

# TO LET



OFFICE IN ALLIA FUTURE BUSINESS CENTRE  
CAMBRIDGE CAMPUS - BUILDING 2 - 1F3

KING'S HEDGES ROAD  
CAMBRIDGE, CB4 2HY

1F3 is a 604.71 sq ft private office, ideal for a team of up to 12 people

- Two internal meeting rooms and a breakout space
- 24/7 access with flexible easy in, easy out rental packages to suit your needs
- Access to on-site café, kitchen facilities, on-site car parking, showers and inspiring breakout spaces
- Fast internet connection and VOIP telephone system
- An opportunity to network with a friendly and supportive business community
- Award-winning business centre

## LOCATION

The Allia Future Business Centre Campus is a short distance from the city centre and has excellent connections to the A14, Cambridge Science Park and Cambridge Business Park. The Guided Busway bus stop which travels directly into the city centre is adjacent to our building.

## COSTS & TERMS

Price is available upon request.

Available tenant features:

- Service charge – building is fully managed
- Furniture rental upon request\*
- 20% discount on all additional meeting room hire\*
- 20% discount on conferencing space

## VIEWING

By prior appointment only.  
Please contact:

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Aleksandra Laskowska

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## DESCRIPTION

Allia Future Business Centres are a community of start-ups and companies that are creating solutions to the world's most pressing issues. With centres in Cambridge and Peterborough, and a venture support team in East London, we offer agile workspace, supporting you as your company grows, with flexibility to change office size as your business needs change. We also provide coworking, virtual office packages and affordable event and meeting room space.

Allia Future Business Centre Cambridge Campus is an innovation centre bringing together social innovators, Cambridge's cleantech cluster and tech for good ventures.

\*T&Cs apply



## LOCATION MAP

