



Building 2, Units 6 & 7 Old Swiss, Cherry Hinton Road, Cambridge, CB1 7BX

To Let / Office / 1,003 to 6,500 sq ft (93.18 to 603.87 sq m)

Summary

Description

The property comprises a high quality, self contained ground and first floor office suite within the Old Swiss development. The accommodation provides a bright, contemporary workspace, benefitting from excellent levels of natural light. The suite is available fitted with the furniture available subject to negotiation. The current configuration is arranged predominantly in open across both floors, accommodating approximately 70 workstations. The layout includes three meeting rooms at ground floor level, together with WCs, and a further meeting room on the first floor. There is a generous breakout and collaboration area, served by a modern fitted kitchen, which opens onto a private balcony. 6 & 7 benefit from a comprehensive Grade A specification, including raised access floors, LED lighting throughout, air conditioning providing heating and cooling, private lockers, 5 allocated parking spaces and secure cycle parking.

Specification Includes

- Fitted office space
- 5 Parking spaces
- Nearby to Cambridge train station
- Newly redesigned Campus
- Atrium space
- Meeting rooms
- Roof terrace
- Large canteen area

Additional Information

Business rates

Rateable Value: £142,000

Rates Payable: £68,160 per annum

Services

n/a

Postcode

CB1 7BX

Terms

Available upon request

Legal Costs

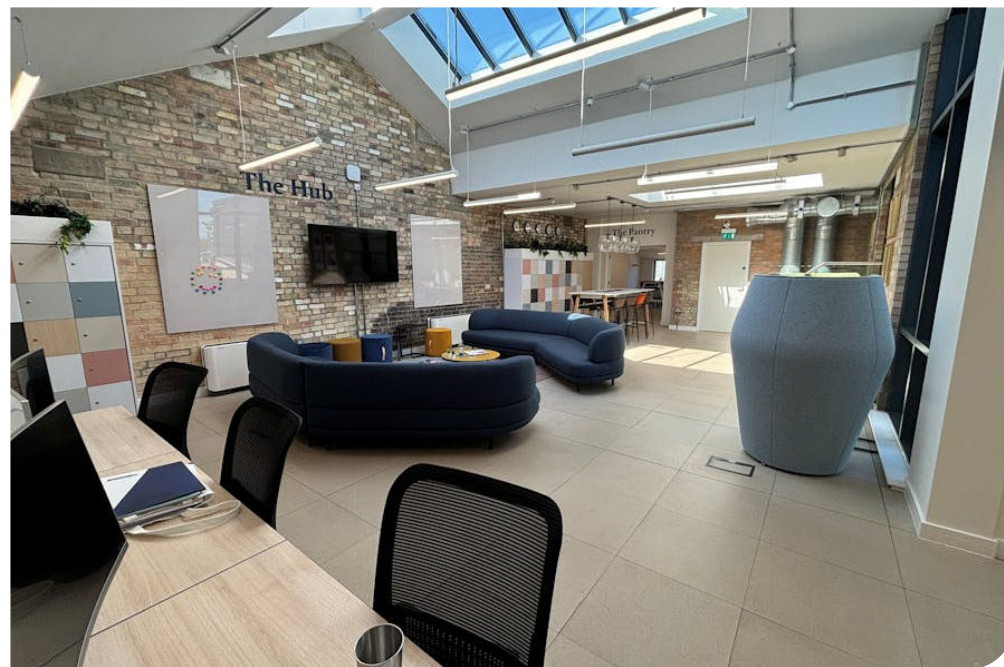
Each party to bear their own costs

Value added tax

To be confirmed

EPC

B



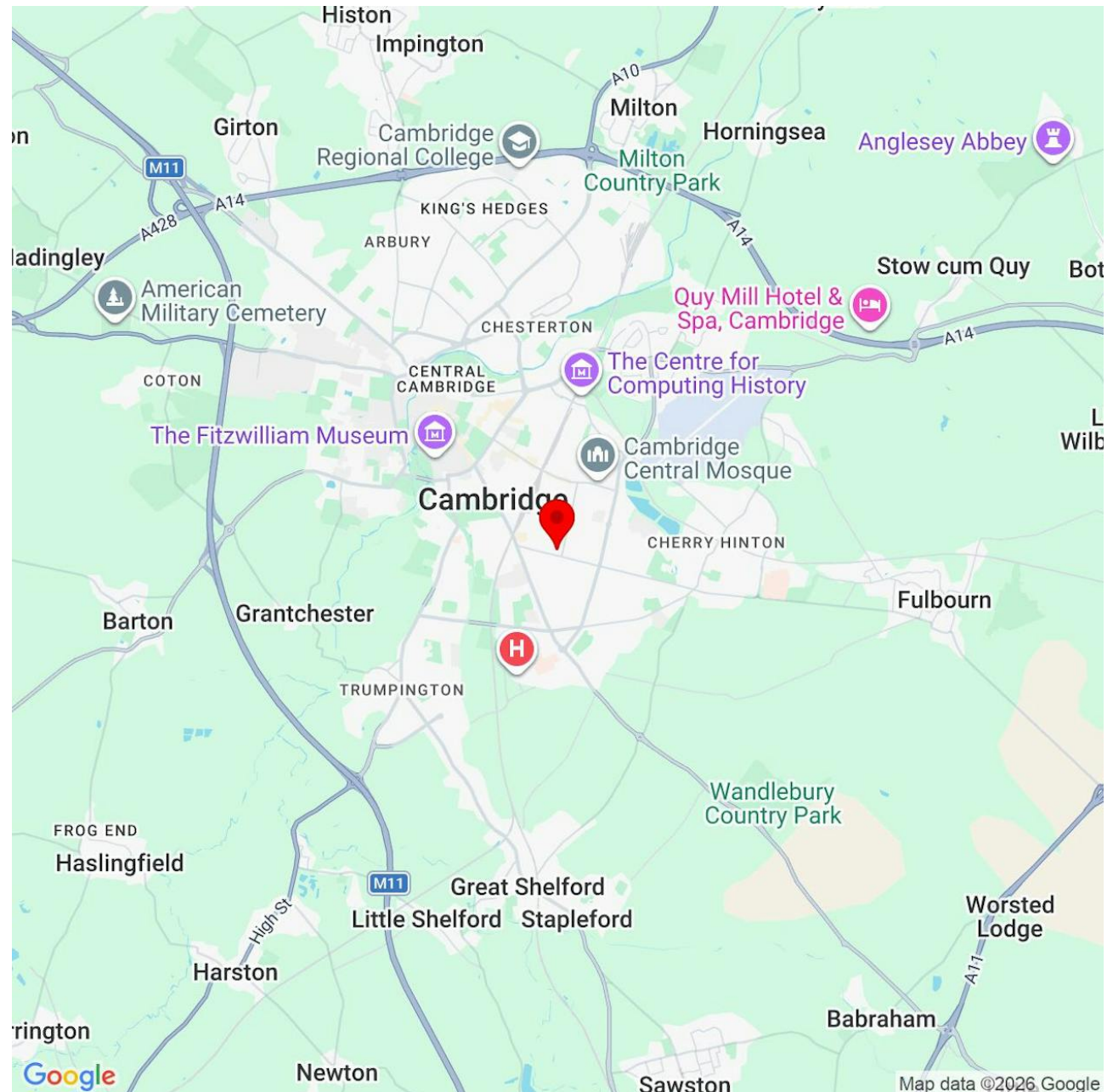
Location

The Old Swiss is situated on Cherry Hinton Road, a key arterial route to the southeast of Cambridge city centre.

The property forms part of an established commercial and residential location, offering good visibility and accessibility while benefiting from a more settled and less congested environment than the core CB1 district.

Cambridge Railway Station is approximately a 10-minute walk, providing regular and direct services to London King's Cross, Liverpool Street and Stansted Airport. The city centre, including Market Square and the Grand Arcade, is also easily accessible by foot, cycle or public transport, with regular bus services operating along Cherry Hinton Road and good cycle infrastructure connecting to the wider city.

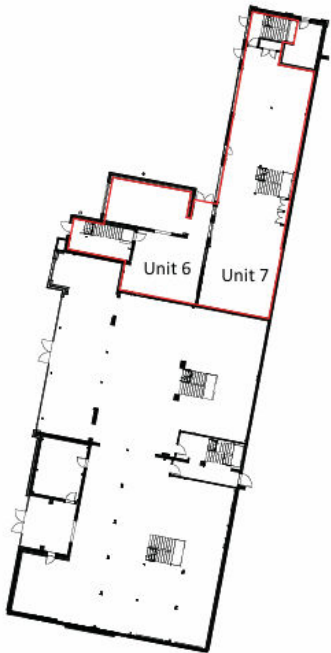
The surrounding area is well served by local amenities, including an on-site café, nearby convenience retail, gyms and leisure facilities, as well as a range of cafés, pubs and restaurants along Cherry Hinton Road and Hills Road. Cambridge Leisure Park is also close by, providing additional dining and recreational options. Nearby occupiers include Stir, HP, Cyted Health and V Sim.





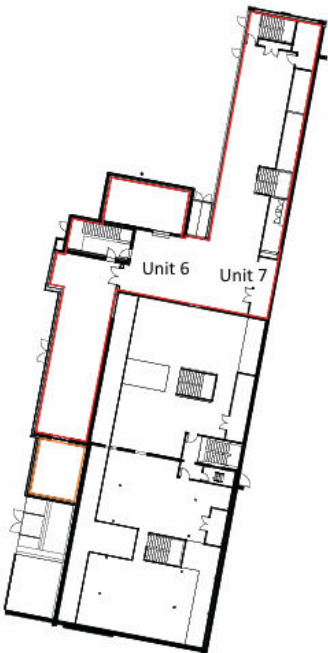
Location Plan Scale 1:2500 @ A4
0 25 50 75 125m

PLAN 1



Ground Floor

Scale 1:500 @ A4
0 5 10 15 25m



First Floor



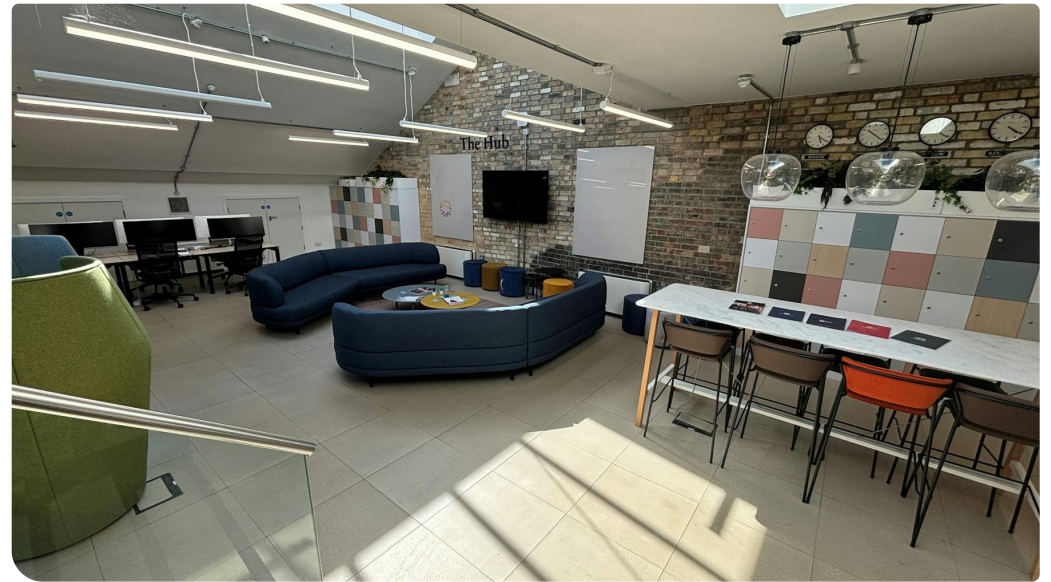
Accommodation

The accommodation comprises the following areas:

Description	Sq ft	Sq m	Availability
Ground - Ground Floor - Unit 6	1,003	93.18	Available
1st - First floor - Unit 6	2,312	214.79	Available
Ground - Ground Floor - Unit 7	1,401	130.16	Available
1st - First floor - Unit 7	1,784	165.74	Available
Total	6,500	603.87	



Gallery



Get in touch with our experts



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