



**THE INNOVATION CENTRE, 321 – 323 CAMBRIDGE SCIENCE PARK
CAMBRIDGE, CB4 0WG**

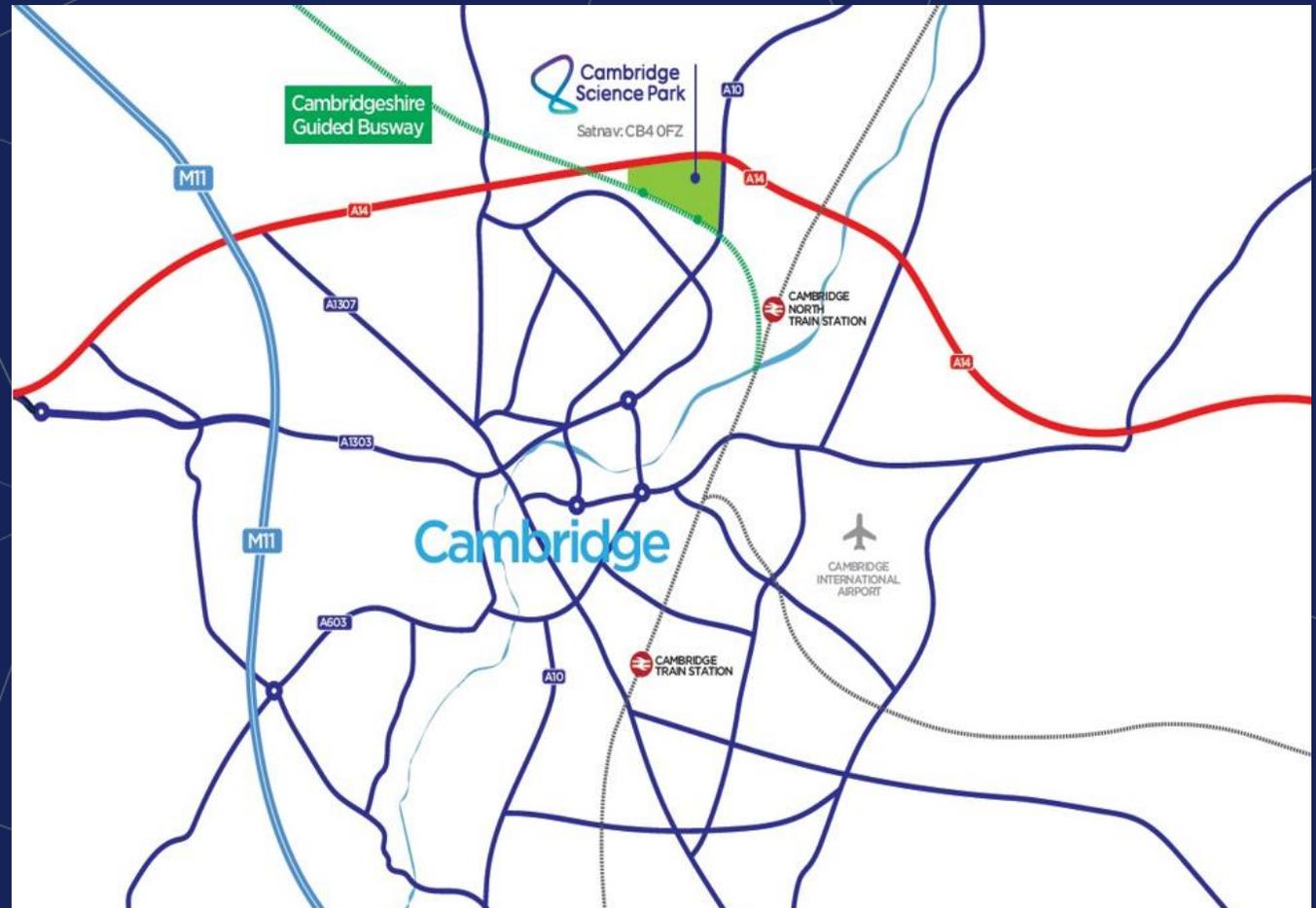
TO LET | FLEXIBLE FURNISHED OFFICES


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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 and Citrix. Tenants 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

The Innovation Centre (Unit 321-323) is a ground floor multi let office building on the Cambridge Science Park. The space has recently been refurbished and now includes:

Specification includes:

- Suspended ceilings
- LED lighting
- VRF system
- Air heating and cooling
- Carpeted throughout
- Raised floor
- Shared kitchens
- Shared meeting rooms
- Shared WCs
- Shared showers

Additional information

Terms

A new flexible month to month tenancy is available for a term to be agreed directly 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.

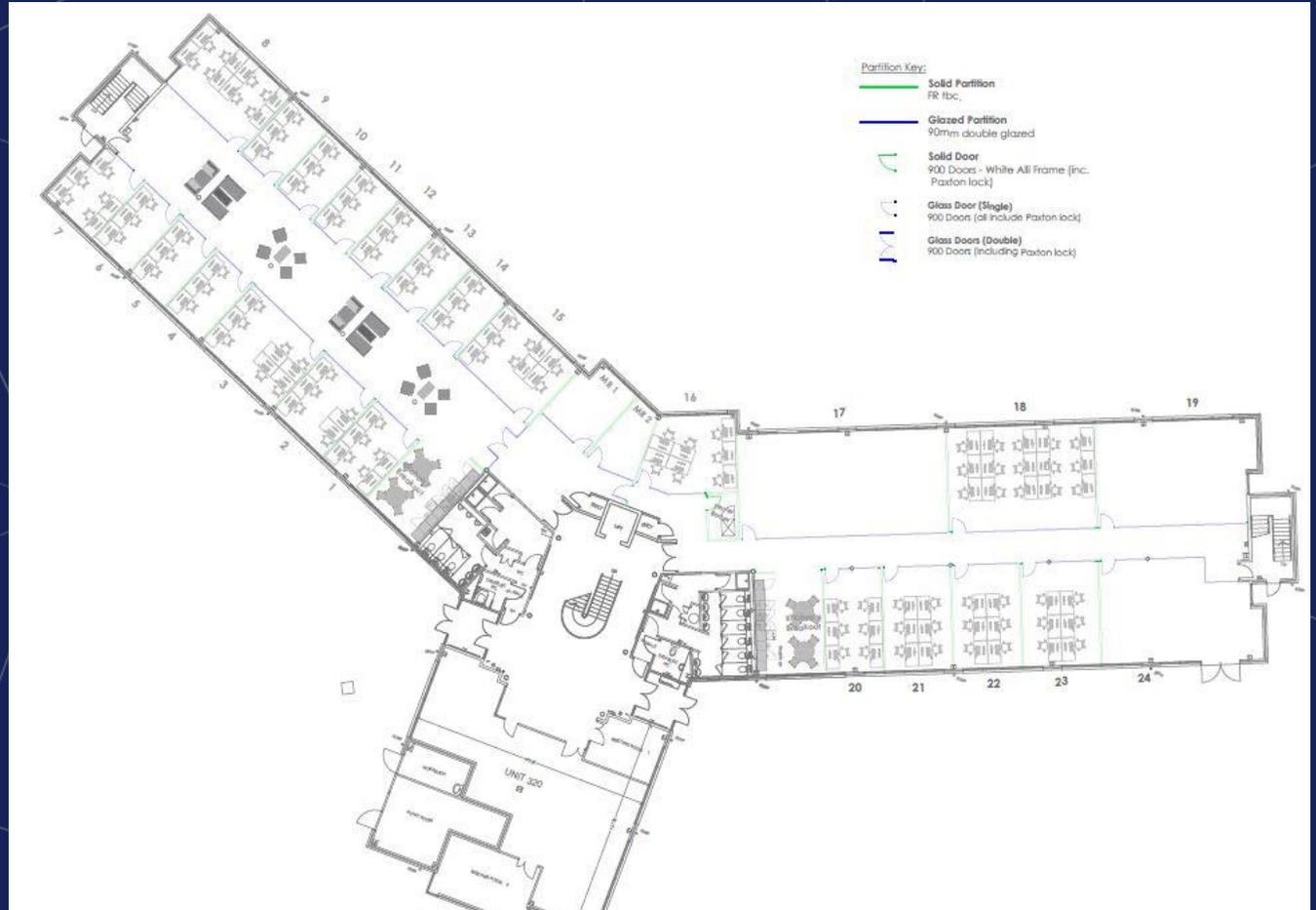
Postcode

CB4 0WG

ACCOMMODATION

Available Suites

Description	Sq ft	Sq m
Suite 1	175	16.26
Suite 6	145	13.47
Suite 12	141	13.09
Suite 16	266	24.71



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GALLERY



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Enquiries

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