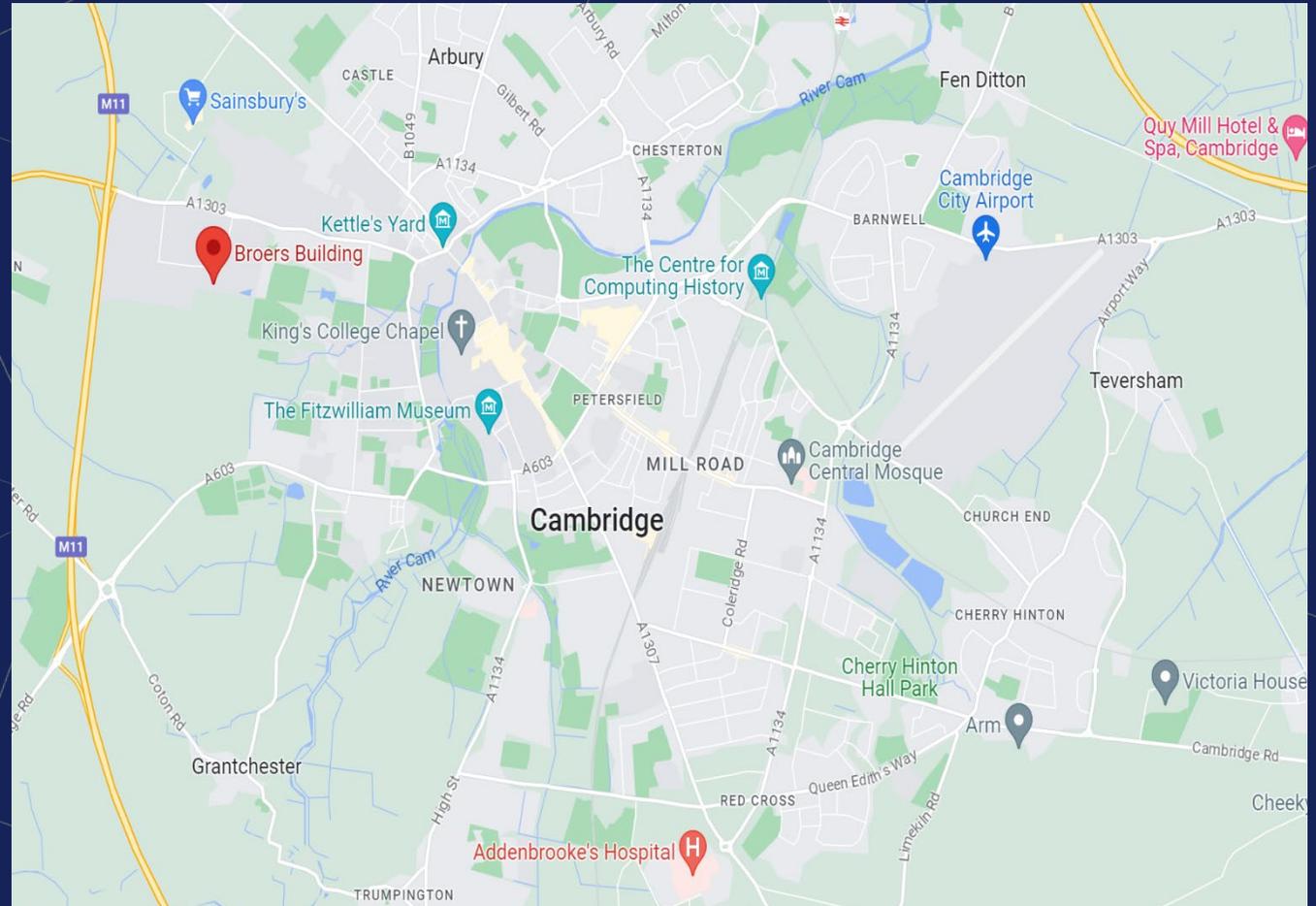


BIDWELLS

LOCATION

The Broers Building is situated in a prominent position at the end of JJ Thomson Avenue.

Located in the heart of the University of Cambridge's West Cambridge site situated only 1 mile from Cambridge City Centre's Market Square and adjacent to the M11.



SUMMARY



Description

The building is a prestigious office style R&D building located next to the (Hauser Forum) Entrepreneurship Centre and Wests Café and adjoining the Cavendish Laboratory, Maxwell Centre, Computer Laboratory, and other University faculty.

The Broers Building provides highly efficient office style R&D floor space. The building has been designed to meet the requirements of organisations operating in this sector and the space has been configured to provide flexibility across the floor areas arranged around shared lobby/WC areas. It features an impressive, spacious front entrance/manned reception and contemporary styling to the exterior including attractive cladding and sunshade louvres.

Specification includes:

- Air conditioning
- 50 mm Raised floors
- BREEAM – very good
- Disabled WC and shower room
- Brise Soleil solar shading
- Manned reception
- 2 x 8 person lift
- Energy efficient Low - E sealed double glazing
- Opposite Wests Café/idea Space
- Car parking at 1:382 sq ft plus visitors' spaces
- Cycle Spaces

Additional information

Terms

Available by way of a direct lease with the landlord.

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

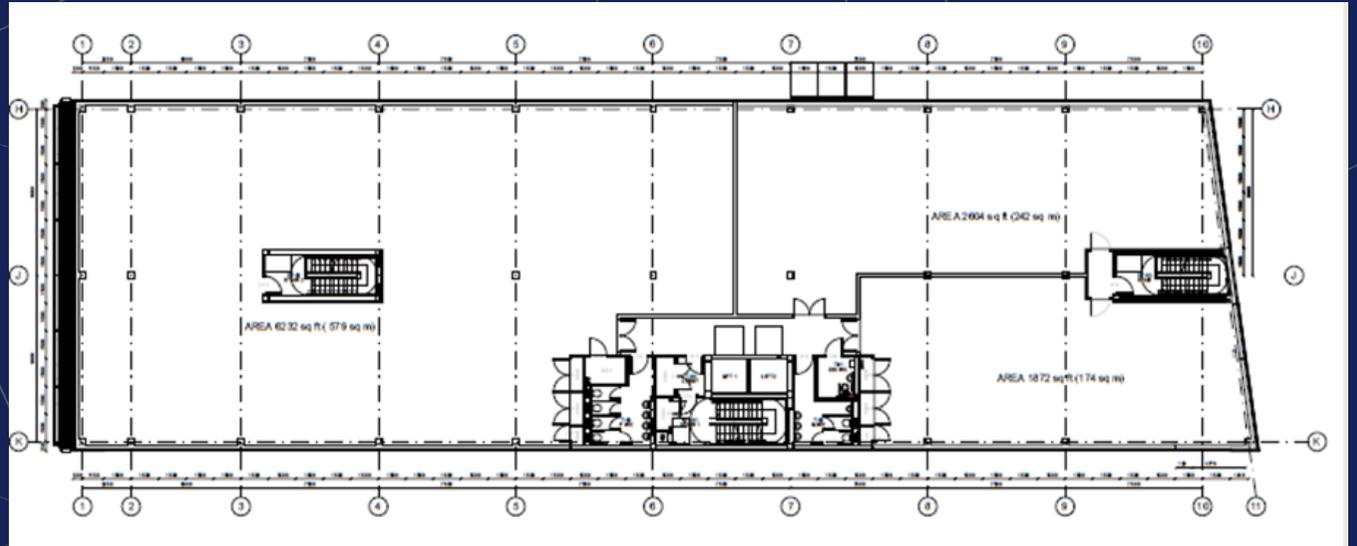
Available upon request.

Postcode

CB3 0FA

ACCOMMODATION

Description	Sq ft	Sq m
Part Second Floor	1,872	173.91



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bidwells.co.uk



GALLERY



01223 841 841
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Enquiries

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