



Offices –
Second floor: 5,497 sq ft
First Floor: 11,670 sq ft
Total: 17,167 sq ft

In Brief

- High specification fitted office space
- Generous car parking ratio
- Comfort cooling
- Full access raised floors

**UNIT 406 CAMBRIDGE SCIENCE PARK,
MILTON ROAD, MILTON, 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

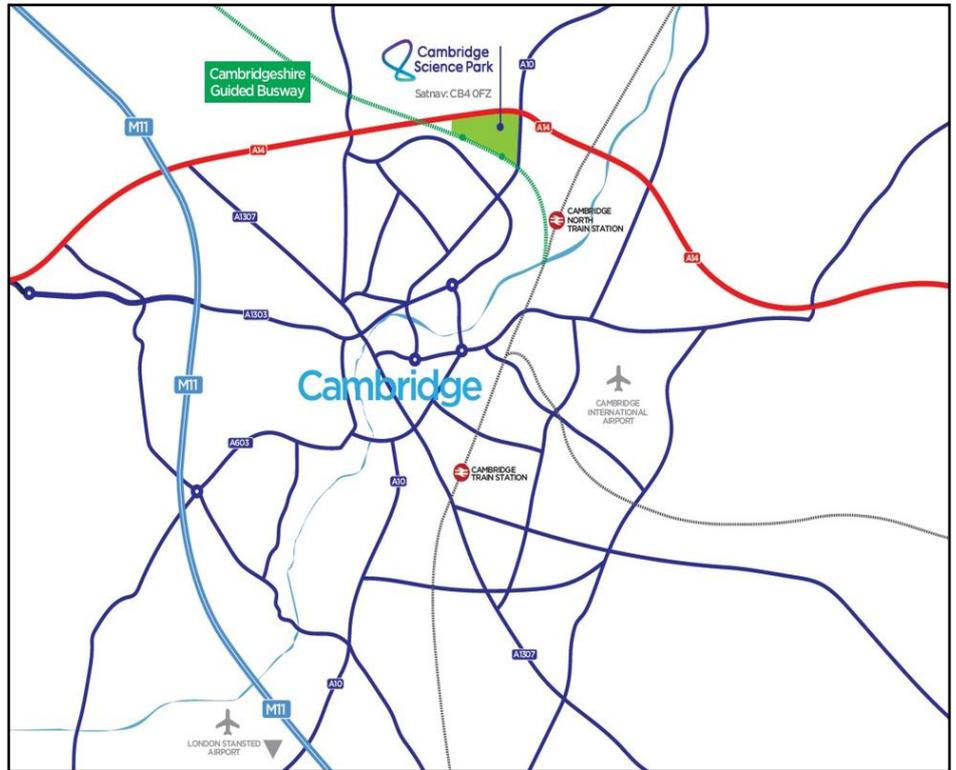
Unit 406 is a high specification office space:

- Full access raised floors
- Suspended ceiling
- Comfort cooling
- WCs on each floor
- Building reception area with seating and passenger lift
- Shower facilities
- Generous car parking ratio
- Bike parking facilities

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

The office has a Net Internal Area of :

Second floor:	5,497 sq ft
First Floor:	11,670 sq ft
Total	17,167 sq ft

Additional Information

Rates

All interested parties are advised to make their own enquiries to Cambridge City Council 01223 457 000.

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

EPC available upon request.

Postcode

CB4 0WW

Enquiries

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