

TO LET

COREP



Suite T2, Broers Building

3rd Floor Office – 1,624 sq ft

Available via sublease / Assignment / New Lease

Summary

- Fully fitted, Plug & Play
- Term until 21 December 2026
- Lease Break December 2023
- LED Lighting
- Prestigious Building
- Available Immediately
- Rent - £61,720 pa
- 5 Parking Spaces
- EPC - TBC

Lauryn Jones: 07824 826097

Sean Cleaver: 07748 963378

Website: co-rep.com

Broers Building

3rd Floor – 1,624 sq ft

COREP

Description

The office suite is location on the 3rd floor of the building adjacent to the Hauser Forum on the Uni of Cambridges, West Cambridge Campus.

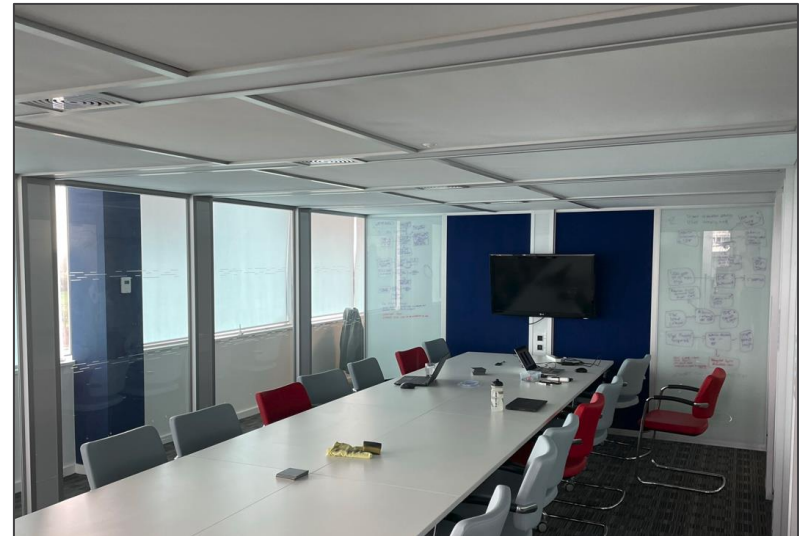
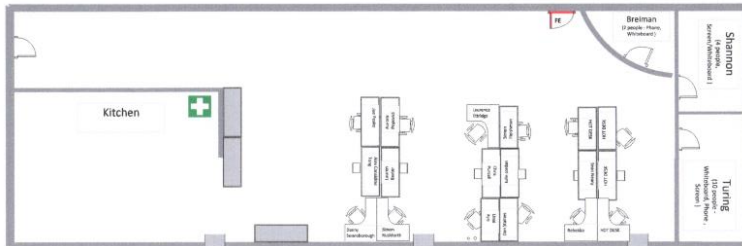
Broers Building is an attractive, four storey office building which offers individual suites to a host of occupiers. The 3rd floor specially has been fully fitted out by the current tenant and contains open plan office space, meeting rooms and a break out area. A large demountable meeting room has recently been installed into the property – this can be acquired for an extra cost or removed as required.

Building Amenities

The building has a modern specification which includes:

- Air conditioning
- Raised Floors
- Suspended ceilings with recessed lighting
- Manned, open plan main reception
- Sower rooms and DDA compliant w/c's
- 2 x8 person lifts
- 5 parking spaces
- Secure basement cycle spaces
- 24 hour access
- BREEAM Very Good

The Net Internal Area of the office suite is 1,624 sq ft.



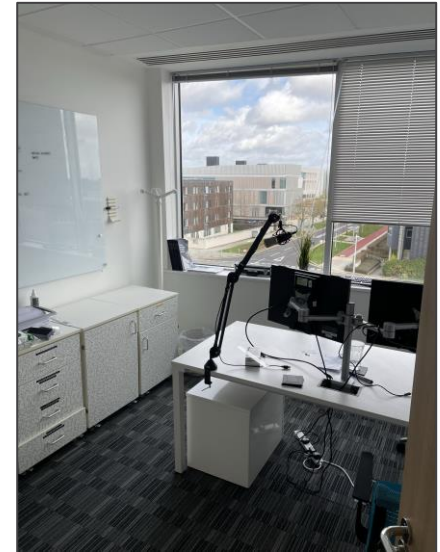
Disclaimer

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. January 2023.

Broers Building

3rd Floor – 1,624 sq ft

COREP



Broers Building

3rd Floor – 1,624 sq ft

COREP

Location

Broers Building is located on the popular West Cambridge Campus which plays host to a range of National and International Occupiers.

The Campus has a wide variety of amenities which include a gym, squash courts, football pitches as well as a range of fitness classes.

The West Café is situated nearby which provides occupiers with somewhere to eat, or simply have an informal meeting.

Sainsbury's supermarket is located a short distance away.

Connectivity

By Road

- Stanstead – 31 miles
- London City – 56 Miles
- Cambridge Central Mainline Station – 3 Miles
- Cambridge North – 4 Miles

By Rail

- London Kings Cross – 49 Miles
- London Liverpool St – 1 hr 6 mins
- Stanstead – 30 Mins

SAT NAV – CB3 0FA

Viewings

COREP

Lauryn Jones

07824 826097

laurynj@co-rep.com

Sean Cleaver

07748 963378

seanc@co-rep.com



Terms

An assignment available for a term of years to end 21 December 2026. Please note that there is a tenant break in December 2023.

Rent

The rent for the office space is £61,720 per annum exclusive of Business Rates, Service Charge and Building Insurance.

Energy Performance Rating

EPC Rating – To be Confirmed

Legal Costs

Each party to bear their own legal cost. The Superior Landlord costs will be covered by the outgoing Tenant.

Disclaimer

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. January 2023.