

Offices & R&D  
61,026 sq ft (5,669 sq m)  
Ground – 2<sup>nd</sup> Floors

**In Brief**

- Under construction
- Top specification
- World renowned Cambridge Science Park address
- Available Q2 2019

**22 CAMBRIDGE SCIENCE PARK,  
MILTON ROAD, CAMBRIDGE, CB4 0FZ  
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 Napp Pharmaceuticals, Amgen, Broadcom 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

22 Cambridge Science Park will provide a new HQ style office/lab R&D building.

- New development
- Top specification

### Estimated Floor Areas (NIA): -

	sq ft	sq m
<b>Second</b>	20,700	1,923
<b>First</b>	20,629	1,916
<b>Ground</b>	17,876	1,661
<b>Reception</b>	1,822	169
<b>TOTAL</b>	61,026	5,669



### Accommodation

The property has a Net internal area of approximately 5,669 sq m (61,026 sq ft) over ground / 1st and 2nd floors.

### Additional Information

#### Terms

A new lease is available 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

CB5 8AA

#### Enquiries

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#### Joint Agent:

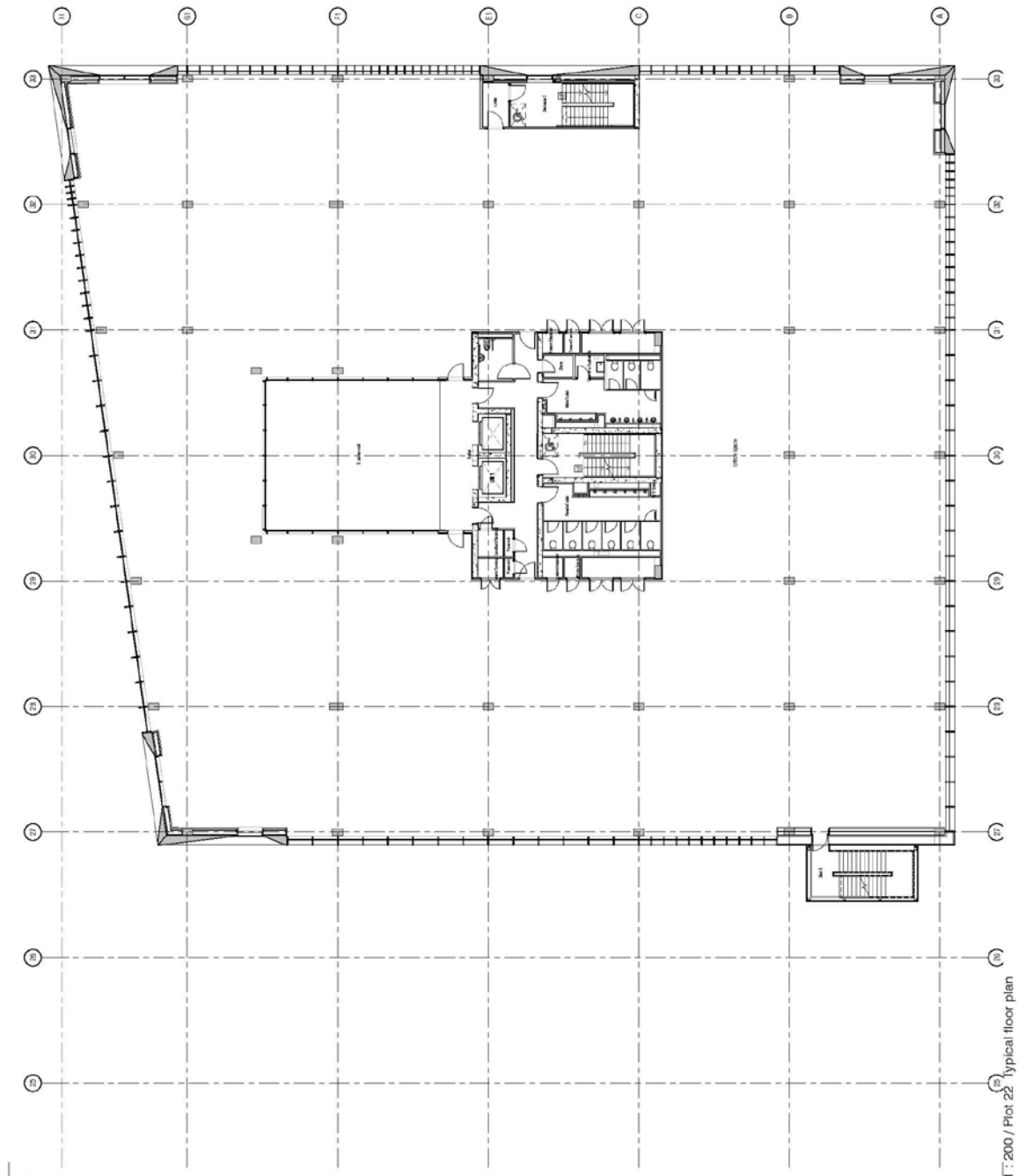
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### Typical Floor (not to scale)



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