



**THE BIO INCUBATOR, 181 CAMBRIDGE SCIENCE PARK  
CAMBRIDGE, CB4 0GJ**

**TO LET | OFFICE & LAB SUITES FROM: 191 – 1,390 SQ FT**

  
**BIDWELLS**

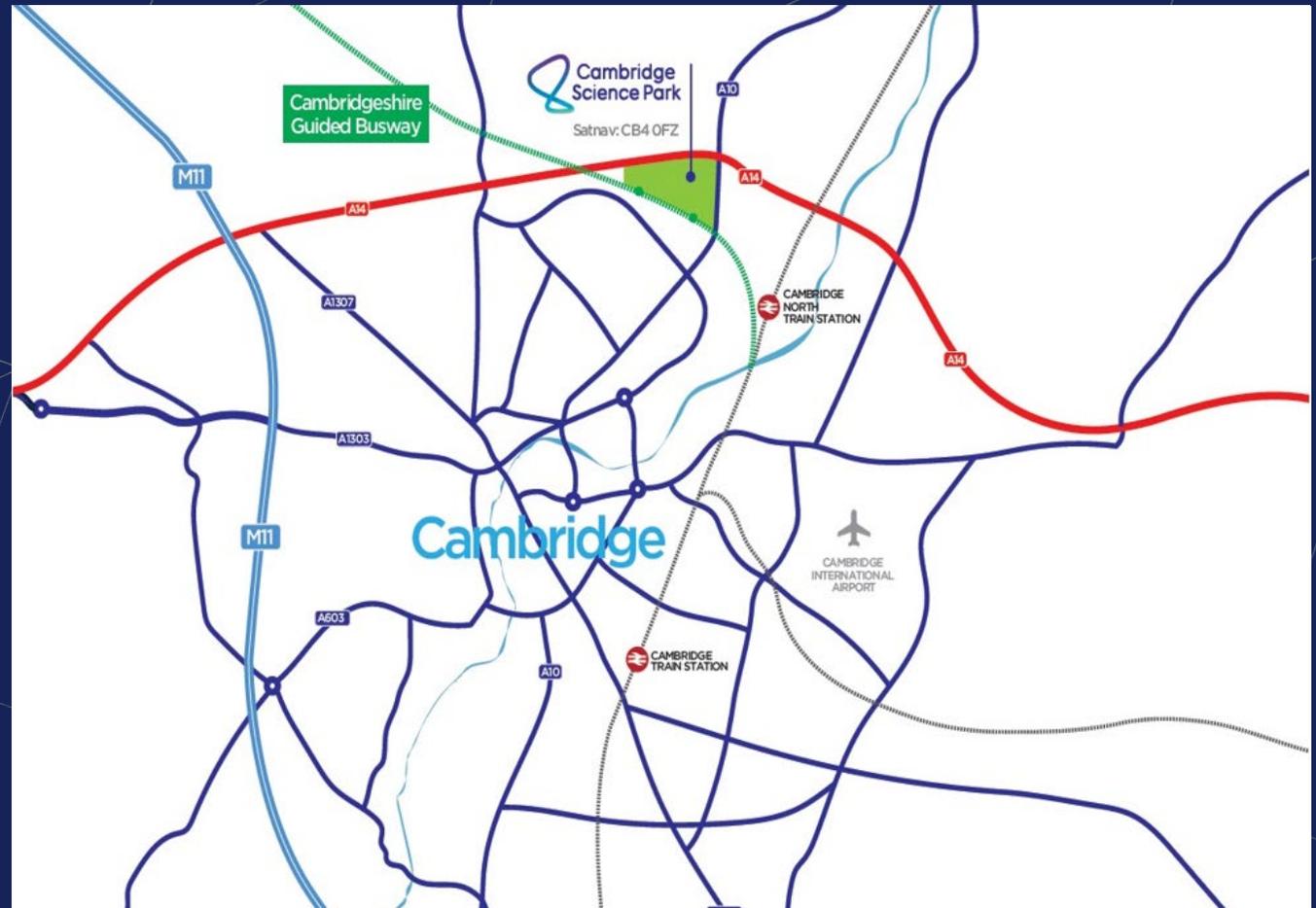
## LOCATION

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.

Unit 181 is well located, close to the Bradfield Centre that has a café and conference facilities.



## SUMMARY

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### Description

The Bio Incubator is a two storey, multi let laboratory and office building providing fitted spaces for business to establish and grow. The building provides private demised suites for occupiers but with additional shared facilities for use by all occupiers in the building. The space has been recently comprehensively refurbished

### Specification includes:

- Fitted offices
- Fitted labs including Bio Safety Cabinets
- Suspended ceilings
- LED lighting
- Air heating and cooling
- Shared meeting rooms on each floor
- Shared kitchen on each floor
- Cycle racks
- Showers & WC facilities
- Outdoor communal space
- Onsite parking

### Shared services lab:

- Freezer Upright -80C
- Autoclave
- Ice machine
- Combined water purification system

### Additional information

#### Terms

Flexible lease terms available and standardised simple lease.

A new lease is available for a term to be agreed directly with the Landlord.

Inclusive rent basis is offered; 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. Some of the offices and lab sizes will be below the threshold where rates are payable.

#### 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 0GJ

## ACCOMMODATION

### Available Suites – register for waiting list

Description	Sq ft	Sq m
Office 2	199	18.48
Office 10	193	17.93
Lab 8	214	19.88
Lab 9	216	20.06
Lab 10	377	35.02
Lab 14	191	17.74

### Ground Floor



### First Floor



01223 841 841  
bidwells.co.uk



## GALLERY



01223 841 841  
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## Enquiries

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