



## Broers Building, West Cambridge

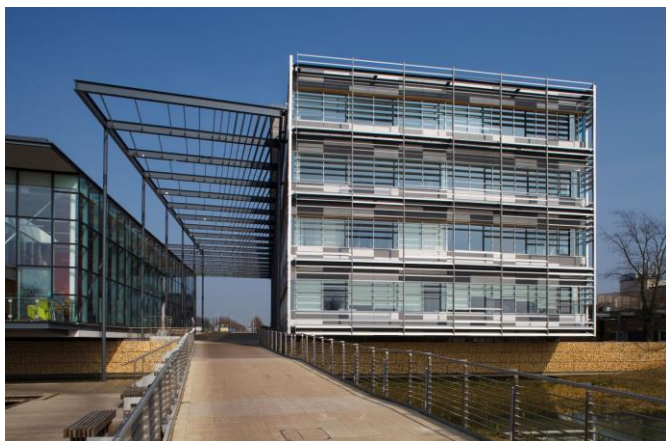
21 JJ Thomson Avenue, Cambridge CB3 0FA

### For Lease

**Third floor office suite, 5, 878sq ft (546.08 sq m)**

- Located on University of Cambridge's West Cambridge campus
- Good quality fitted offices with meeting rooms and kitchen
- Top floor with views over countryside
- 15 car parking spaces and secure cycle parking
- Adjoins Hauser Forum and West Café

SAT NAV CB3 0FA



#### Situation

Located on the 3rd floor of the Broers Building, adjacent to the Hauser Forum Entrepreneurship Centre. Adjoining University faculties include the Cavendish Laboratory, Maxwell Centre, Computer Laboratory and the University Sports Centre where membership is available. The Madingley Road Park & Ride and the Sainsburys store at Eddington are both within a 10 minute walk. The Broers is less than 1 mile from the M11 (J13) and only 2 miles from the city centre/train station. A cycleway to the rear of the building and a regular bus service provide easy links to the city centre.

#### Description

Broers Building is a modern four storey multi-let office with distinctive solar shaded elevations. The third floor office has been redecorated and provides a mix of open plan space, meeting rooms and comms room, plus fitted kitchen. Fittings and furniture are available by arrangement.

#### Amenities

- Air conditioning
- Raised floors
- Suspended ceilings, integral lighting
- Shower room and disabled WC
- Spacious manned reception
- 2 x 8 person passenger lifts
- Opposite West Café
- 15 car parking spaces
- Cycle spaces
- 24 hour access.
- BREEAM Very Good rating

**Net internal area** 5,878 sq ft (546.08 sq m)

#### Business Rates

Interested parties are advised to make their own enquiries with Cambridge City Council.

#### Terms

The suite is available by assignment for a term expiring in December 2023. Further details on application.

#### Legal costs

Each party to be responsible for its own legal costs.

**EPC:** to be confirmed

#### Viewing and further information: please contact

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