

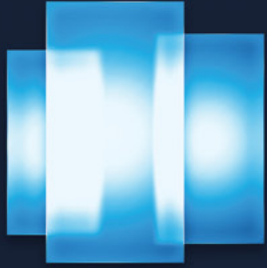
NEW CAMBRIDGE HOUSE

Business Centre

Litlington, Cambridgeshire, SG8 0SS

Office & Research
Suites To Let
250 to 21,000 ft²





NEW CAMBRIDGE HOUSE

Littlington Cambs, SG8 0SS

The perfect environment to grow your business.

New Cambridge House business centre provides high quality accommodation suitable for office and R&D activities. The accommodation is available from two person serviced office suites upwards.

Located in Littlington, only 4 miles from Royston and 16 miles from Cambridge, the property offers easy access to the A1(M), M11 and A14.

The building sits within attractive landscaped grounds with private in and out access roads and 217 car parking spaces. At the building's core is an impressive full height glazed atrium.

Features:

- High quality air conditioned accommodation
- Shared conference and café facilities
- Lift access – 8 person passenger lift and 2.5 ton goods lift
- 3 phase power supply & automatic standby electric generator
- Perimeter trunking and suspended ceilings

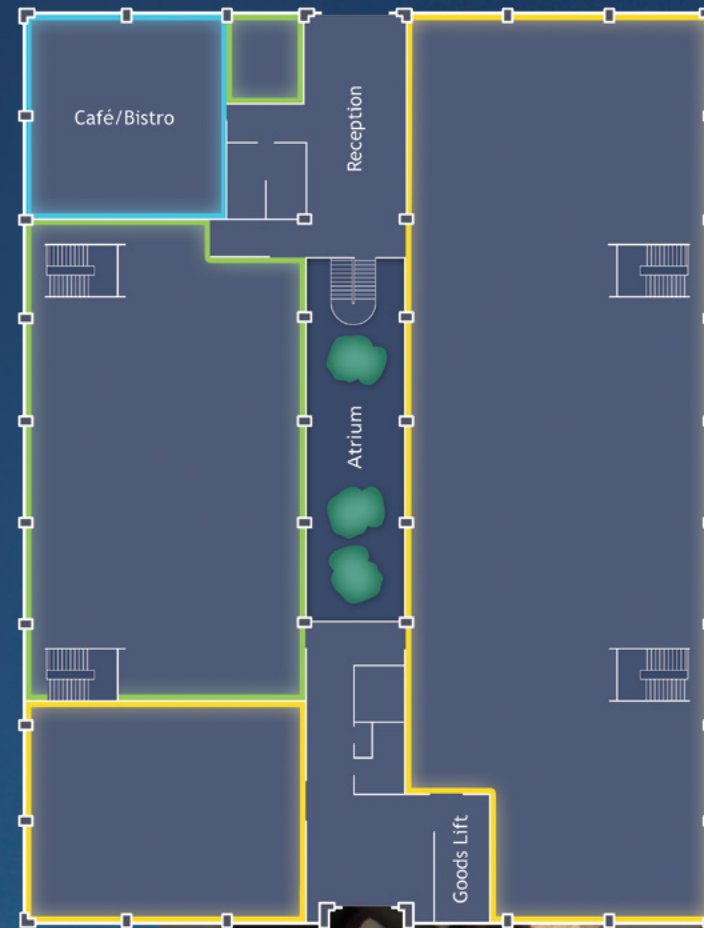




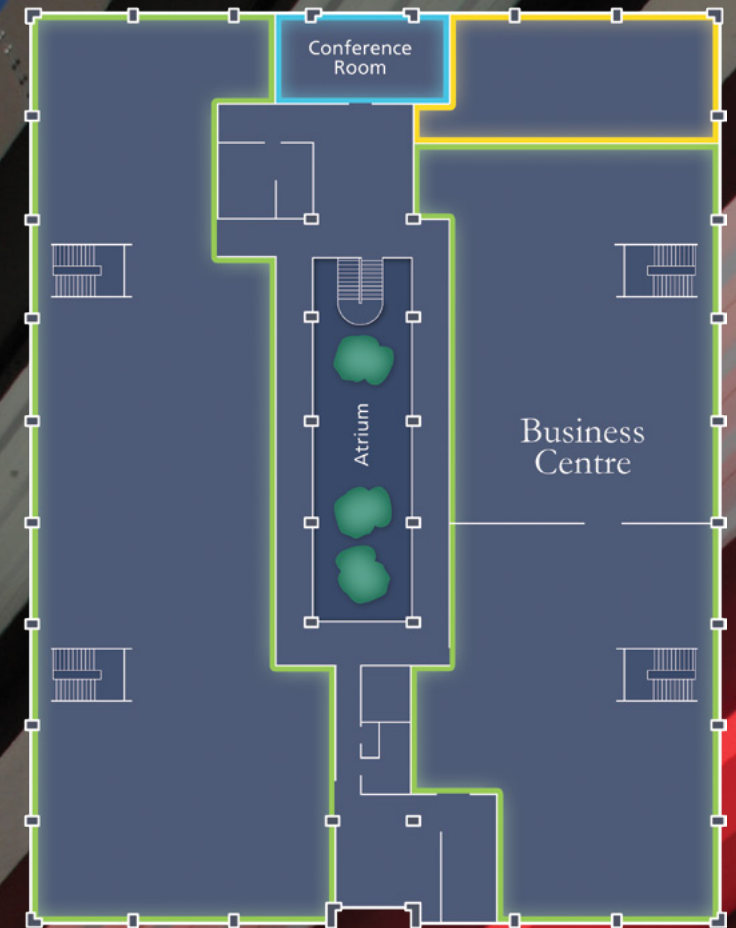
Accommodation

A full range of accommodation sizes are available from two person suites up to 22,000 ft².

Ground Floor



First Floor



Available To Let Occupied Suites Shared Facilities

For more information visit www.newcambridgehouse.com

Location

New Cambridge House is well located to provide easy access to the region's main roads, rail routes and airports.

Road:

A1(M) - 8 miles
M11 (Junction 10) - 11 miles
M1 (Junction 10) - 28 miles
A505 - 2.5 miles
Cambridge - 16 miles
Royston - 4 miles
London - 40 miles

Air:

Stansted Airport - 25 miles
Luton Airport - 26 miles

Rail:

Royston station has frequent trains to London Kings Cross (47 mins) and Cambridge (18 mins).



Terms

Serviced office suites are available on a flexible easy in / easy out basis.
Larger offices available on longer lease terms.
Rent available on application.

Enquiries

For further information and viewings please contact the sole agents:

