



Offices & Laboratories (GIA) – 9,600 sq ft (891.86 sq m)

FIRST FLOOR, UNIT 332, CAMBRIDGE SCIENCE PARK MILTON ROAD, CAMBRIDGE TO LET

In Brief

- World renowned Cambridge Science Park address
- C 50:50 split between offices & labs
- Air cooling and heating
- 22 allocated parking spaces =1:430 sq ft

Location

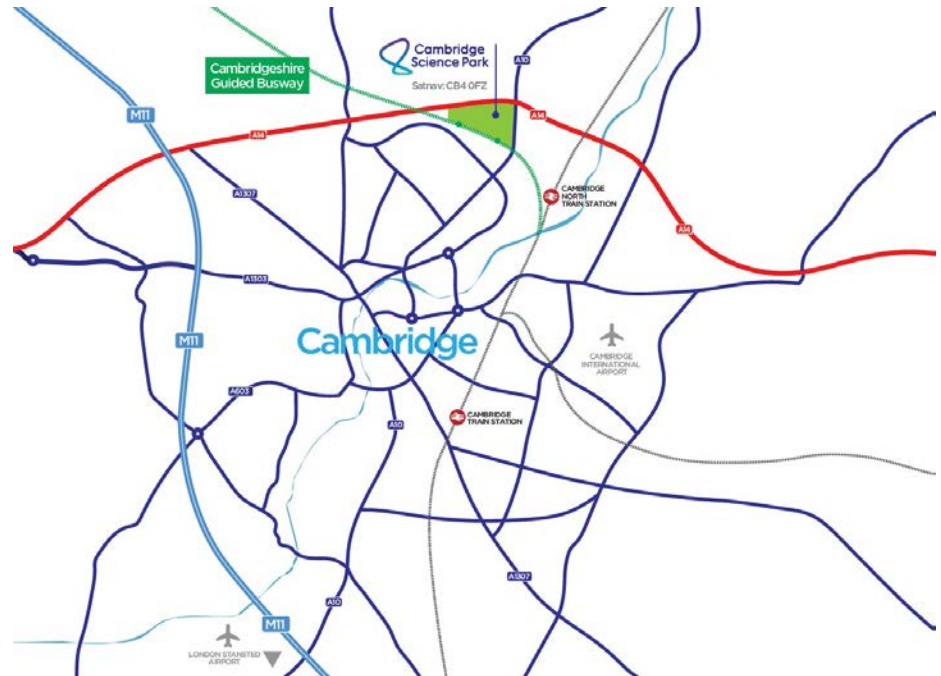
Cambridge Science Park is located 2 miles from Cambridge city centre, strategically positioned between junction 32 and 33 of the A14 dual carriageway on the northern fringe of the city, just 3 miles east of the M11 (junction 14) and 35 miles north of Stansted Airport. Fast rail connections are provided 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, Huawei and Citrix. Tenants have the benefit of an onsite café at the Central Working run Bradfield Centre, on-site childcare nursery, fitness centre, catering and conference facilities, restaurant and bar, landscaped grounds and access to networking groups.

Description

Part First Floor Unit 332 is an office and laboratory suite located on the Cambridge Science Park. It benefits from a fit out including the following:

- Fitted Laboratories
- Suspended ceilings
- Air heating and cooling
- Kitchen
- Meeting rooms
- Communal WCs and disabled WC
- 22 allocated parking spaces



Accommodation

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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

EPC – C (66)

Postcode

CB4 0WN

Enquiries

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