



**UNIT 320 - 329, CAMBRIDGE SCIENCE PARK
CAMBRIDGE, CB4 0FZ**

TO LET | FITTED LABS: 3,272 – 11,624 SQ FT

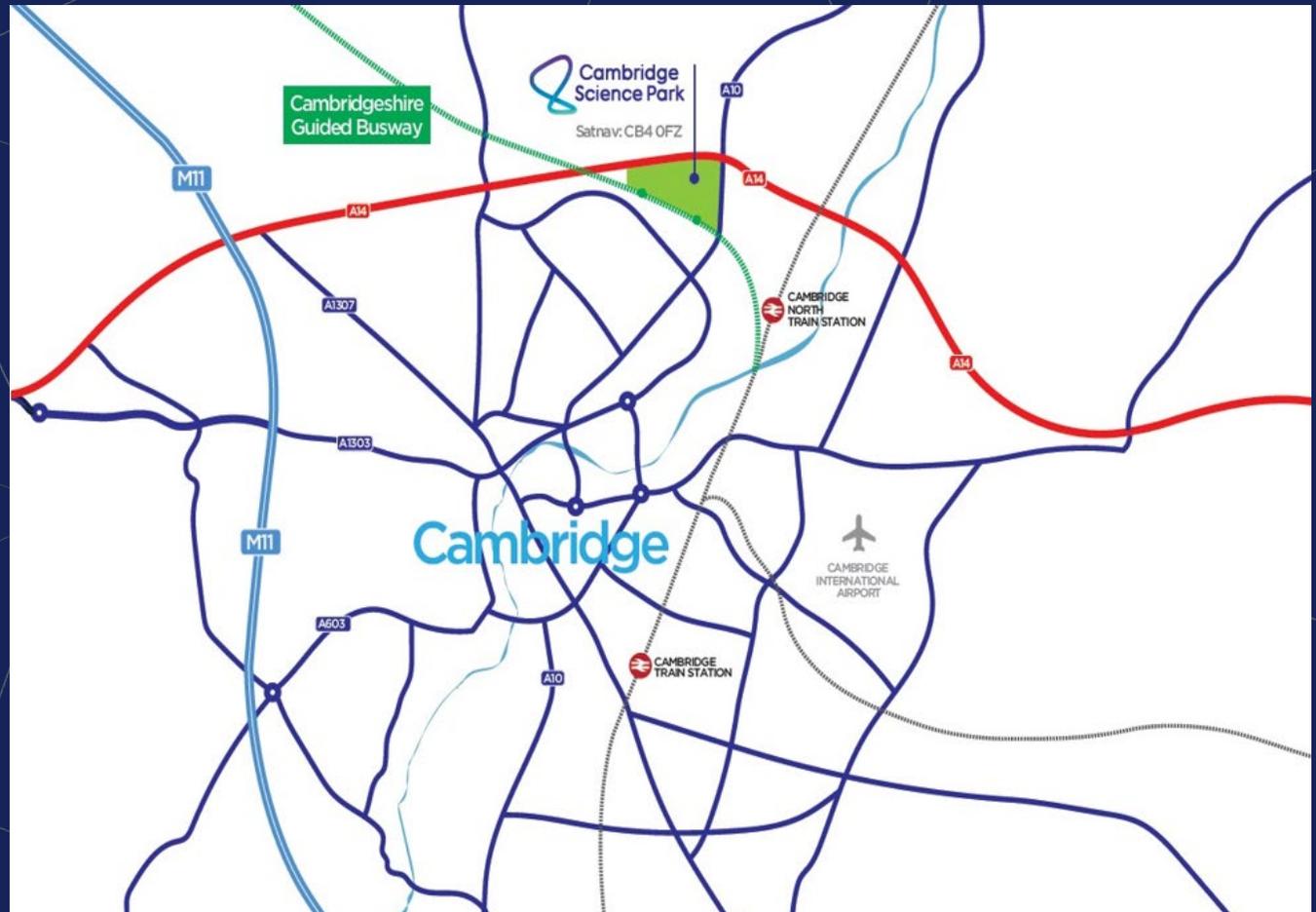


LOCATION

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.



SUMMARY



Description

Unit 320-329 is a multi-let building on the Cambridge Science Park with an Innovation Centre located on the ground floors. Fitted lab suites on the 1st and 2nd floor have been comprehensively refurbished to provide ready to use CL2 lab space with all new building services serving each suite.

Specification includes:

- Fitted CL2 Labs
- New lab benching
- Suspended ceilings
- WCs
- Shower
- Fitted kitchen
- Meeting room
- Open plan office
- Terrace
- Good parking ratio
- Cycle storage
- Raised floor

Additional information

Terms

Available by way of a direct lease with the landlord.

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.

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

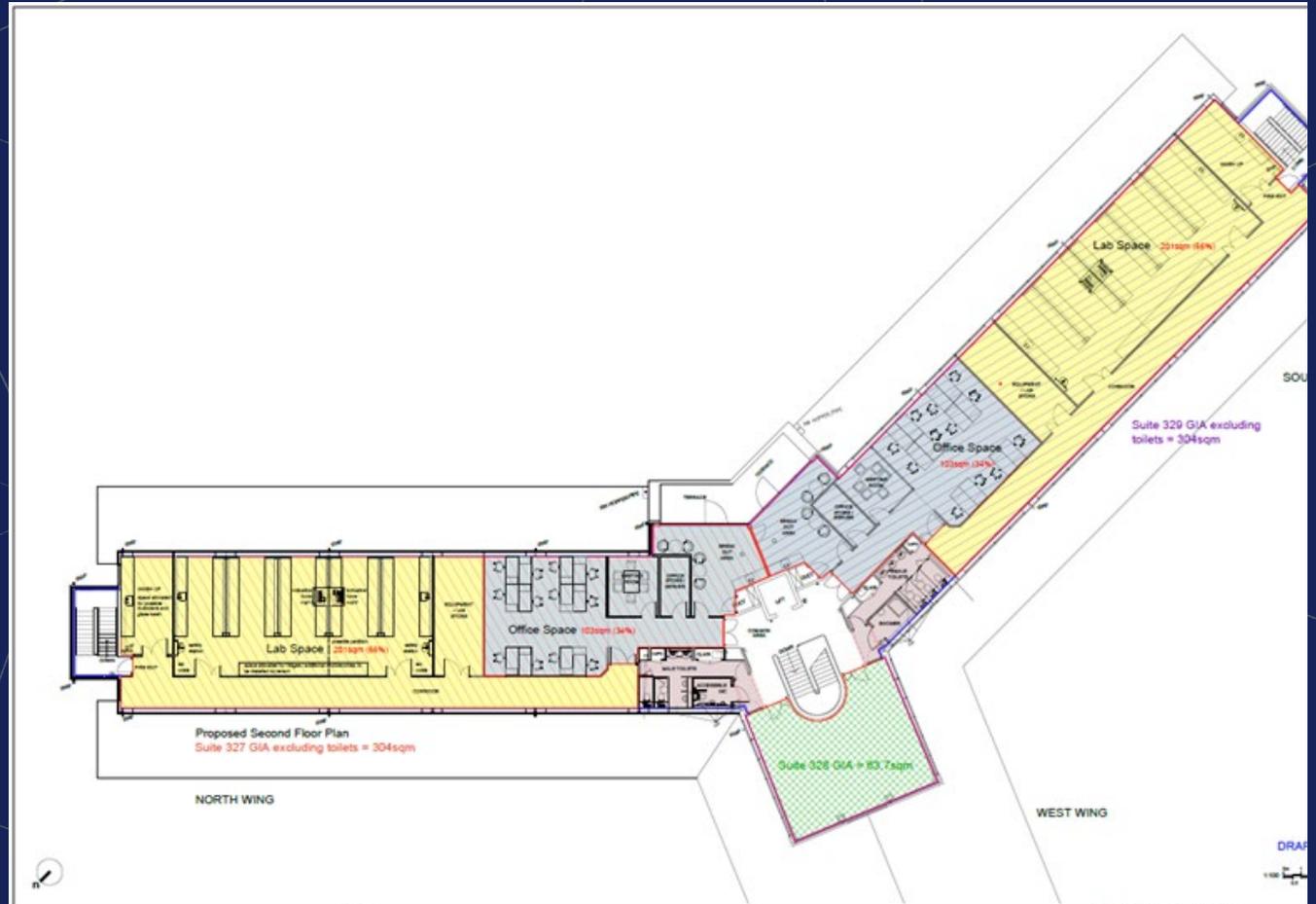
Available upon request.

Postcode

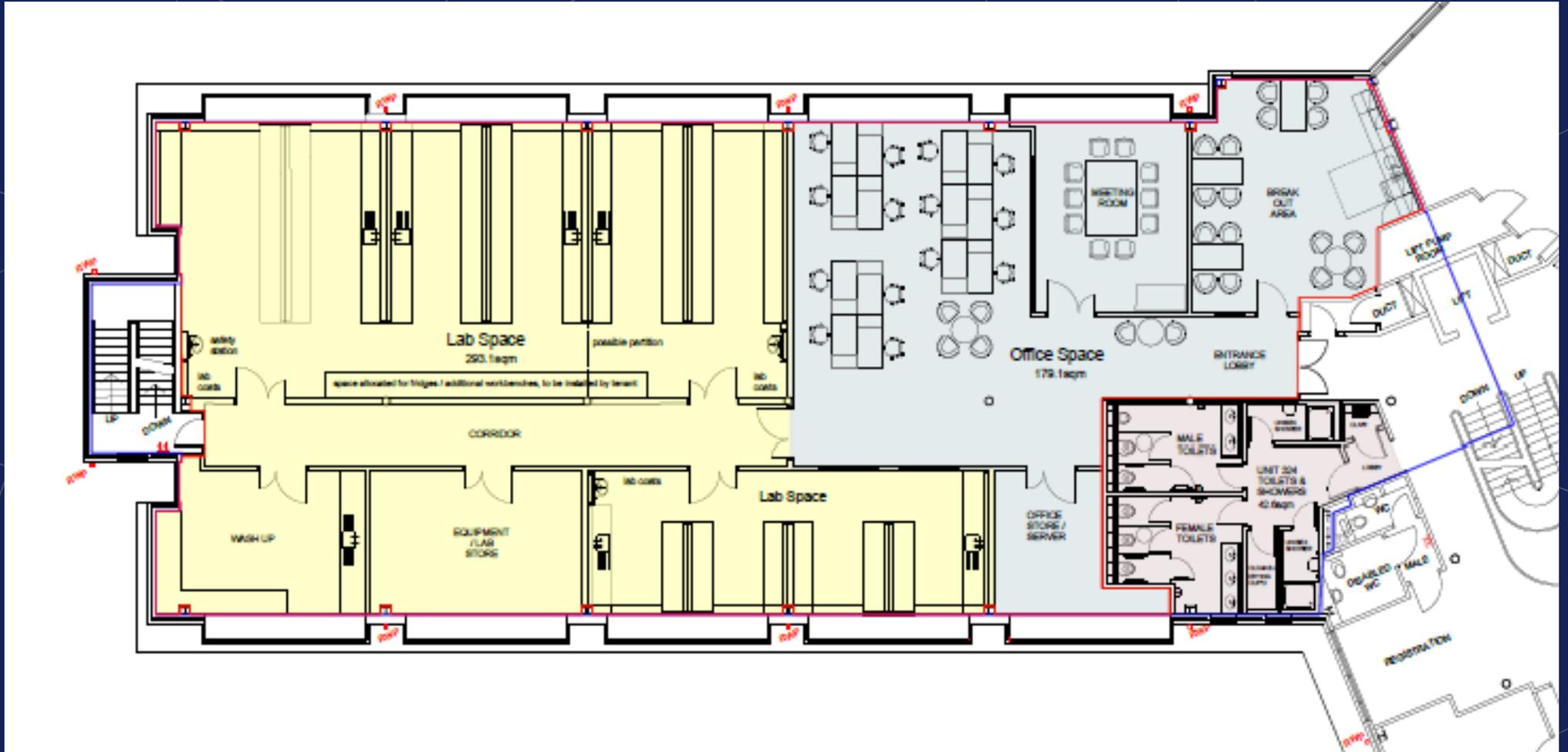
CB4 0FZ

ACCOMMODATION

Description	Sq ft	Sq m
Suite 324	5,080	471.94
Suite 327	3,272	303.97
Suite 329	3,272	303.97



SUITE 324



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GALLERY



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Enquiries

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