

01223 841 841
bidwells.co.uk



Offices – 141 - 634 sq ft (13.09 – 58.9 sq m)

In Brief

- VRF system
- Raised floor
- LED lighting

THE INNOVATION CENTRE, UNIT 321 - 323 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 an acknowledged centre for R&D activity and is home to such occupiers as Napp Pharmaceuticals, Amgen, Broadcom and Citrix. Tenants 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

The Innovation Centre (Unit 321-323) is a ground floor multi let office building on the Cambridge Science Park. The space has recently been refurbished and now includes:

- Suspended ceilings
- LED lighting
- VRF system
- Air heating and cooling
- Carpeted throughout
- Raised floor
- Shared kitchens
- Shared meeting rooms
- Shared WCs
- Shared showers

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.



Accommodation

Available Suites:

- Suite 1: 175 sq ft (5 desks)
- Suite 6: 145 sq ft (3 desks)
- Suite 21: 275 sq ft (6 desks)
- Suite 23: 316 sq ft (6 desks)

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 0WG

Enquiries

Jack Vestey
01223 559315
jack.vestey@bidwells.co.uk

Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

