



**155 CAMBRIDGE SCIENCE PARK, MILTON ROAD, CAMBRIDGE CB4 0XL**  
**TO BE REFURBISHED: OFFICE TO LET | 1,485 SQ FT**

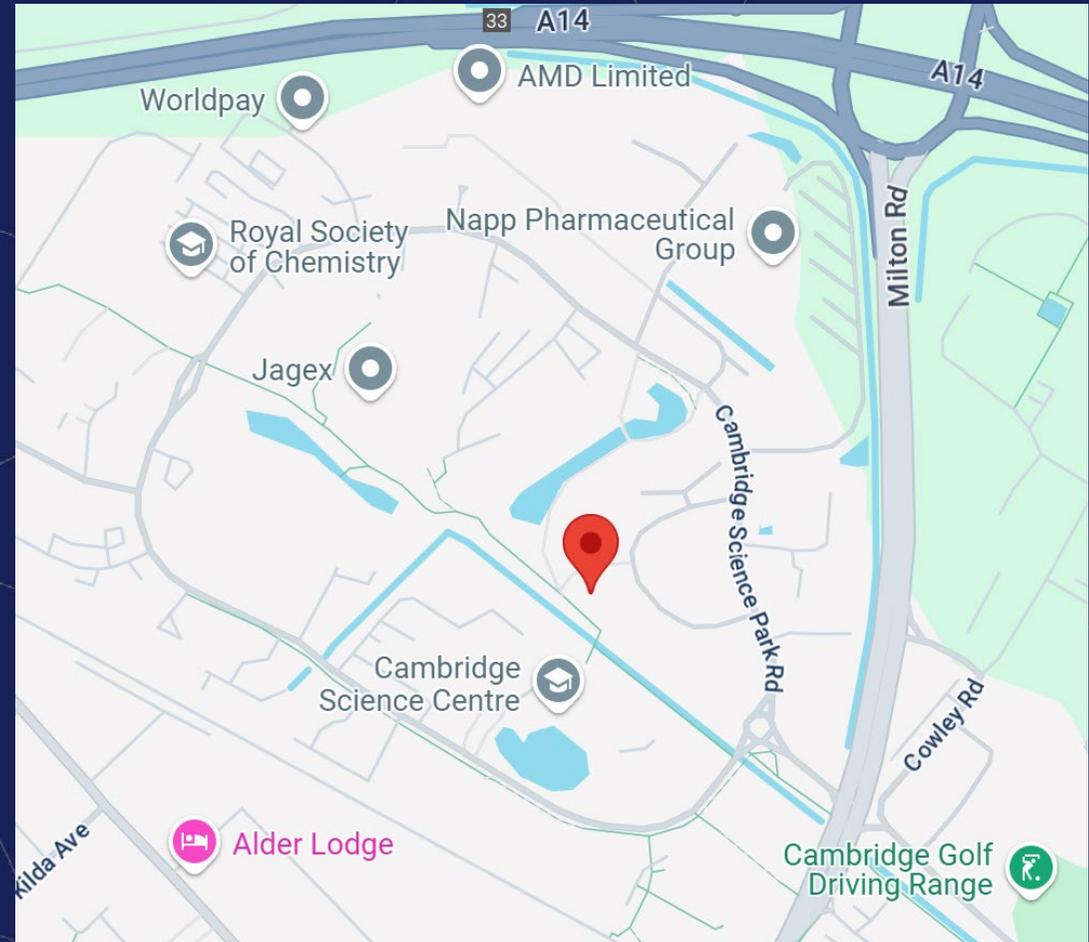


## LOCATION

Cambridge Science Park is located only a 15 minute walk from Cambridge North train station and 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 North train station to London King's Cross and Liverpool Street in under an hour and it is possible to reach Cambridge Station in 3 minutes.

Cambridge Science Park is a global centre for R&D activity. Across 150 acres and c. 2 million sq ft of high technology and laboratory buildings. It's home to c. 7000 people at over 130 companies, ranging from exciting start-ups to some of the world's leading technology and Life Sciences businesses.

The site provides tenants with vibrant park life, via numerous park events including; wellbeing sessions, networking evenings and health & fitness sessions. The park boasts an on-site childcare nursery, fitness centre, several eateries and a barbers, all set in beautifully landscaped grounds.



## SUMMARY

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### Description

The property is set over the ground floor with an open plan office, own kitchen and toilet facilities.

### Specification includes:

- WCs
- Suspended ceiling
- Raised and carpeted floors
- Cycle storage
- Good parking ratio

### Additional information

#### Terms

Available by way of a direct lease 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

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

CB4 0XL

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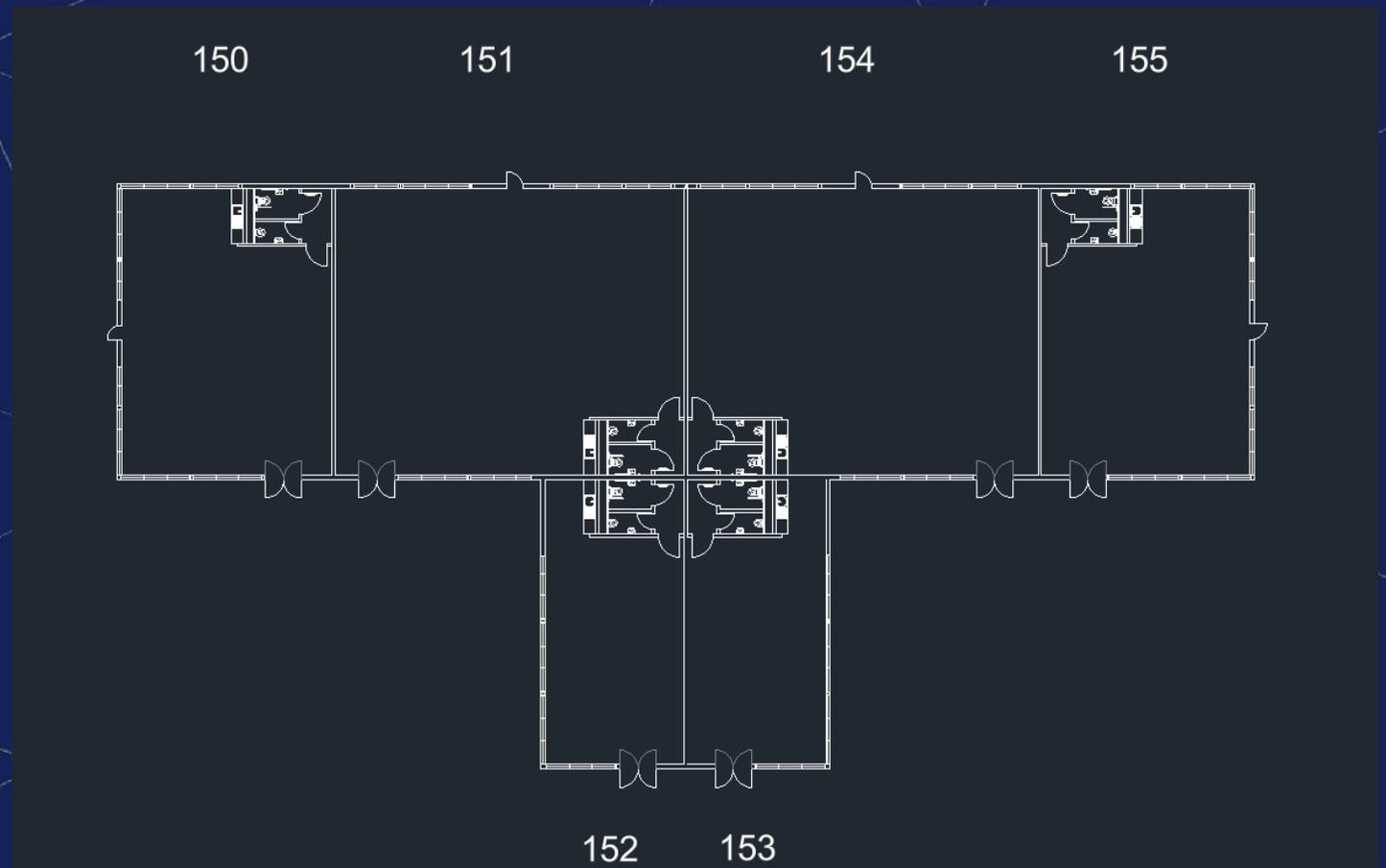


Indicative  
images



## ACCOMMODATION

Description	Sq ft
<i>Unit 155 Total</i>	1,485



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## GALLERY

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## Enquiries

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