

# MILL COURT

GREAT SHELFORD, CAMBRIDGE



OFFICES TO LET





Mill Court is an established office scheme comprising five buildings totalling 38,245 sq ft (3,553 sq m)\* set within attractive landscaped surroundings less than a 1 minute walk from Shelford Train Station.

The buildings provide modern, open plan office accommodation, arranged over ground and two upper floors and constructed with a combination of brick and glazed elevations under a pitched slate roof.

Works undertaken include new landscaping to the park, new lighting, improved park signage and a number of other sustainability measures.

\*Net internal area





## LOCATION

Cambridge, a city renowned worldwide for its history, ancient architecture and huge cultural appeal, is one of the UK's principle tourist locations, for both domestic and overseas visitors and is also an important location for the UK's research and development sector. AstraZeneca is to relocate its new 890,000 sq ft HQ (2,500 staff) to Cambridge, which signifies

the importance of the city to the R&D sector. Mill Court is situated in the affluent area of Great Shelford in the south of Cambridge with excellent road connections. Cambridge is easily reached via the A3101 and A3109 and the M11 (Junction 11) is just 2 miles to the west which in turn provides access to the M25 via the A505, A1 and M11.





# ACCOMMODATION

Mill Court comprises 5 office buildings set within landscaped surroundings. There are various sized units which can be interconnected to provide open plan, self-contained office accommodation over three floors.

## SPECIFICATION:

### Building

- Excellent natural light
- Suspended ceilings with inset lighting
- Entry alarm code
- Kitchenettes
- Male, female and disabled WCs
- Gas fired/storage heating
- Dedicated parking spaces

### Park

- New bike storage compound
- New internet connectivity
- New landscaping
- Electric car charger



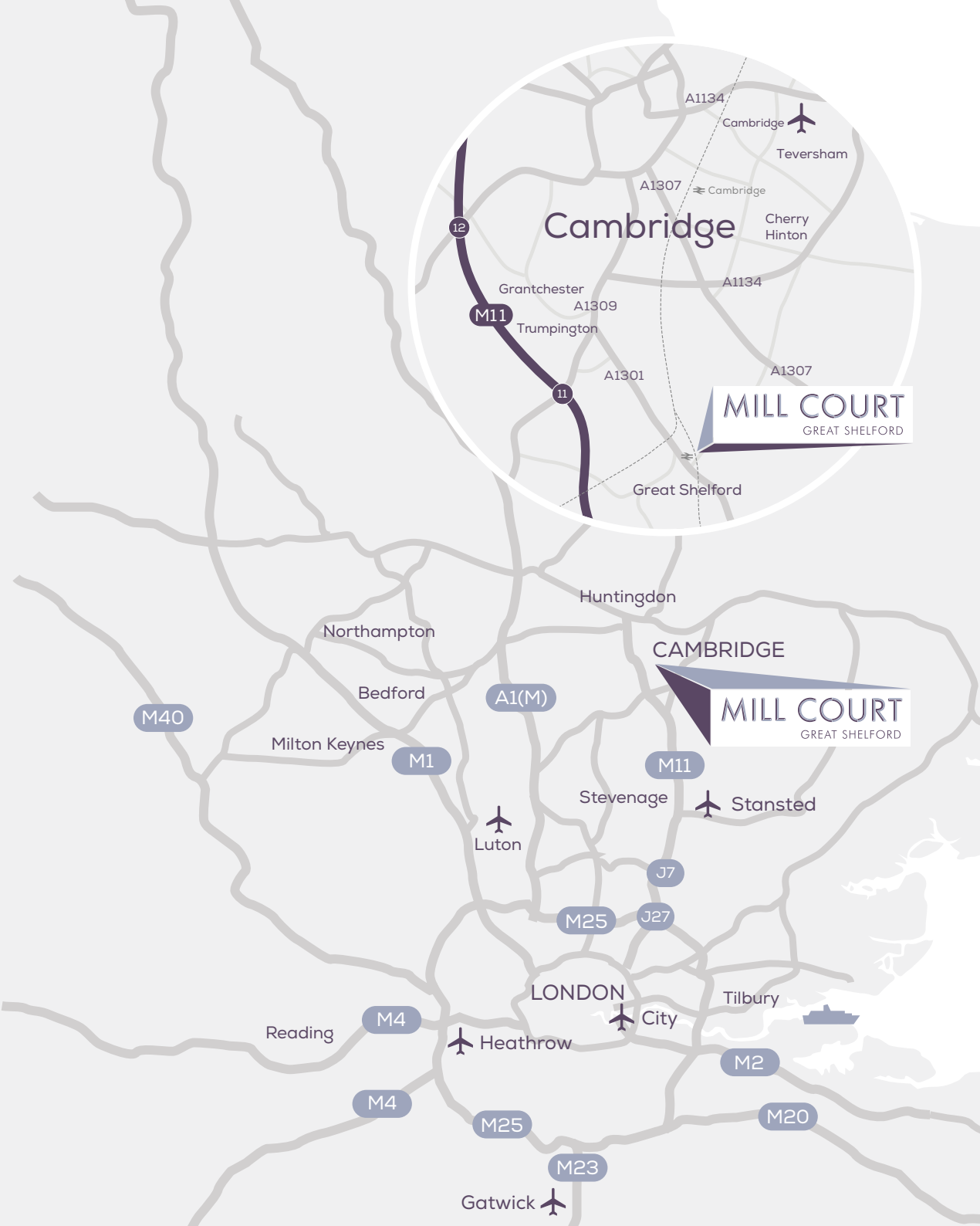
# COMMUNICATIONS

Shelford Train Station adjoins Mill Court and has direct rail service to London Liverpool Street with a fastest journey time of 78 minutes and Cambridge in just 7 minutes. Cambridge has quick services to London King’s Cross (45 minutes) and London Stansted Airport (33 minutes).

Cambridge’s transport links have been enhanced following the opening of the Cambridgeshire Guided Bus service which has transformed public transport along the A14 corridor linking Huntingdon and St. Ives to central Cambridge, then Addenbrooke’s Hospital and Trumpington to the south. The guided bus, bus and rail transport interchange are located adjacent to Cambridge station.

London Stansted Airport is 20 miles to the south of Great Shelford and accessed via the M11.

Mill Court is within walking distance of the amenities which include a variety of shops, banks, restaurants and public houses.



TRAIN	Time
Cambridge Station	7 minutes
Liverpool Street Station	78 minutes

CAR	Distance
Cambridge City Centre	4 miles
M11	2 miles
Stansted Airport	20 Miles

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