



**205 CAMBRIDGE SCIENCE PARK, PART GROUND  
AND FIRST FLOORS, CAMBRIDGE, CB4 0FZ**

**TO LET | OFFICE: 2,065 - 6,964 SQ FT (191.8 - 647 SQ M)**

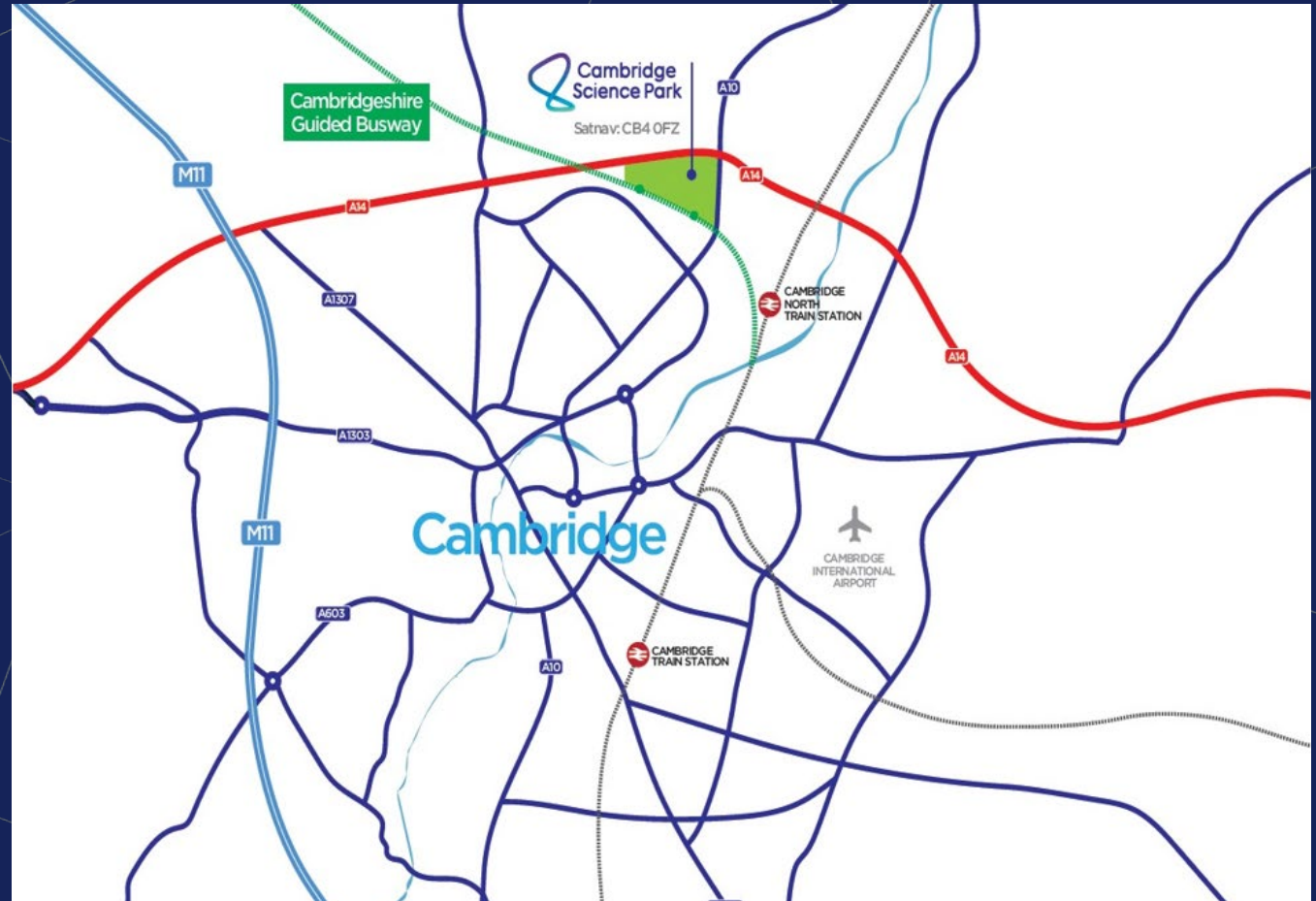


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## LOCATION

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 an acknowledged centre for R&D activity and is home to such occupiers as Napp Pharmaceuticals, Amgen, Broadcom, Huawei and Citrix. Tenants have the benefit of an onsite café at the Central Working run Bradfield Centre, on-site childcare nursery, fitness centre, catering and conference facilities, restaurant and bar, landscaped grounds and access to networking groups.



## SUMMARY

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### Description

205 Cambridge Science Park was comprehensively refurbished in 2015 and provides office accommodation over part ground and first floors to include:

### Specification includes:

- Full Tenant fit out
- Air conditioning
- Raised floors
- Kitchen with break out area
- Meeting rooms
- Board room
- Electrical lab with vinyl floor
- Shower facilities
- Parking at 1 space per 430 sq ft

### Additional information

#### Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

#### Rates

All interested parties are advised to make their own enquiries of 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

Available upon request.

#### Postcode

CB4 0FZ

## ACCOMMODATION

Description	Sq ft	Sq m
Part Ground Floor (NIA)	2,065	191.8
First Floor (NIA)	4,899	455.1
<b>TOTAL (NIA)</b>	<b>6,964</b>	<b>647</b>



GROUND FLOOR



FIRST FLOOR

01223 841 841  
bidwells.co.uk



## GALLERY



01223 841 841  
bidwells.co.uk



## Enquiries

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