



Individual fitted office & lab suites available in a range of sizes from 159 - 366 sq ft (14.77 – 34.00 sq m)

In Brief

- Newly refurbished
- Fitted office and lab space
- Shared services Lab
- Shared meeting rooms
- Flexible lease terms

BIO INCUBATOR 181 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 and bar landscaped grounds and access to networking groups.

Unit 181 is well located, close to the Bradfield Centre that has a café and conference facilities.

Description

The Bio Incubator 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 comprehensively refurbished and now includes:

- Fitted offices
- Fitted lab spaces including Bio Safety Cabinets in each lab
- Suspended ceilings
- LED lighting
- Air heating and cooling
- Shared meeting rooms on each floor
- Shared kitchen on each floor
- Cycle racks
- Showers & WC facilities
- Outdoor communal space
- Onsite parking

Shared services lab:

- Freezer Upright -80C
- Autoclave
- Glass washer
- Ice machine
- Combined water purification system



Accommodation

Available Suites from:

Office: 181 – 201 sq ft (16.82 – 18.67 sq m)

Lab: 159 – 366 sq ft (14.77 – 34.00 sq m)

Additional Information

Terms

Flexible lease terms available and standardised simple lease.

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.

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.

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

Enquiries

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01223 559315

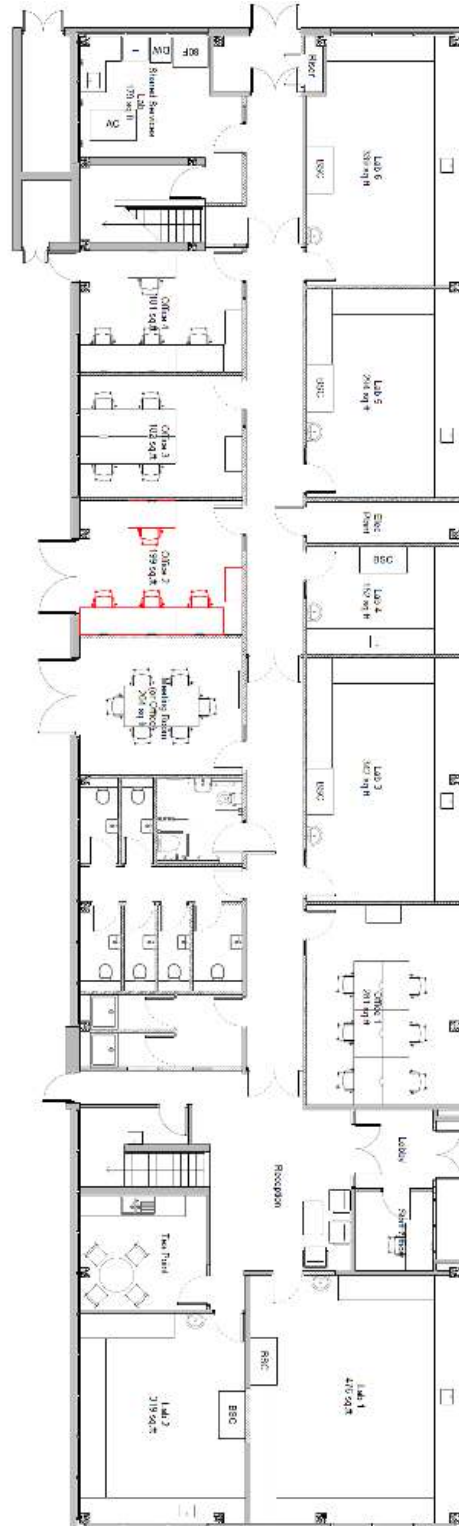
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Ground Floor



Important Notice

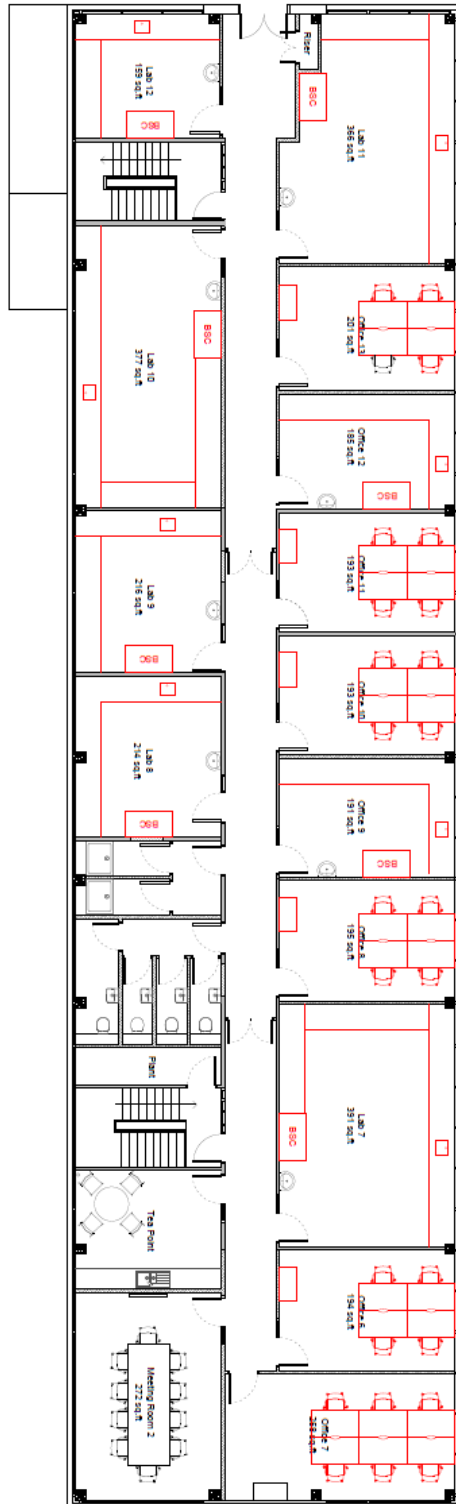
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First Floor



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