



**GROUND FLOOR, UNIT 332 CAMBRIDGE SCIENCE PARK
CAMBRIDGE, CB4 0WN**

TO LET | OFFICES: 9,047 SQ FT (840.47 SQ M)



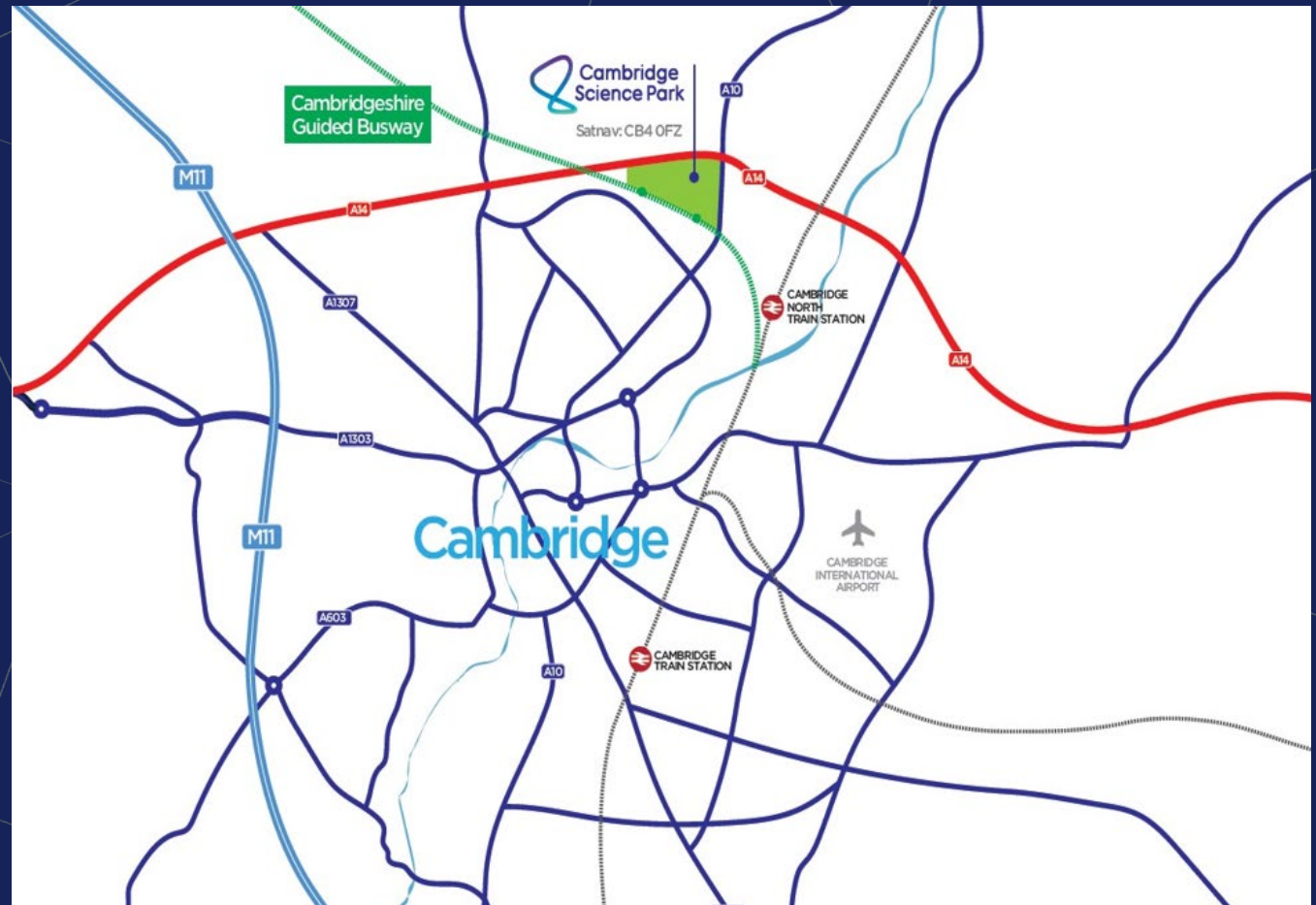
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LOCATION

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 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.



SUMMARY



Description

332 Cambridge Science Park provides comprehensively refurbished ground floor accommodation.

Specification includes:

- Multi let building
- VRF AC system
- Suspended ceilings
- WC and disabled WC
- Showers
- Car parking spaces – Ratio 1:430sq ft
- Carpeted throughout
- Cycle storage
- Raised floors

Additional information

Terms

A new Lease 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.

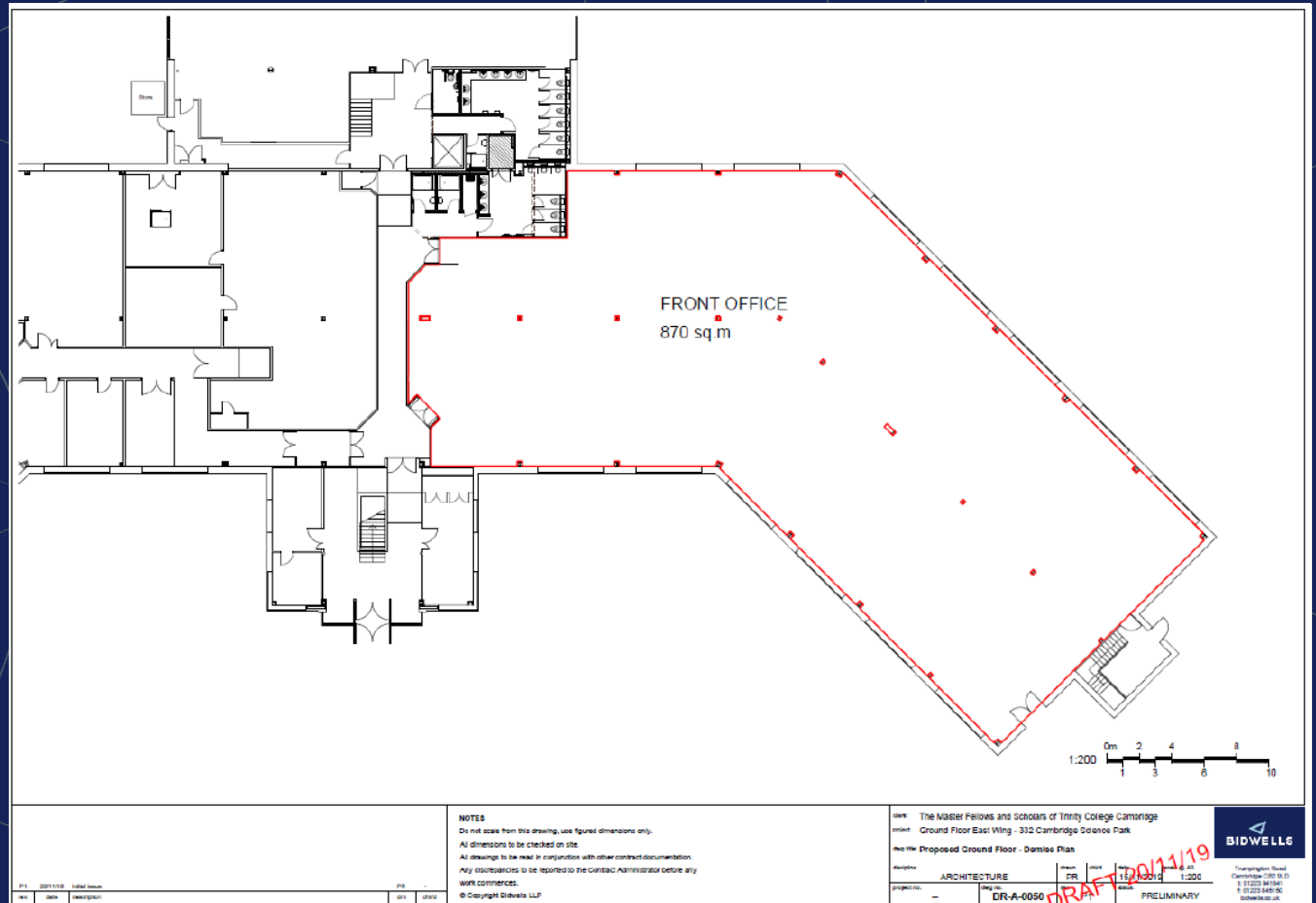
Postcode

CB4 0WN

ACCOMMODATION

Part ground floor (GIA)

Description	Sq ft	Sq m
Part Ground Floor	9,047	840.47



GALLERY



01223 841 841
bidwells.co.uk



Enquiries

Max Bryan

07793 808 114

Max.bryan@bidwells.co.uk

Tamarah Keir

07442 668 105

Tamarah.keir@bidwells.co.uk

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