PART GROUND FLOOR, UNIT 400
CAMBRIDGE SCIENCE PARK
TO LET

Offices – 6,251 sq ft (580.73 sq m)

In Brief
- World renowned Cambridge Science Park address
- Modern, refurbished office accommodation
- Good car parking ratio
- Single floor plate
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
Part ground floor Unit 400 provides refurbished office accommodation including the following:

- Comfort cooling
- Raised floor access
- New lighting
- Shared shower facilities
- Shared male and female WCs
- Suspended ceiling and integrated lighting
- Large shared entrance lobby
- Shared outside BBQ and seating area
- Cycle parking

Accommodation
The property has a net internal area of approximately 6,251 sq ft (580.73 sqm) on a single (ground) floor plate.

Terms
A new lease available, directly from the Landlord, on term to be agreed

Additional Information

- 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.

- EPC
  Available upon request.

- Postcode
  CB4 0FZ

- Enquiries
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