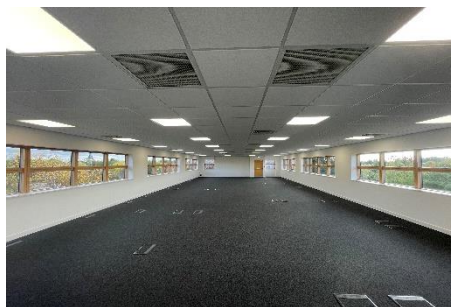


Offices – 980 sq ft



In Brief

- World renowned Cambridge Science Park address
- Mixture of refurbished suites and suites with tenant fit out in situ.
- Air cooling and heating
- Car Parking Ratio of 1:400 sq ft

**UNIT 325 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 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.

Occupiers at the park have the benefit of an on-site childcare nursery, fitness centre, catering and conference facilities, restaurant and bar landscaped grounds and access to networking groups.

Description

Unit 320 consists of multiple suites within in a multi let building on the Cambridge Science Park. Fit out varies from suite to suite but all office spaces within the building benefit from the following:

- Suspended ceilings
- Air heating and cooling
- WCs
- Kitchenette
- Meeting Room(s)
- Terrace (2nd floor only)
- Good Car Parking Ratio
- Carpeted throughout
- Cycle storage
- Raised floor

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.

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Accommodation

Description	Suite Number	Sq Ft
Part First Floor	325	980

Additional Information

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

Available upon request.

Postcode

CB4 0GW

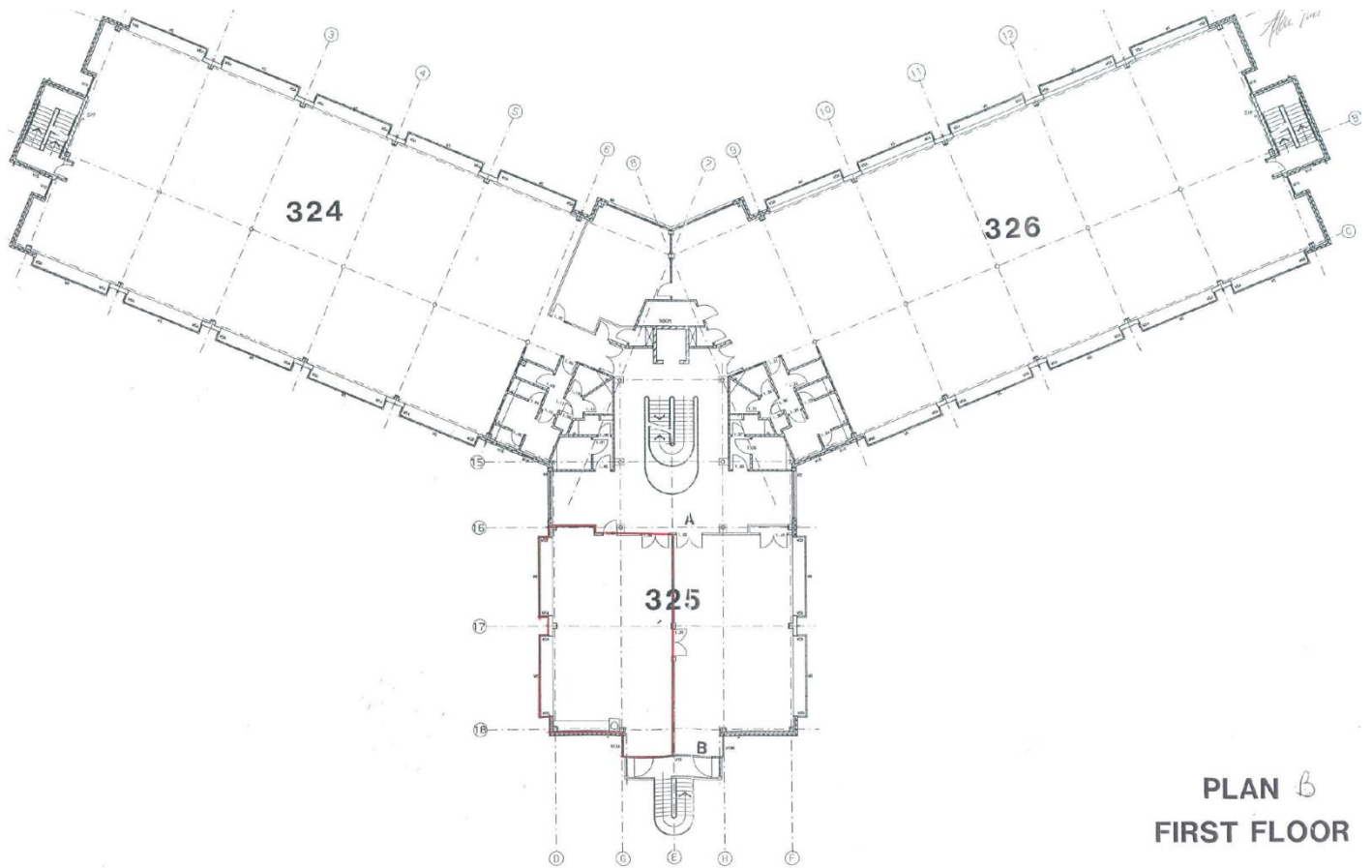
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