

Offices – 2,726 sq ft (253.25 sq m)

In Brief

- World renowned Cambridge Science Park address
- High ceilings
- Light lab capable
- On site café
- Shower facilities

UNIT 230 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.

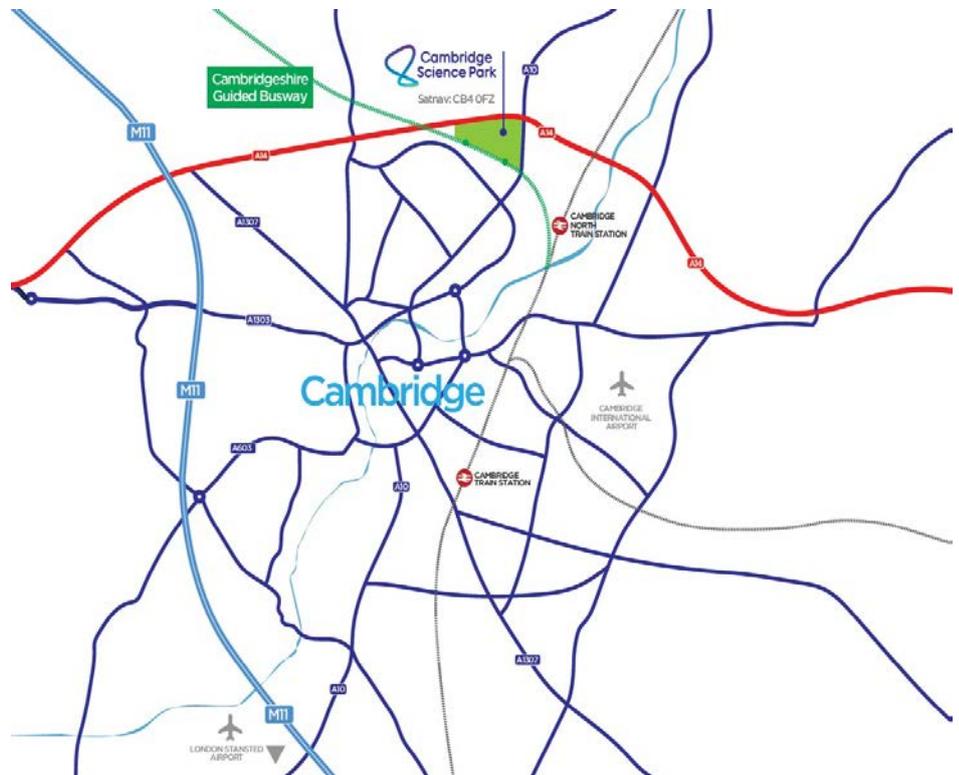
Cambridge Science Park is an acknowledged centre for R&D activity and is home to such occupiers as Cambridge University, Napp Pharmaceuticals, Amgen, Broadcom, Philips and Citrix. Tenants have the benefit of an on-site childcare nursery, fitness centre, catering and conference facilities, restaurant and bar, squash courts, landscaped grounds and access to networking groups.

Description:

230 is situated within the heart of Cambridge Science Park, sitting in a prominent position with road frontage. The building benefits from extensive parking and proximity to the Bradfield Centre and fitness centre.

The space is located on part of the ground floor of Unit 230, the rest of the building is occupied by a single Tenant. The incoming Tenant can benefit from the onsite café and reception which is managed by the building. The suite was previously used as a light lab facility and benefits from the following:

- Metal raised floor – can be carpeted/ vinyl floor
- Light and airy
- Suspended tile ceiling
- Meeting room
- High ceilings
- Own entrance with double doors
- Air heating and cooling
- Allocated parking



Accommodation

Ground Floor – 2,726 sq ft (253.25 sq m)

Additional Information

Terms

A sub-lease is available for a term to be agreed directly with the Head Tenant.

Full details and quoting terms are available upon application.

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 0WB

Enquiries

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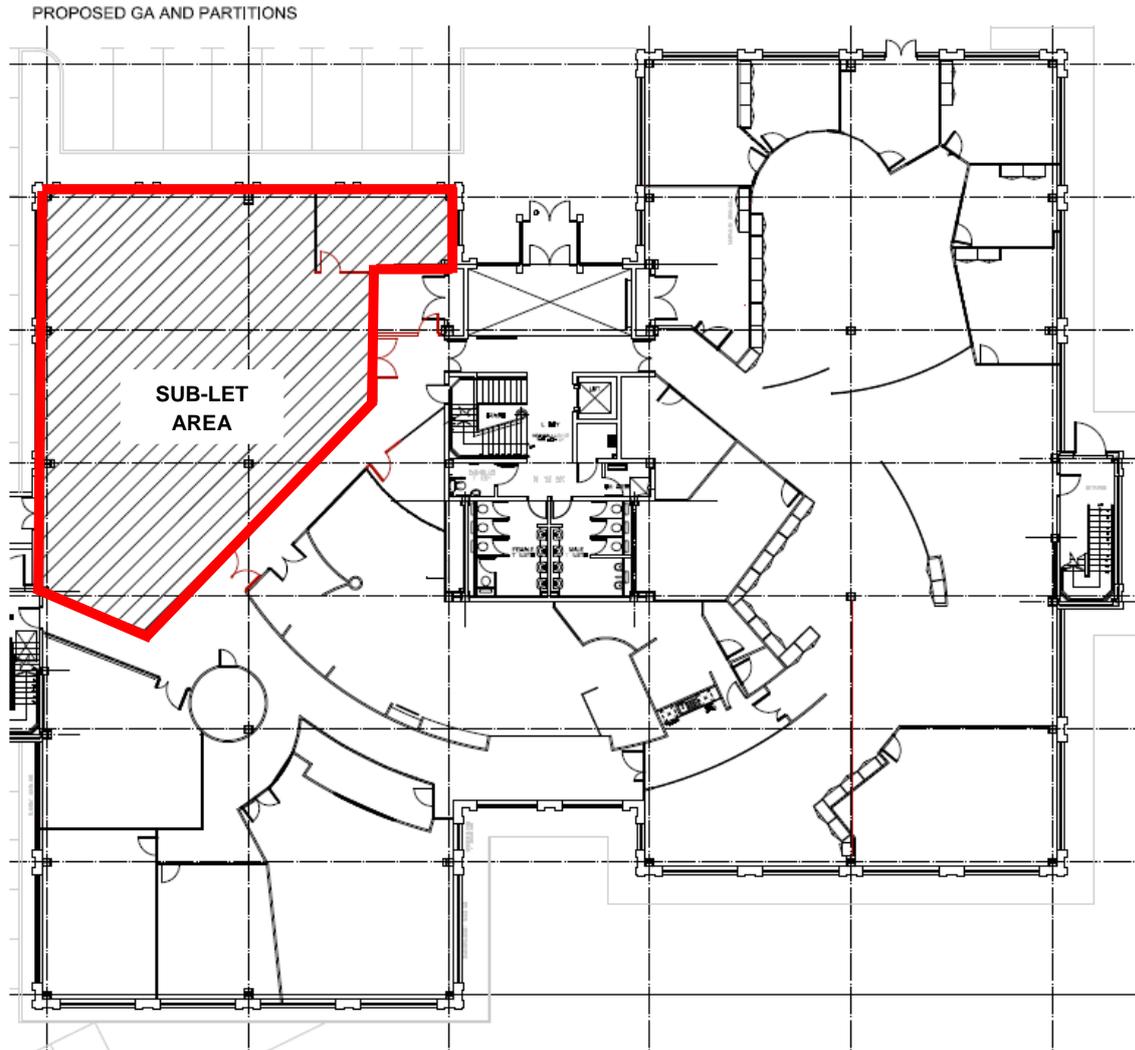
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Floor Plan



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