

Offices – 10,667 sq ft (991 sq m)

**In Brief**

- VRF system
- Raised floor
- LED lighting
- Allocated parking (ratio of 1:400 sq ft)

**UNIT 321 - 323 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 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

Unit 321-323 is an office suite situated on the ground floor of a multi let building on the Cambridge Science Park. The space has recently been refurbished and now includes:

- Open place space
- Suspended ceilings
- LED lighting
- VRF system
- Air heating and cooling
- Carpeted throughout
- Raised floor



### Accommodation

TOTAL – 10,667 sq ft (991 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 0WG

### Enquiries

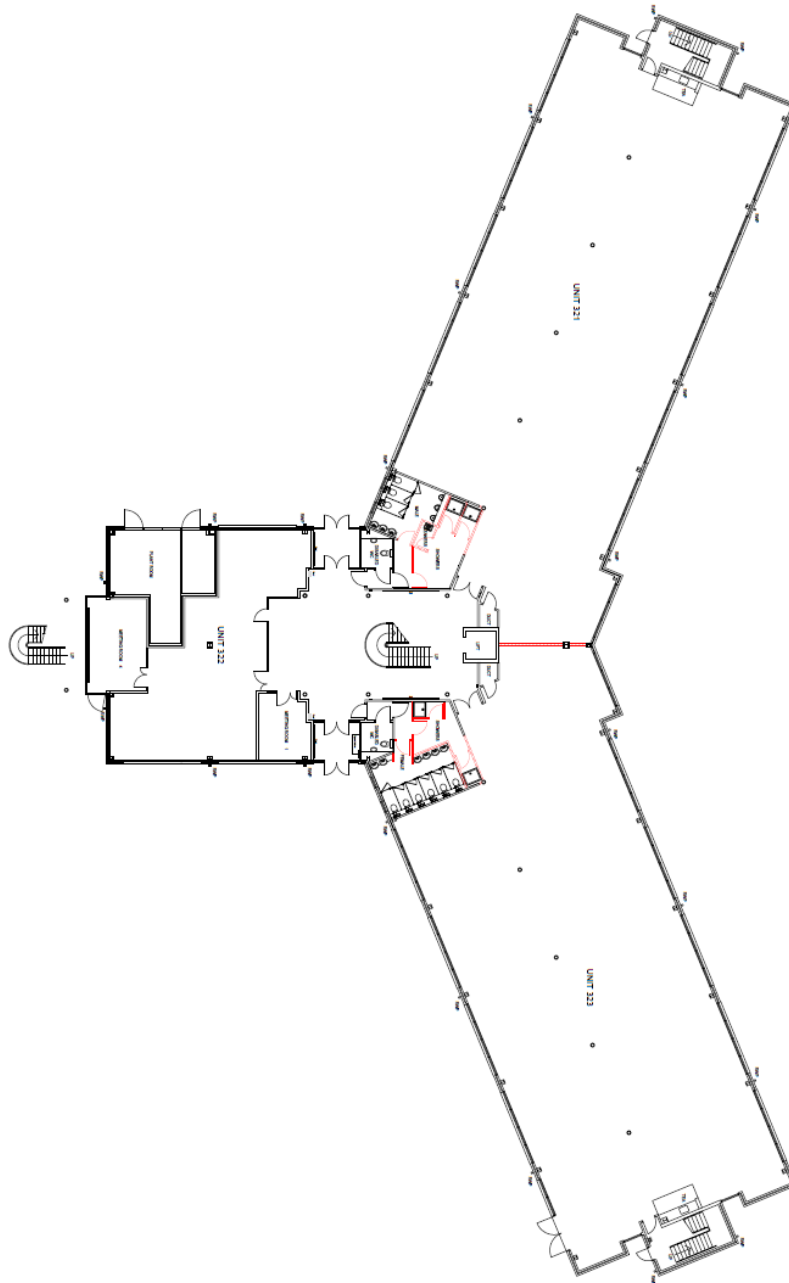
Will Heigham  
01223 559443  
will.heigham@bidwells.co.uk

Bridget Partridge  
01223 559481  
bridget.partridge@bidwells.co.uk

### Important Notice

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