

# NEWTON HOUSE

## CAMBRIDGE BUSINESS PARK CB4 0XB

THE CROWN  
ESTATE

CAMBRIDGE  
BUSINESS PARK

5,967 sq ft (554.3 sq m)

### The premier business park in Cambridge

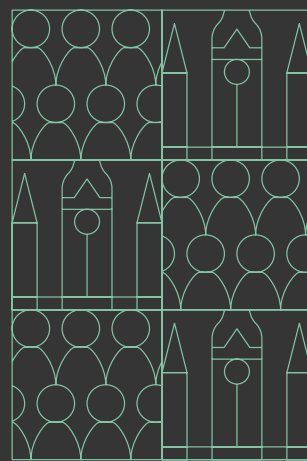
Newton House is an imposing two storey building commanding a key position on Cambridge Business Park.

The suite is located on the first floor and is accessed via an impressive double height glazed entrance area with passenger lift. The office benefits from suspended ceilings, raised flooring, dedicated WC, new shower, and a communal reception area. The office is refurbished providing Grade A office specification.

Walking distance to Cambridge North railway station and Guided Busway

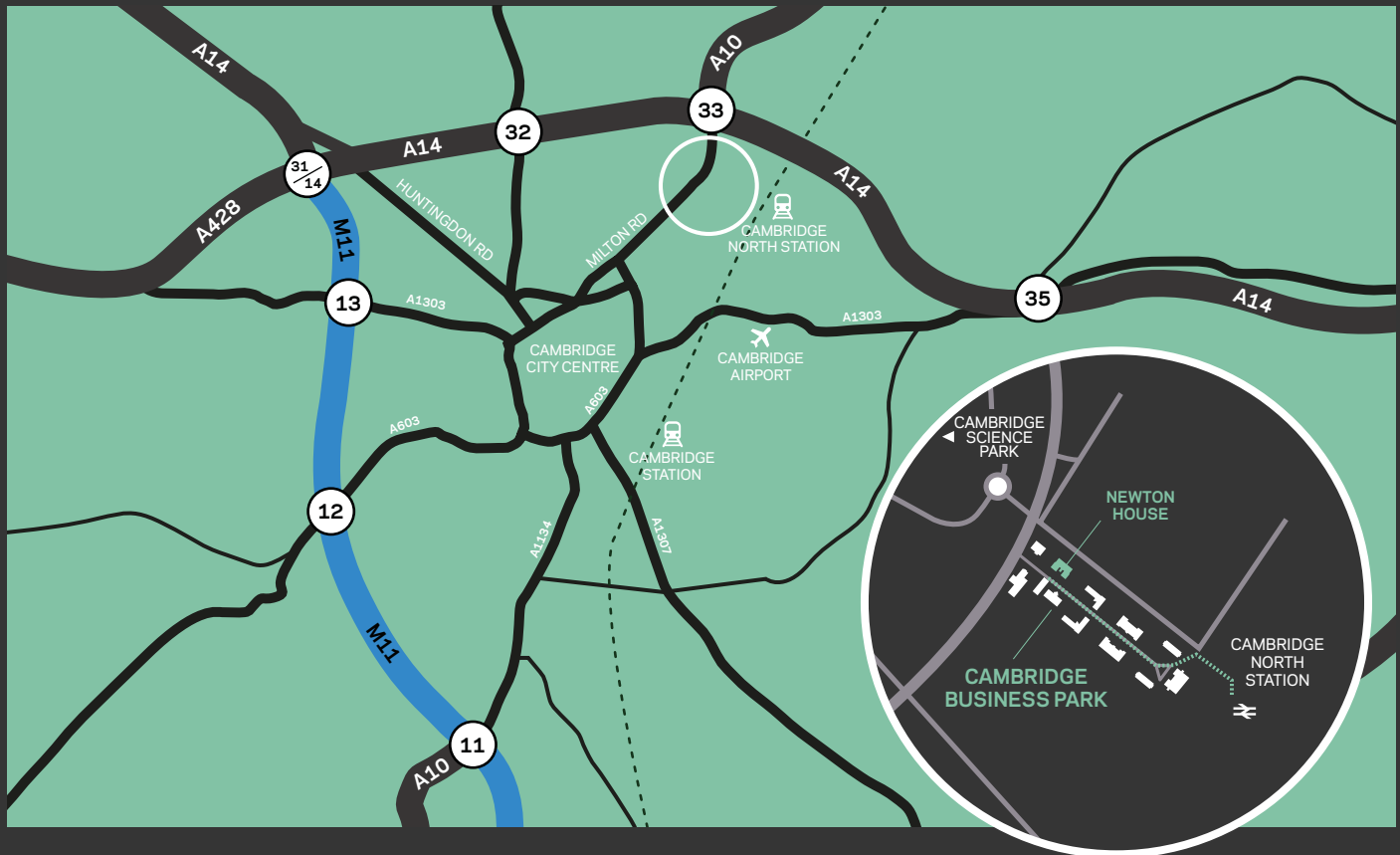
21 on-site allocated car parking spaces

24/7 on-site security



## Location

Cambridge Business Park is located north east of Cambridge city centre easily accessible from the A14 dual carriageway. The A14, in turn connects with the M11 and A1 to with London just 55 miles away. Cambridge North railway station is situated immediately adjacent to the Business Park within circa 0.75 miles walk, with train services from the station to London Kings Cross, Liverpool Street, Norwich and Kings Lynn, as well as connecting to national rail networks. There is private pedestrian access from the train station for occupiers of Cambridge Business Park. Occupiers on the park include Ernst & Young, BBC, Mathworks, Redgate, Microfocus, Price Bailey, OneSpatial and Qualcomm.



NEWTON HOUSE, COWLEY PARK, CAMBRIDGE, CB4 0XB

## Accommodation

Area	Size
Part first floor	5,967 sq ft (554.33 sq m)

## Specification

- Open plan
- Raised floors
- Carpeted
- Fully redecorated
- New LED lights
- Heating/cooling system
- Dedicated toilets
- New shower facilities
- Lift to building
- Generous allocated parking

## Lease Terms

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed. A new lease shall be excluded from the Landlord & Tenant Act 1954 Security of Tenure & Compensation provisions.

## Rent

Rent on application.

## Service Charge

There is a service charge payable for the common parts. Please contact the agents for more information.

## Rateable Value

Rateable Value:	£120,000
Rates Payable (2020/21):	£61,440

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## EPC

The suite has an EPC rating of C(74). Please contact the agents for a copy.

## Legal Costs

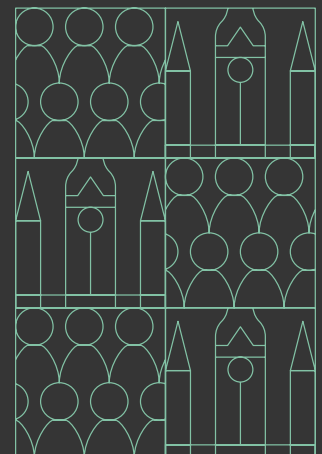
Each party to be responsible for the payment of their own legal costs.

## VAT

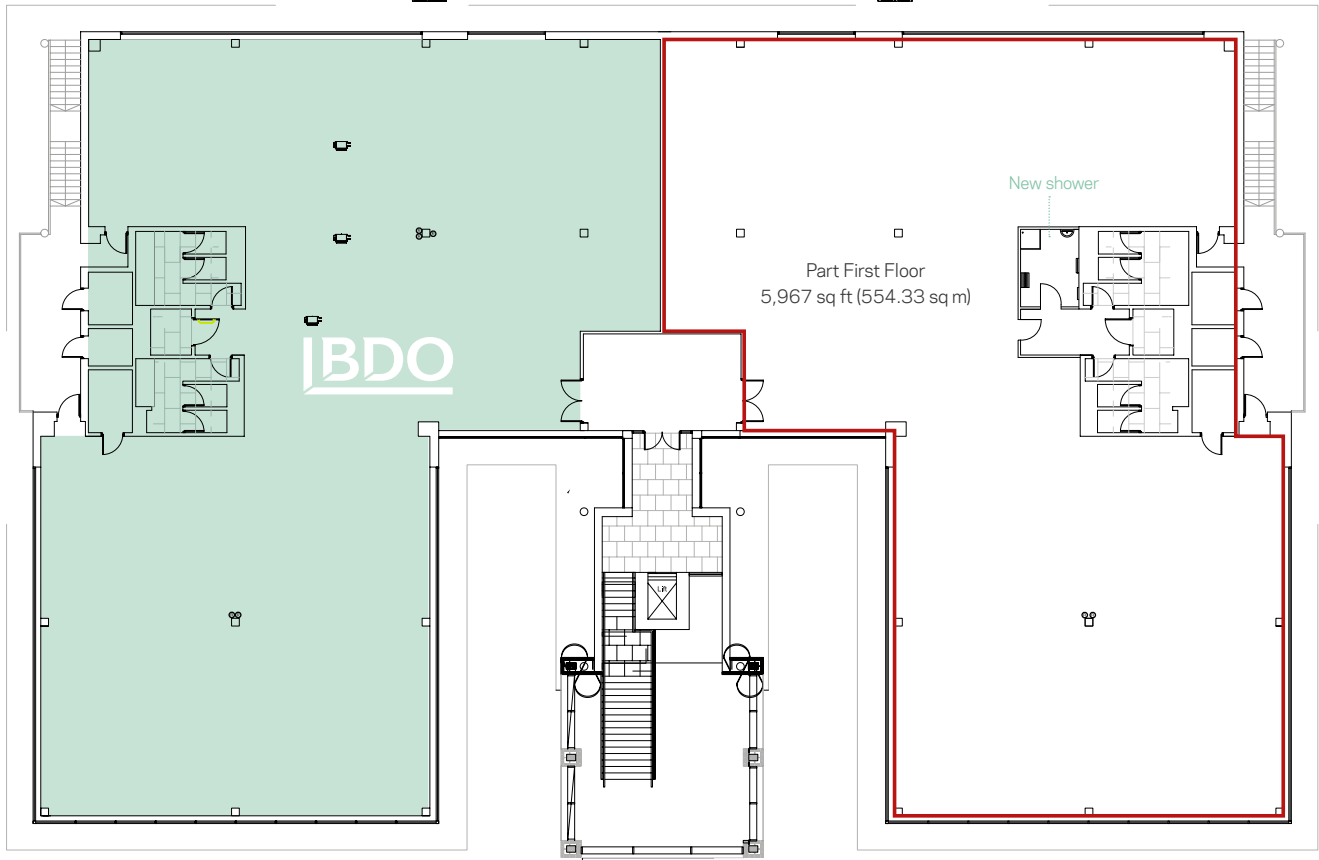
All figures quoted are exclusive of VAT.

## Viewings

Strictly by appointment only with agents Savills or Carter Jonas.



## FIRST FLOOR



### For further information contact



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ESTATE**