

SECOND FLOOR, DEANLAND HOUSE

Cowley Road, Cambridge, CB4 0DL | 4,400 sq ft (409 sq m)



Key Highlights

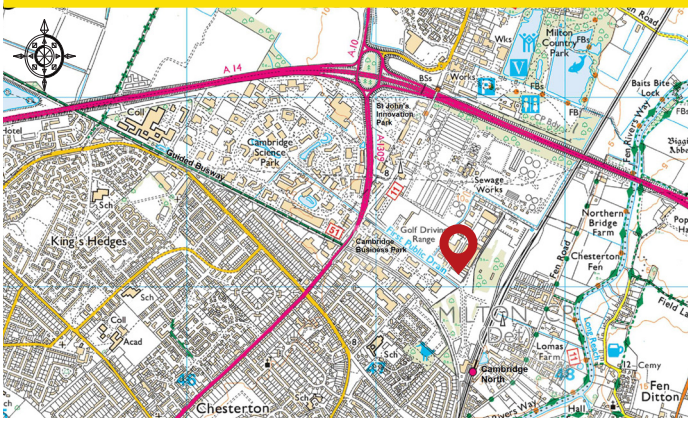
- 0.3 miles to Cambridge North railway station
- 0.8 miles to the A14 for links to the M11 and A1
- Allocated car parking spaces and bike storage
- Open plan office accommodation

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What3words: thing.wants.newest



Location

Deanland House is located north east of Cambridge city centre in the heart of the Northern Science cluster. The building has excellent road communications via the A14, M11 and A1. Stansted Airport is approximately 30 minutes' drive.

Cambridge North railway station is practically adjacent to Deanland House, only a short 5 minute walk, with direct train services to and from London Liverpool Street, Kings Cross, Stansted Airport, Norwich and Kings Lynn, as well as connecting into the national rail networks. There is also easy access to the Cambridgeshire Guided Busway. A new 217 bed Novotel is currently under construction at Cambridge North.

Description

Deanland House is a detached three storey brick built office building.

Accommodation

The suite comprises the following measured on a Net Internal Area basis. All figures used are for guidance purposes only, and all applicants are advised to make their own checks.

DESCRIPTION	SQ FT	SQ M	PARKING SPACES
Second Floor	4,400	408.7	22

Lease Terms

The unit is available immediately by way of a new effectively full repairing and insuring lease for a term to be agreed direct with the landlord.

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A new lease shall be excluded from the Landlord & Tenant Act 1954 Security of Tenure & Compensation provision.

Service charge

A service charge is levied for the maintenance, repair and upkeep of the external and communal areas of the building, as well as the wider estate. Please contact the agent for details.

EPC

E(119). A copy is available upon request.

Business Rates

The Valuation Office website assessment states that the Rateable Value under the 2023 Rating List is £69,500 for the second floor. Prospective occupiers are advised to confirm via Cambridge Council to calculate the Rates Payable for the current year.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by appointment only with sole agents Savills.

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