



**Unit 326, Cambridge Science Park,
Milton Road, Cambridge CB4 0WG**

To Let

First floor office suite, 5,242 sq ft (487 sq m)

- Premier Science Park location
- Self-contained office suite
- Recently fitted to provide good quality accommodation
- Access to Guided Busway, cycle paths, A14 & Cambridge North rail station



Situation

Cambridge Science Park is 2 miles from Cambridge city centre, strategically located between junctions 32 and 33 of the A14 on the northern fringe of the city and just 3 miles east of the M11 (J34). The Cambridge Guided Busway and adjoining cycle way run alongside the Park providing access to the city centre.

Cambridge North rail station is less than a mile away and easily accessible by foot, cycle or car. Amenities on the Park include a childcare day nursery, cafes, gym, cycle repairs and a new Village hotel is proposed at the front of the Park.

Description

Unit 326 provides a self-contained first floor suite within a modern multi let office building. The offices have only recently been redecorated, recarpeted and fitted out and provide good quality accommodation with front reception, 48 workstations in the open plan areas, 9 meeting rooms, a comms room with supplementary cooling, and a staff kitchen and breakout room. Fittings and furniture are available with the suite by arrangement. Male & female WCs are included within the tenant demise.

Amenities

- Air conditioning
- Raised floor
- Suspended ceilings & recessed lighting
- Excellent natural light
- Shower facilities
- Passenger lift
- Car parking and cycle provision
- 24 hour access.

Net internal area 5,242 sq ft (487 sq m)

Business Rates

Rateable value £117,000. Interested parties are advised to make their own enquiries with South Cambs District Council.

Terms

The suite is available by assignment or subletting on a lease expiring in July 2024. Further details on application.

EPC

D82 Details on application.

Viewing and further information: please contact

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