



4 Office Spaces – 2,162 – 3,647 sq ft (201 – 339 sq m)
GIA

In Brief

- To be comprehensively refurbished
- World renowned Cambridge Science Park address
- Available September 2019

**UNIT 200 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, landscaped grounds and access to networking groups.

Description

Unit 200 Cambridge Science Park provides 4 comprehensively refurbished ground and first storey accommodation and benefits from the following:

- To be comprehensively refurbished
- VRF AC system
- Suspended ceilings
- WC and disabled WC
- Showers
- Car parking spaces – Ratio 1:430sq ft
- Carpeted throughout
- Cycle storage
- First Floor - Raised floors
- Ground Floor – Perimeter trunking
- Available September 2019



Accommodation

Ground Floor

Unit 1 – 2,162 sq ft (339 sq m) GIA
Unit 2 – 3,647 sq ft (201 sq m) GIA

First Floor

Unit 3 – 2,777 sq ft (258 sq ft) GIA
Unit 4 – 3,529 sq ft (328 sq ft) GIA

Additional Information

Terms

New leases are available on 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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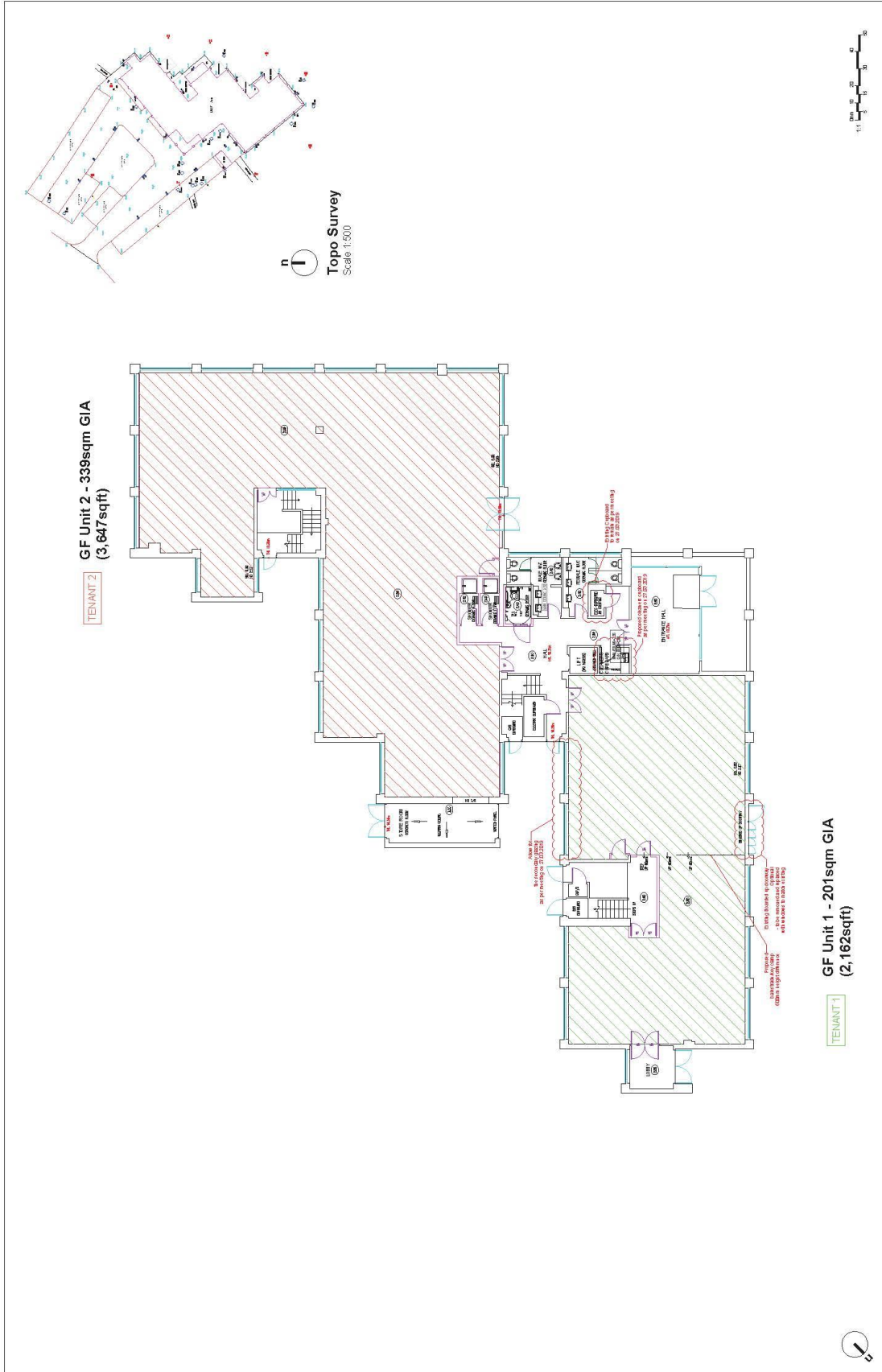
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Proposed Ground Floor



NOTES
Do not scale from this drawing, use listed dimensions only.
All drawings to be made in consultation with other contract documentation.
Any discrepancies to be reported to the Contract Administrator before any work commences.
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TENANT 1
GF Unit 1 - 201sqm GIA
(2,162sqft)

TENANT 2
GF Unit 2 - 339sqm GIA
(3,647sqft)

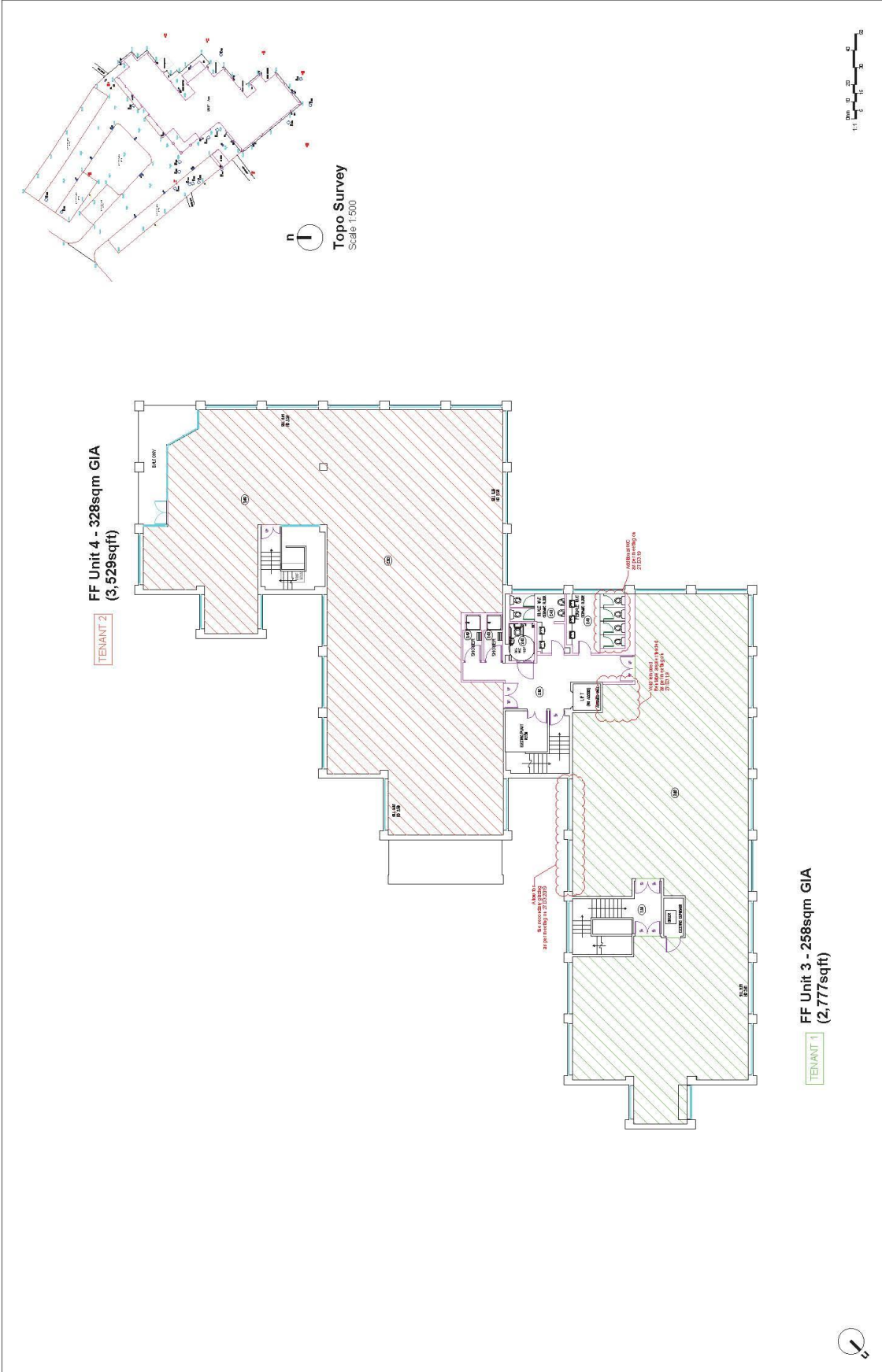
TOPO SURVEY
Scale 1:500

PROJECT INFORMATION

Client	Trinity College, Cambridge
Address	Unit 200, Cambridge Science Park, 15 THE PROPOSED GROUND FLOOR, GA
Project Name	ARCHITECTURE
Project No.	2019050009
Revision	0
Scale	1:1
Proposed	PROPOSED

BIDWELLS
ARCHITECTS
15 THE PROPOSED GROUND FLOOR, GA
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Proposed First Floor



NOTES:
Do not scale. Formed drawing. Use fixed dimensions only.
All dimensions to be checked on site.
All drawings to be read in conjunction with other contract documentation.
Any discrepancies to be reported to the Contract Administrator before any work commences.
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PROJECT INFORMATION:
 Name: Tenth City, Crawley
 Location: U14 200, Crawley Science Park
 Project: PROPOSED FIRST FLOOR, GA
 Date: 27/03/2018
 Scale: 1:500
 Drawing: ARCHITECTURE
 Project No: 2018/050/010
 Rev: B
 Status: PROPOSED

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