

Offices (NIA) – 6,964 sq. ft (647 sq m)

In Brief

- World renowned Cambridge Science Park address
- Fitted out accommodation
- Floodwired with data cabling allowing easy plug and play

205 CAMBRIDGE SCIENCE PARK. PART GROUND AND FIRST FLOORS 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, 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

205 Cambridge Science Park was comprehensively refurbished in 2015 and provides office accommodation over part ground and first floors to include:

- Full Tenant fit out
- Air conditioning
- Raised floors
- Kitchen with break out area
- Meeting rooms
- Board room
- Electrical lab with vinyl floor
- Shower facilities
- Parking at 1 space per 430 sq ft



Accommodation

Part Ground Floor – 2,065 sq ft (191.8 sq m)

First Floor – 4,899 sq ft (455.1 sq m)

Total: 6,964 sq ft (647 sq m)

Additional Information

Terms

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

C - 56

Postcode

CB4 0FZ

Enquiries

Bridget Partridge

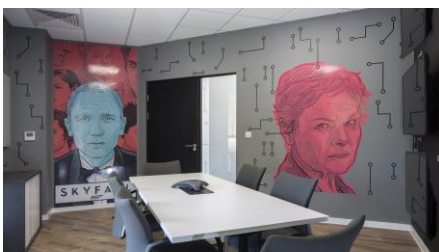
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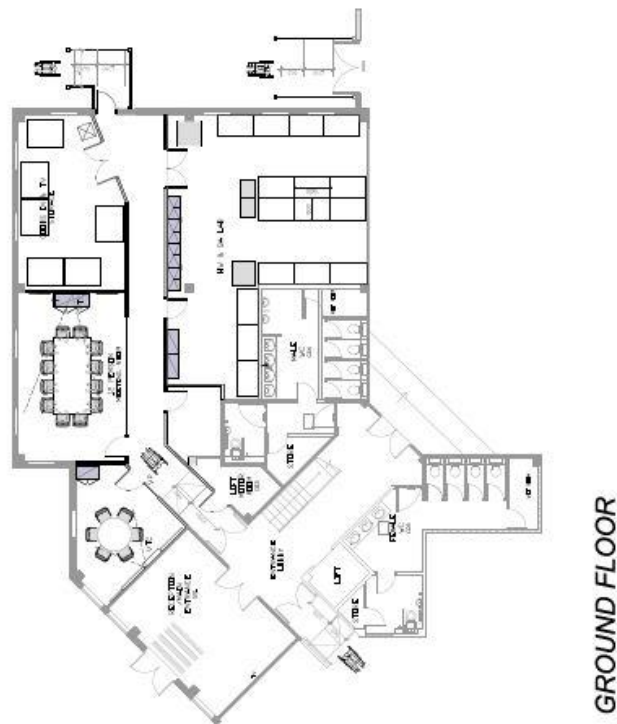
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