



**UNIT 154, CAMBRIDGE SCIENCE PARK, MILTON ROAD, CAMBRIDGE
TO LET | OFFICE: 2,500 SQ. FT. (232 SQM.)**


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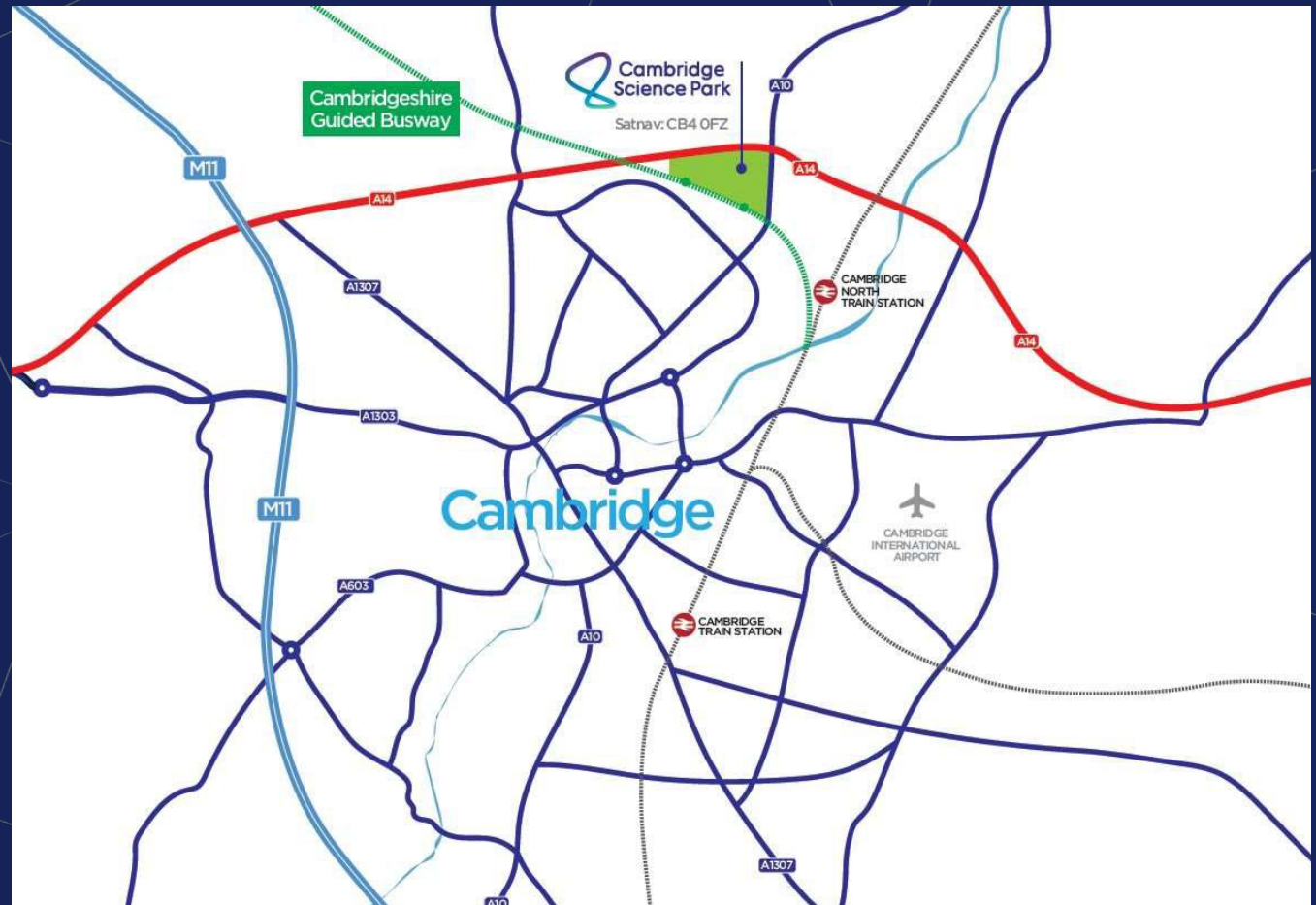
LOCATION

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 1.95 million sq ft of high technology and laboratory buildings. It's home to c. 7000 people at over 130 companies, ranging from exciting startups 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 154 is well located, close to the Trinity and Bradfield Centre that have a café and conference facilities.



SUMMARY



Description

Unit 154 Cambridge Science Park provides single storey accommodation and benefits from the following:

- Open plan office.
- Well fitted meeting room facilities.
- Air conditioning.
- Suspended ceilings.
- WC and disabled WC.
- Kitchenette
- 4 car parking spaces.
- Carpeted throughout.
- Cycle storage.
- Perimeter trunking.

Additional information

Terms

Available by way of a new direct lease with the landlord.

Quoting rent available on application.

Rates

All interested parties are advised to make their own enquiries with South Cambridge District Council on 03450 450 500.

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.

Postcode

CB4 0FZ

ACCOMMODATION

| Description | Sq ft | Sq m |
|-------------|-------|------|
| Unit 154 | 2,500 | 232 |



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GALLERY



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December 2023