

Individual open plan office – 538 sq ft & fitted lab suite – 1,658 sq ft

**In Brief**

- Newly refurbished
- Open plan office suites
- Fitted lab space
- Shared meeting rooms
- Shared tea points
- Shared WCs and shower facilities

**204 CAMBRIDGE SCIENCE PARK  
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, landscaped grounds and access to networking groups.

Unit 204 is well located, close to the Bradfield Centre that has a café and conference facilities.

### Description

Unit 204 is a two storey, multi let laboratory and office building providing fitted spaces for business to establish and grow. The building provides private demised suites for occupiers but with additional shared facilities for use by all occupiers in the building. The space has been recently refurbished and includes:

- Open plan office suites
- Fitted lab suites
- Suspended ceilings
- LED lighting
- Air heating and cooling
- Shared meeting rooms
- Shared kitchen on each floor
- Cycle racks
- Showers & WC facilities
- Outdoor communal space
- Onsite parking

### Rates

Interested parties are advised to make contact with South Cambs District Council on 03450 450 500. Some of the offices and lab sizes will be below the threshold where rates are payable.

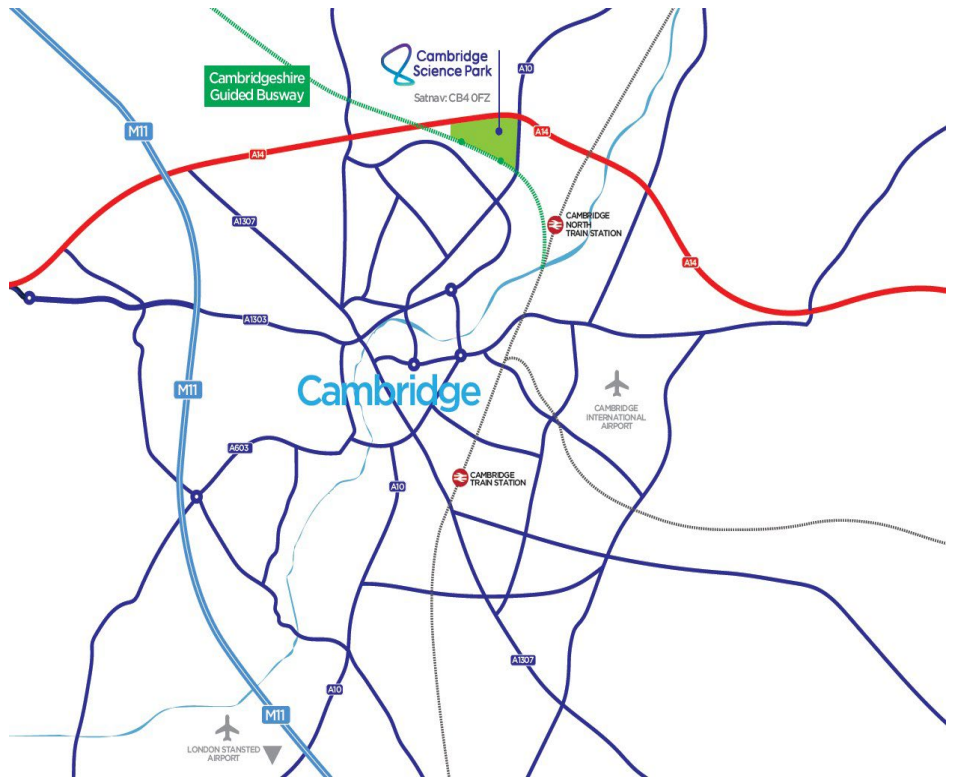
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### Accommodation

Available Suites from:

Office: 538 sq ft

Lab: 1,658 sq ft

### Additional Information

#### Terms

A new lease is available for a term to be agreed directly with the Landlord.

Inclusive rent basis is offered; 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 0GJ

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