

The image shows the exterior of a multi-story brick building at dusk. A large, white, serif letter 'H' is superimposed over the center of the building. To the left, there is a modern glass-enclosed structure. The sky is a deep blue, and the building is illuminated with a warm, reddish-orange light. The ground in the foreground is covered with fallen leaves.

H

LOTHBURY HOUSE

C A M B R I D G E

OFFICE 2,922 - 15,172 SQ FT

## LOCATION

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# Cambridge

A world-class city that reflects the best of business, culture and lifestyle.

Cambridge is an important regional centre in East Anglia with a population in the region of 110,000 further supplemented by a substantial catchment population in excess of 3.5 million tourists and visitors each year.

The city benefits from excellent road, rail and air links being close to the intersection of the A14 and M11.

The City of Cambridge is an old English University town and the administrative centre of Cambridgeshire. It is at the heart of the high technology centre known as Silicon Fen and is one of the major constituent parts of the Oxford-Cambridge Arc. Major occupiers include Apple, ARM Holdings, AstraZeneca, CSR, Deloitte, Microsoft and Sony.



**LOTHBURY HOUSE** is located on Cambridge Techno Park, approximately one mile to the east of Cambridge city centre on Newmarket Road.

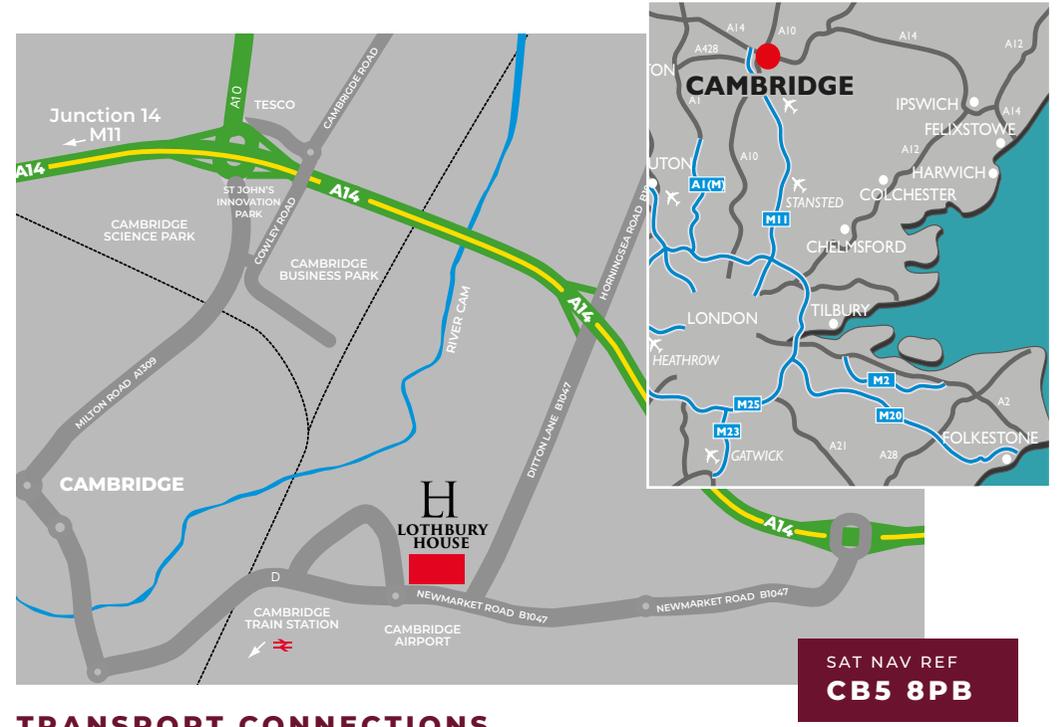
Very close to Park & Ride and Cambridge train station is just 2.5 miles away, providing fast and frequent links to London Kings Cross (50 minutes) and London Liverpool Street (1 hour and 15 minutes). Access onto the A14 (Junction 35) is approximately 0.5 miles to the east with the M11 also nearby providing fast access to London and the Midlands.

Cambridge also benefits from the Cambridgeshire Guided Busway, which provides high quality, reliable and frequent local public transport along the A14 corridor.

**AMENITIES**

Cambridge is a popular place to work and live, with high quality hotels, restaurants and visitor attractions including the historic Universities and Botanic Gardens. The Grand Arcade shopping centre in the heart of the city consists of over 50 national brand stores, with John Lewis as the anchor tenant.

There is a wide range of new housing in Cambridge and the surrounding villages – plus the new, large Waterbeach development which is only 4.5 miles away.



**TRANSPORT CONNECTIONS**

 ROAD (miles)	 RAIL (mins)		
• Stansted Airport .....	30	• London Kings Cross .....	48
• Huntingdon .....	18	• London Liverpool Street .....	70
• Peterborough .....	36	• Peterborough .....	45



## OVERVIEW

**LOTHBURY HOUSE** is in an established Business location, providing a mixture of office and R&D accommodation.



**NEWLY REFURBISHED**



**COMFORT COOLING & HEATING**



**RAISED FLOORS**



**FLEXIBLE LEASE TERMS AVAILABLE**



**FIRST FLOOR CAN BE SPLIT**



**A VERY STRONG AND COMPETITIVE  
EPC RATING AT GRADE A**

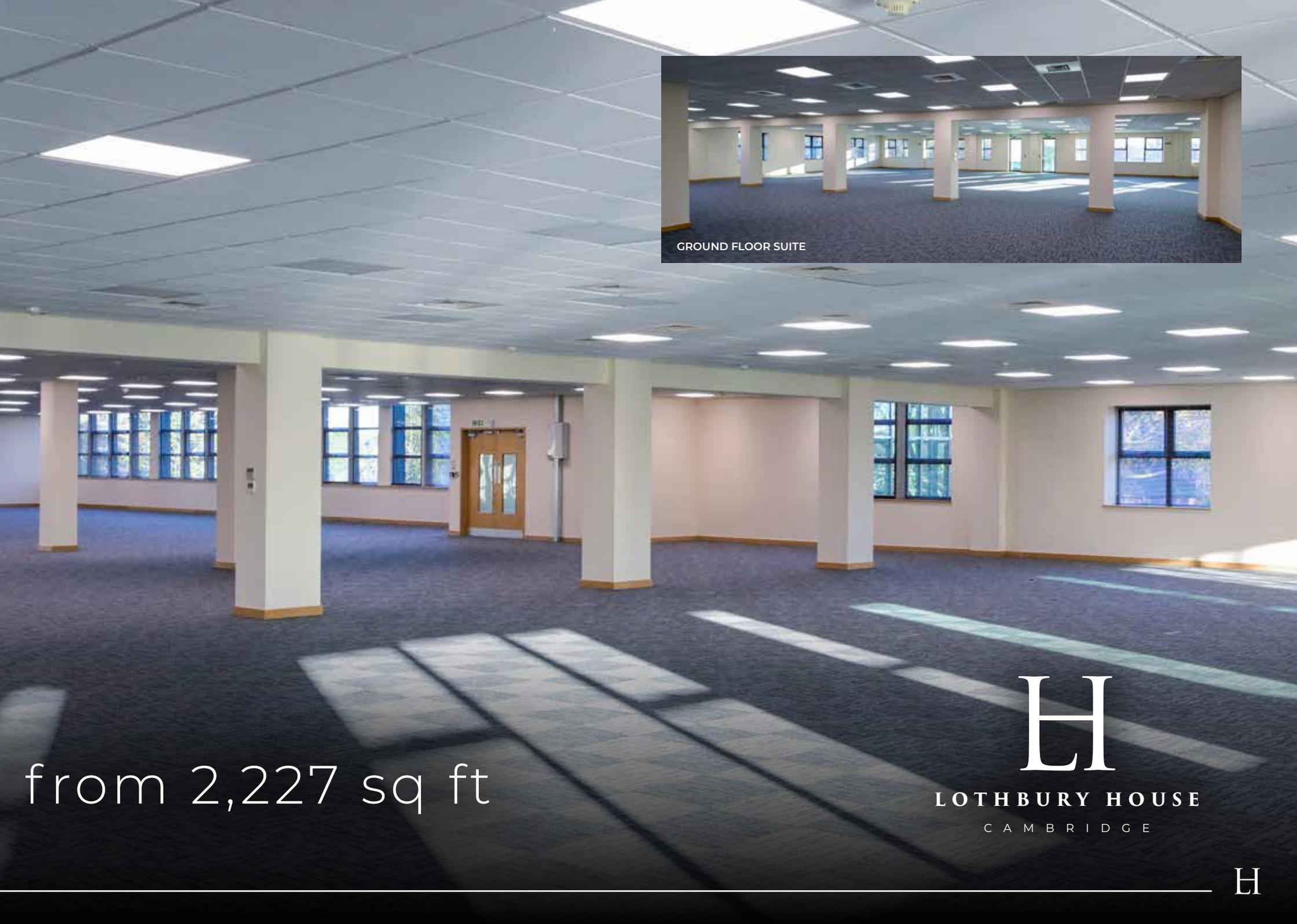


GROUND FLOOR SUITE



Suites available

FIRST FLOOR SUITE



GROUND FLOOR SUITE

from 2,227 sq ft

**H**  
LOTHBURY HOUSE  
CAMBRIDGE



# H

## LOTHBURY HOUSE

C A M B R I D G E



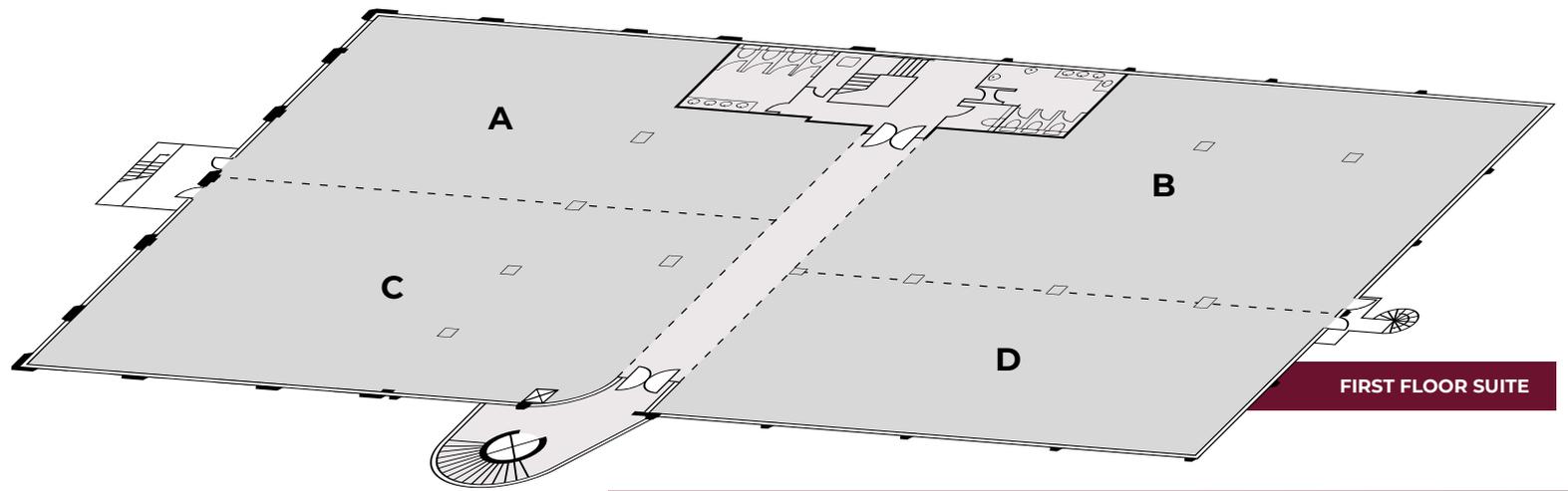
GROUND FLOOR SUITE

The suites have been refurbished to a CAT A office condition and benefits from the following:

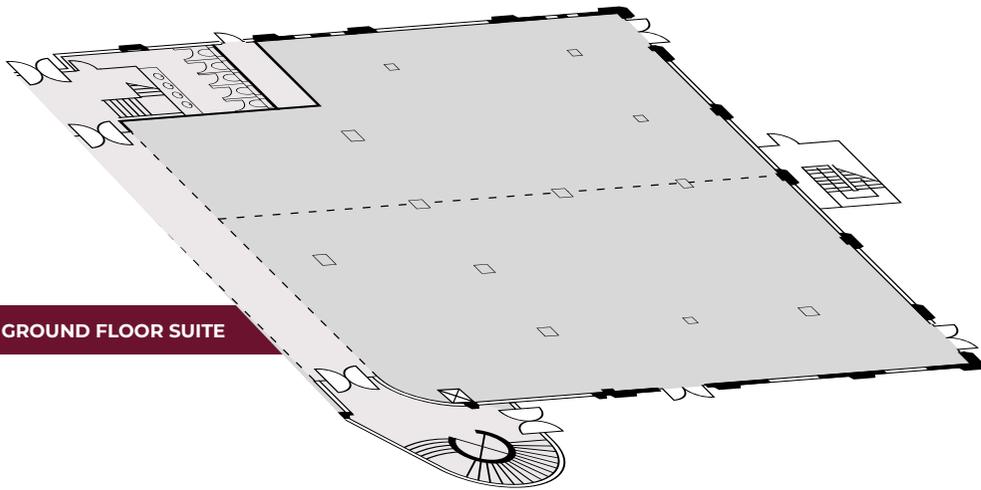
- Cassette comfort cooling and heating
- Suspended ceiling with recessed LG7 lighting
- Full access raised floors
- 43 parking spaces
- Shared male, female, disabled WCs and showers
- Lift
- Cycle parking



H



**FIRST FLOOR SUITE**



**GROUND FLOOR SUITE**

**ACCOMMODATION**

	Sq Ft
<b>Ground Floor</b>	<b>2,922</b>
<b>First Floor</b> (alternatively available in suites)	<b>12,250</b>
(Suite A)	2,326
(Suite B)	2,875
(Suite C)	3,068
(Suite D)	2,227
<b>TOTAL</b>	<b>15,192</b>



## RATES

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

## LEGAL COSTS

All parties to bear their own legal costs.

## VAT

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

## EPC

A very strong and competitive EPC rating at **Grade A**.

## TERMS

Available by way of a new lease for a term to be agreed directly with the Landlord. Full details and quoting terms are available upon application.

## VIEWING

For further information or to arrange an inspection, please contact the sole agents:



**GEORGE CRAIG**  
07779 770902  
George.craig@bidwells.co.uk

**TAMARAH KEIR**  
07442 668 105  
tamarah.keir@bidwells.co.uk



**Adrian Morris**  
amorris@unex-group.co.uk

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