



Office – First Floor 23,669 sq ft (2,198 sq m)

**In Brief**

- High quality science park location
- Fitted out accommodation with furniture potentially available, plug and play
- Air conditioning & raised floors
- A number of on site amenities including gym & swimming pool
- 26 car parking spaces, a ratio of 1:358 sq ft

**GRANTA CENTRE, GRANTA PARK,  
CAMBRIDGE, CB21 6AL  
TO LET**

#### Location

Granta Park is only a few minutes' drive from the M11 motorway (junction 9a) and Cambridge City Centre (9 miles) and is ideally placed for companies focussed on Cambridge and who also value excellent access to Stansted Airport London as well as connections to the A1 (M) and M25.

A frequent public bus and train service runs from Cambridge city centre and link in with the Granta Park commuter bus which run from Cambridge train station with stops including Whittlesford Parkway train station.

#### Description

Granta Park is a high-quality science park with a 200 acre landscaped environment located in the heart of the Cambridge Science Cluster and is home to companies including Gilead, Medimmune and TWI.

A range of amenities are provided including a café, restaurant, nursery and fitness suite including swimming pool which has recently opened.

The available space is located on the first floor of the Granta Centre.

The Granta Centre houses a large conference facility, café & full catered restaurant.

The property benefits from:

- Air Conditioning and heating
- Raised floors
- Separate male and female WCs
- Excellent natural light
- Views over the cricket pitch and Granta Park
- Good ratio of parking 1:358
- Meeting rooms already form part of fit out
- Furniture potentially available

#### Accommodation

The property has a Net Internal Area of 23,669 sq ft. (2,198 sq m)

- First Floor – 9,956 sq ft
- Lower Ground – 3,982 sq ft
- Ground – 9,731 sq ft



#### Additional Information

##### Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

##### Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

##### Legal Costs

All parties 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

CB21 6AL

##### Enquiries

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