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**UNITS 2, 3 & 4, TECHNOPARK, NEWMARKET ROAD, CAMBRIDGE**

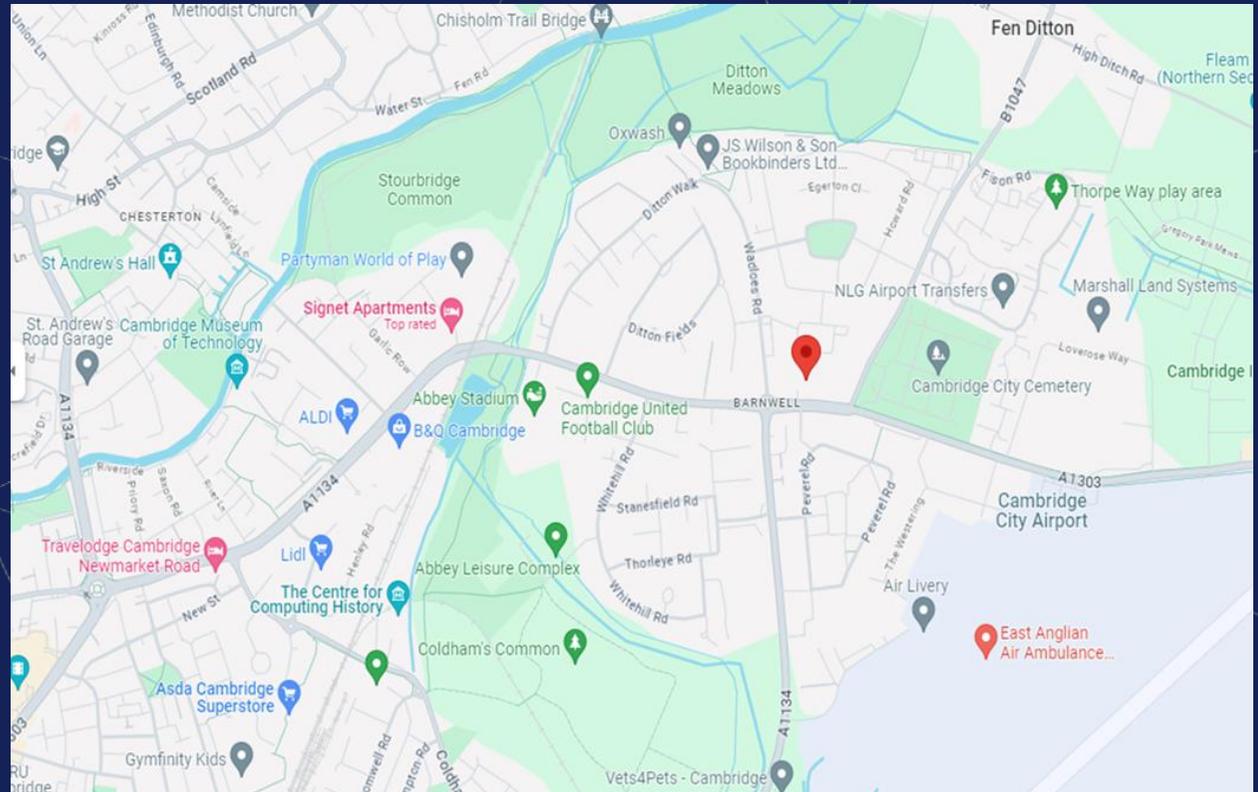
**TO LET | OFFICE & LAB SPACE**

**14,032 SQ FT**



## LOCATION

Cambridge Technopark is located approximately 1 mile to the East of Cambridge city centre on Newmarket Road. The units are located just 2.5 miles from Cambridge train station and 4 miles from Cambridge North station. Both provide fast and frequent links to London Kings Cross (50 minutes) and London Liverpool Street (1 hour 15 minutes). Access onto to the A14 (Junction 35) is approximately 0.5 miles to the east. The Newmarket Road Park and Ride is only 1 mile from Cambridge Technopark, and the Units are strategically located on several bus routes that interconnect throughout Cambridge.



## SUMMARY



### Description

Units 2, 3 & 4 are fitted CL2 Lab and office space. The office has 4 meeting rooms, 1 dedicated kitchen with break out area. 2 separate office rooms along with a sitting room area.

The Lab space is divided into various CL2 functions such as Media Lab, Analytical Lab and Bioprocess Lab space.

### Specification includes:

- 9 separate versatile lab spaces.
- Primary Cell Culture lab.
- Store room.
- Freezer room.
- Cold room.
- Primary room.
- Wash up room.
- Dark room.
- Pilot plant.
- Ramped access in and out.
- Mezzanine plant area.
- Atex room.

The unit also benefits from; Type 1 Water, Gas Generation system, ducted fume hood, floor drainage and ceiling power sockets.

### Additional information

#### Terms

The property is available by way of an assignment of the existing lease. The expiry of the existing lease is 24<sup>th</sup> June 2031.

#### Rates

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

#### Legal costs

All parties to bear their own legal costs.

#### Value Added Tax

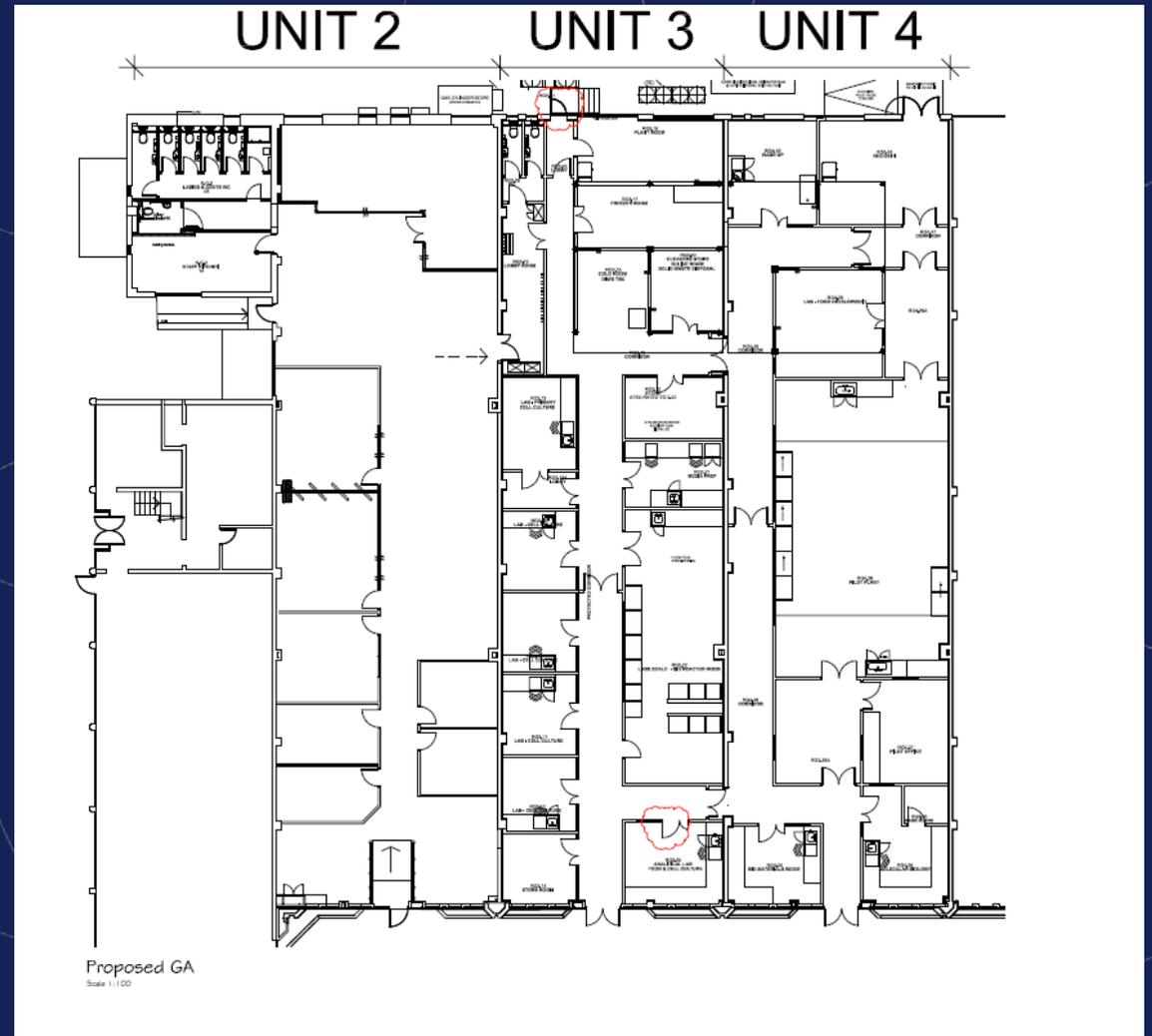
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

Certificate available upon request.

# ACCOMMODATION

Description	Sq ft
Units 2, 3 & 4	14,032



# GALLERY



## GALLERY



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## Enquiries

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