



Offices – 9,365 sq ft (870 sq m)

In Brief

- World renowned Cambridge Science Park address
- Comprehensively Refurbished
- Available now

**GROUND FLOOR, UNIT 332, 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 332 Cambridge Science Park provides comprehensively refurbished ground and first floor accommodation and benefits from the following:

- Multi let building
- VRF AC system
- Suspended ceilings
- WC and disabled WC
- Showers
- Car parking spaces – Ratio 1:430sq ft
- Carpeted throughout
- Cycle storage
- Raised floors

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.

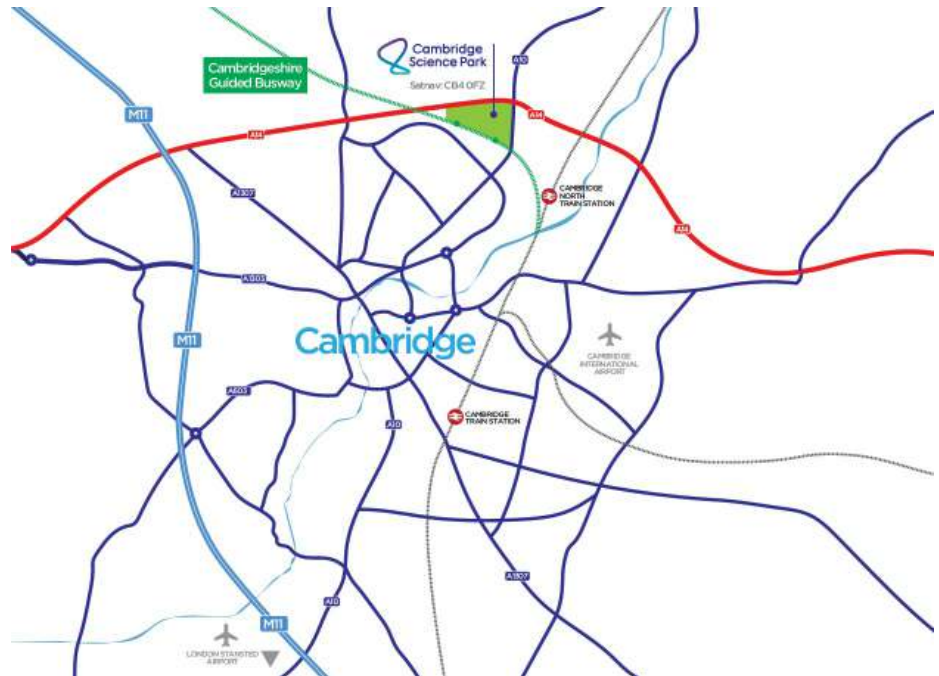
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Accommodation

Ground Floor (GIA) – 9,365 sq ft (870 sq m)

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 0WN

Enquiries

Max Bryan

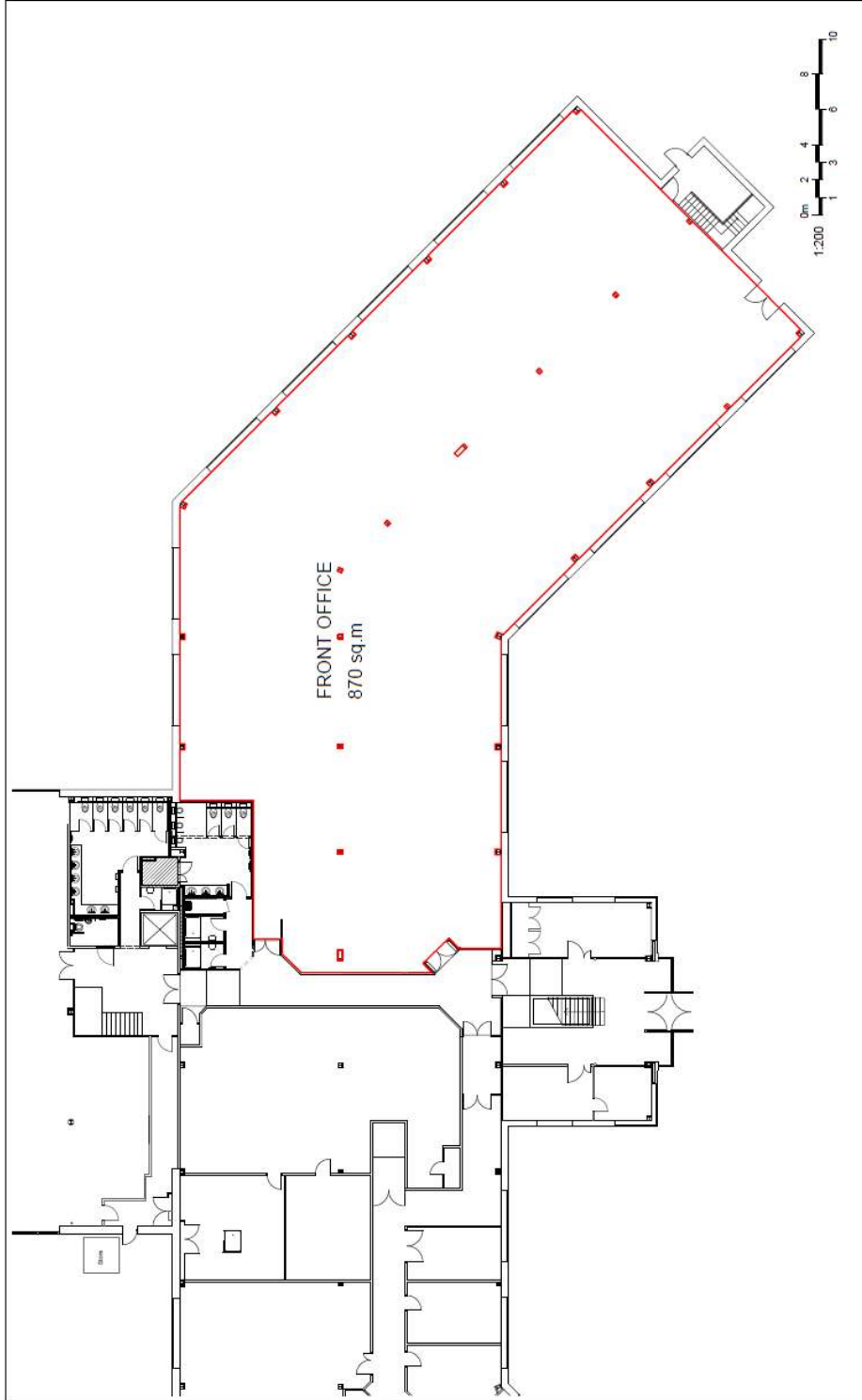
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Project No. **DN-A-0050** **TRAF** **PRELIMINARY**

Scale: 1:200

Project Name: The Master Fellows and Scholars of Trinity College Cambridge
Ground Floor East Wing - 332 Cambridge Science Park
Drawing Title: Proposed Ground Floor - Demise Plan
Discipline: ARCHITECTURE
Date: 15/01/19
Author: PR
Check: PR
Scale: 1:200
Status: PRELIMINARY

NOTES
Do not scale from this drawing, use figured dimensions only.
All dimensions to be checked on site.
All drawings to be read in conjunction with other contract documentation.
Any discrepancies to be reported to the Contract Administrator before any work commences.
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Rev	Date	Description	By	Chk
1	20/01/19	Issue for	PR	PR