



Offices –14,736 sq ft (1,369 sq m)

**In Brief**

- World renowned Cambridge Science Park address
- Prime position with unrivalled prominence
- Office, R&D and laboratory use
- Fully refurbished

**PART GROUND FLOOR 101, 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 the new Cambridge North Train station which has a direct line to Cambridge train station and then on 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. Current Tenants at 101 include Citrix, Grant Thornton, Huawei and Spiral Software

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

Part ground floor within 101 Cambridge Science Park. This modern statement building benefits from the following:

- Triple height atrium
- Increased slab to slab height
- Surplus riser space
- Upgraded 3 phase power
- Four pipe fan coil air conditioning
- Fully accessible raised floors
- LG7 lighting
- 1:336 sq ft parking ratio
- Showers, lockers & WCs on each floor
- 24 hour security
- BREEAM rating of "very Good"



### Accommodation

Part Ground Floor – 14,736 sq ft (1,369 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

ECP rating of "B"

#### Postcode

CB4 0FY

#### Enquiries

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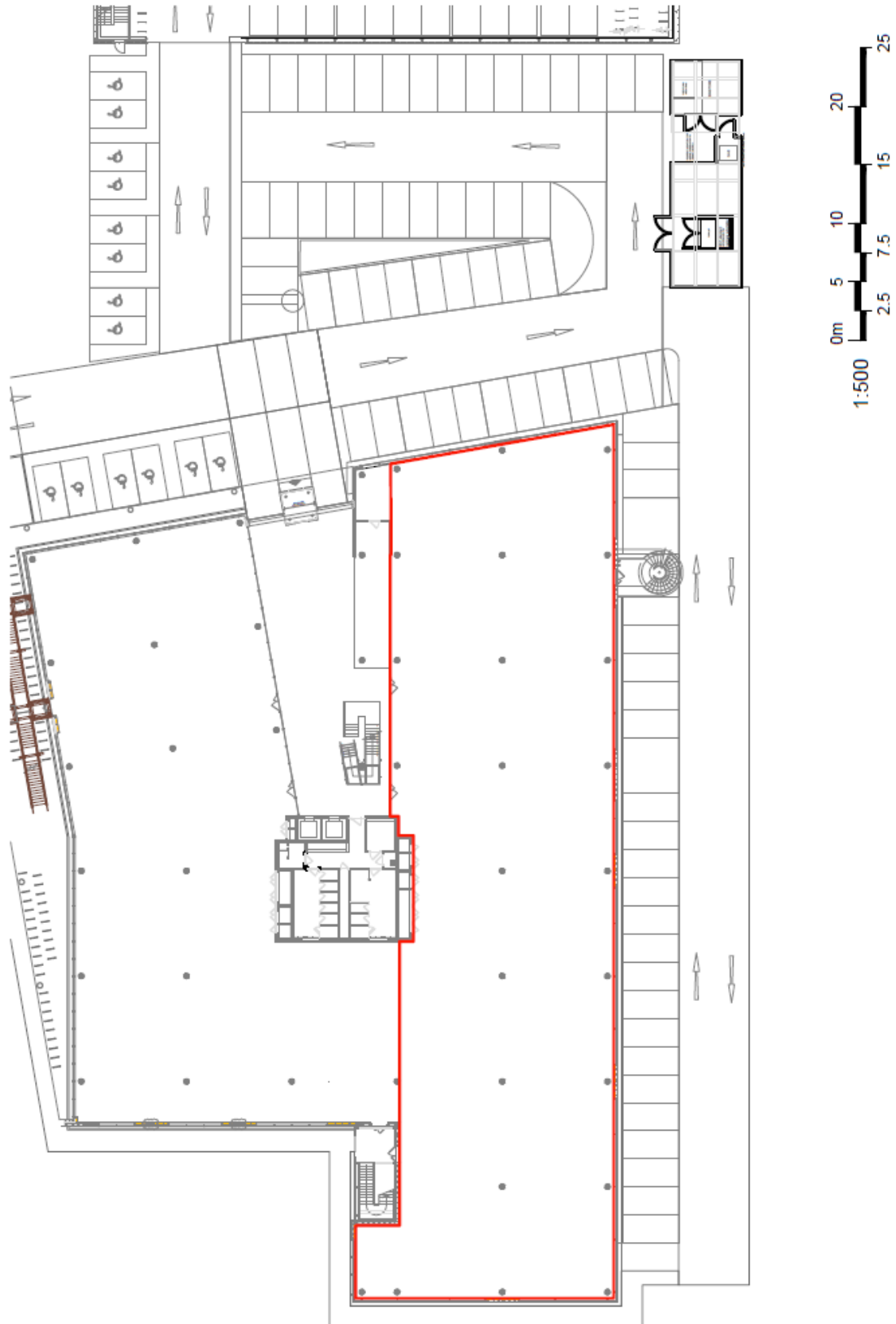
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Indicative Plan



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