



Offices –5,240 sq ft (486.6 sq m)

**In Brief**

- World renowned Cambridge Science Park address
- Tenant fit out
- Air cooling and heating
- 13 allocated parking spaces

# UNIT 326 CAMBRIDGE SCIENCE PARK MILTON ROAD, CAMBRIDGE TO LET

### Location

Cambridge Science Park is located 2 miles from Cambridge city centre, strategically positioned between junction 32 and 33 of the A14 dual carriageway on the northern fringe of the city, just 3 miles east of the M11 (junction 14) and 35 miles north of Stansted Airport. Fast rail connections are provided from Cambridge train station to London King's Cross and Liverpool Street.

Cambridge Science Park is an acknowledged centre for R&D activity and is home to such occupiers as Cambridge University, Napp Pharmaceuticals, Amgen, Broadcom, Philips and Citrix. Tenants have the benefit of an on-site childcare nursery, fitness centre, catering and conference facilities, restaurant and bar, squash courts, landscaped grounds and access to networking groups.

### Description

Unit 326 is an office suite situated on the first floor of a multi let building on the Cambridge Science Park. It benefits from a Tenant fit out including the following:

- Suspended ceilings
- Air heating and cooling
- WCs and disabled WC
- Shower
- Kitchen
- 7 Meeting rooms
- Server room
- 13 allocated parking spaces
- Carpeted throughout
- Cycle storage
- Raised floor



### Accommodation

First Floor – 5,240 sq ft (486.8 sq m)

### Additional Information

#### Terms

A new lease is available for a term to be agreed directly with the Landlord.

Full details and quoting terms are available upon application.

#### Rates

Interested parties are advised to make contact with South Cambs District Council on 03450 450 500.

#### Legal Costs

Each party to bear their own legal costs.

#### Value Added Tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

Available upon request.

#### Postcode

CB4 0FZ

#### Enquiries

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### Important Notice

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**Indicative First Floor Plan**

**important notice**

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