

322 Cambridge Science Park, Cambridge, CB4 0GQ  
*To Let | 1,635 SQ FT*



# Summary

## Description

Located within a multi-storey building on the ground floor, Unit 322 features an open plan office with a fitted kitchenette, meeting room and dry technical space. The unit benefits from great natural light and double door access throughout.

## 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.

**Postcode**  
CB4 0GQ

### 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.

## Specification Includes

- Open plan office space
- Fitted meeting room
- Kitchenette
- Air conditioning
- Raised floors
- Parking at 1 space per 430 sq ft



# Accommodation

## NIA

Description	Sq Ft
Ground Floor	1,635
<b>Total</b>	<b>1,635 sq ft</b>



# Location

**Established in 1970 by Trinity College, Cambridge Science Park played a pivotal role in the city's transformation to a world leading technology hotspot.**

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.

Today the 152 acre site comprises 1.9 million sq ft of technology and laboratory buildings, home to 170 businesses ranging from university spinouts to multinational companies. 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.

Cambridge Science Park tenants have the benefit of an onsite café at the Bradfield Centre and at Trinity Centre, on-site childcare nursery, fitness centre, catering and conference facilities, restaurant and bar, landscaped grounds and access to networking groups, as well as now being home to educational space; Cambridge Science Centre.



*Get in touch with  
our experts*



**Tamarah Keir**

07442 668 105

[tamarah.keir@bidwells.co.uk](mailto:tamarah.keir@bidwells.co.uk)

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