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**UNIT 7, TECHNOPARK, NEWMARKET ROAD, CAMBRIDGE, CB5 8PB**

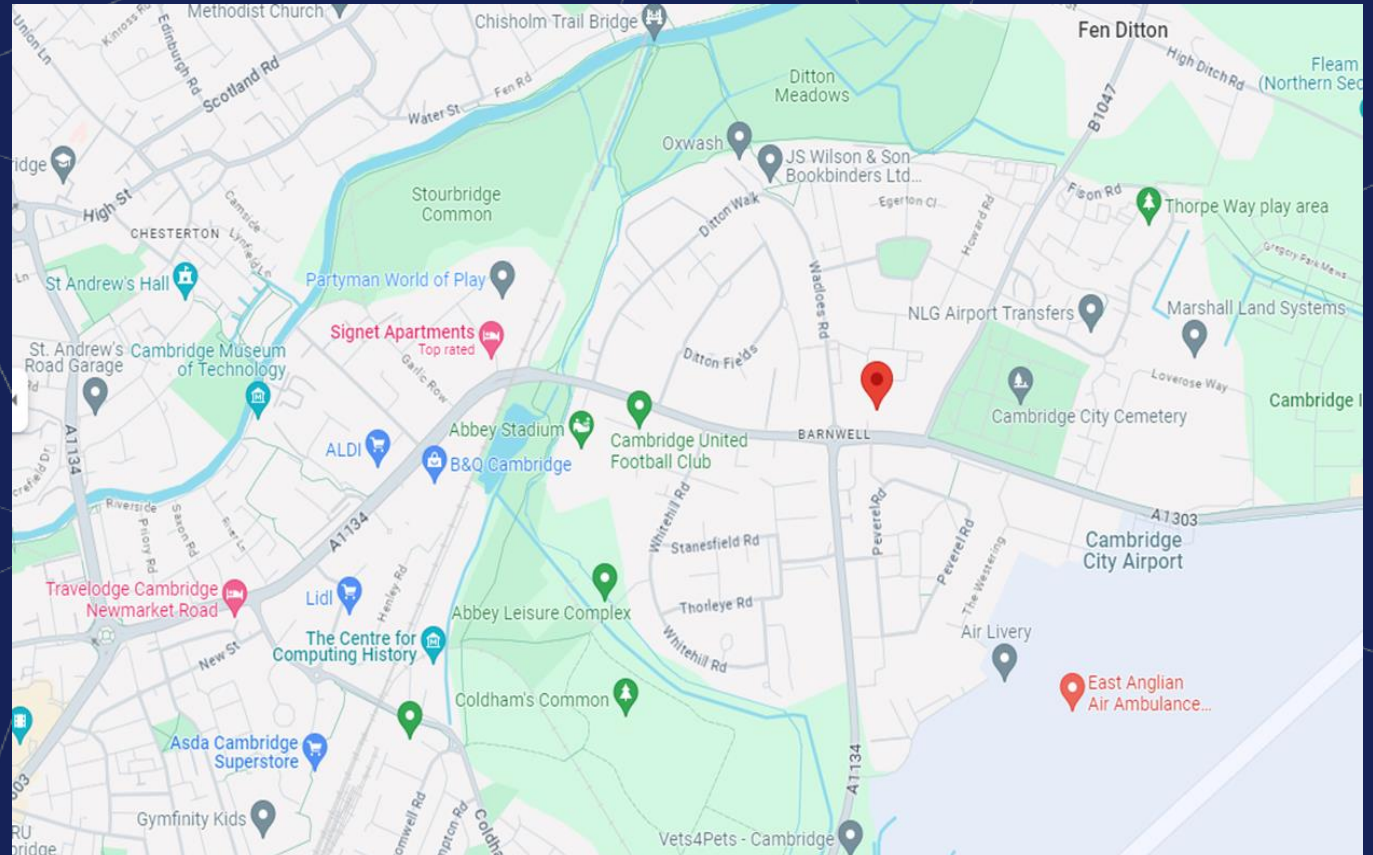
**TO LET | OFFICE AND LAB: 5,677 SQ FT**

  
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## LOCATION

Cambridge Technopark is located approximately 1 mile to the East of Cambridge city centre on Newmarket Road. The units are located just 2.5 miles from Cambridge train station and 4 miles from Cambridge North station. Both provide fast and frequent links to London Kings Cross (50 minutes) and London Liverpool Street (1 hour 15 minutes). Access onto to the A14 (Junction 35) is approximately 0.5 miles to the east. The Newmarket Road Park and Ride is only 1 mile from Cambridge Technopark, and the Units are strategically located on several bus routes that interconnect throughout Cambridge.



## SUMMARY



### Description

**Unit 7 is fitted as dry lab and office space. Offering office layouts, meeting room space and a kitchen / breakout area.**

- Own dedicated front entrance
- Fitted lab space
- Meeting rooms
- Own kitchen / break out space
- Air conditioning
- Double doors to the rear
- VRF system
- Suspended ceiling's
- Perimeter trunking
- Male and female WC's
- Disabled WC
- Parking: 9 spaces
- Communal cycle parking

### Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

### Additional information

#### Rates

All interested parties are advised to make their own enquiries to 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

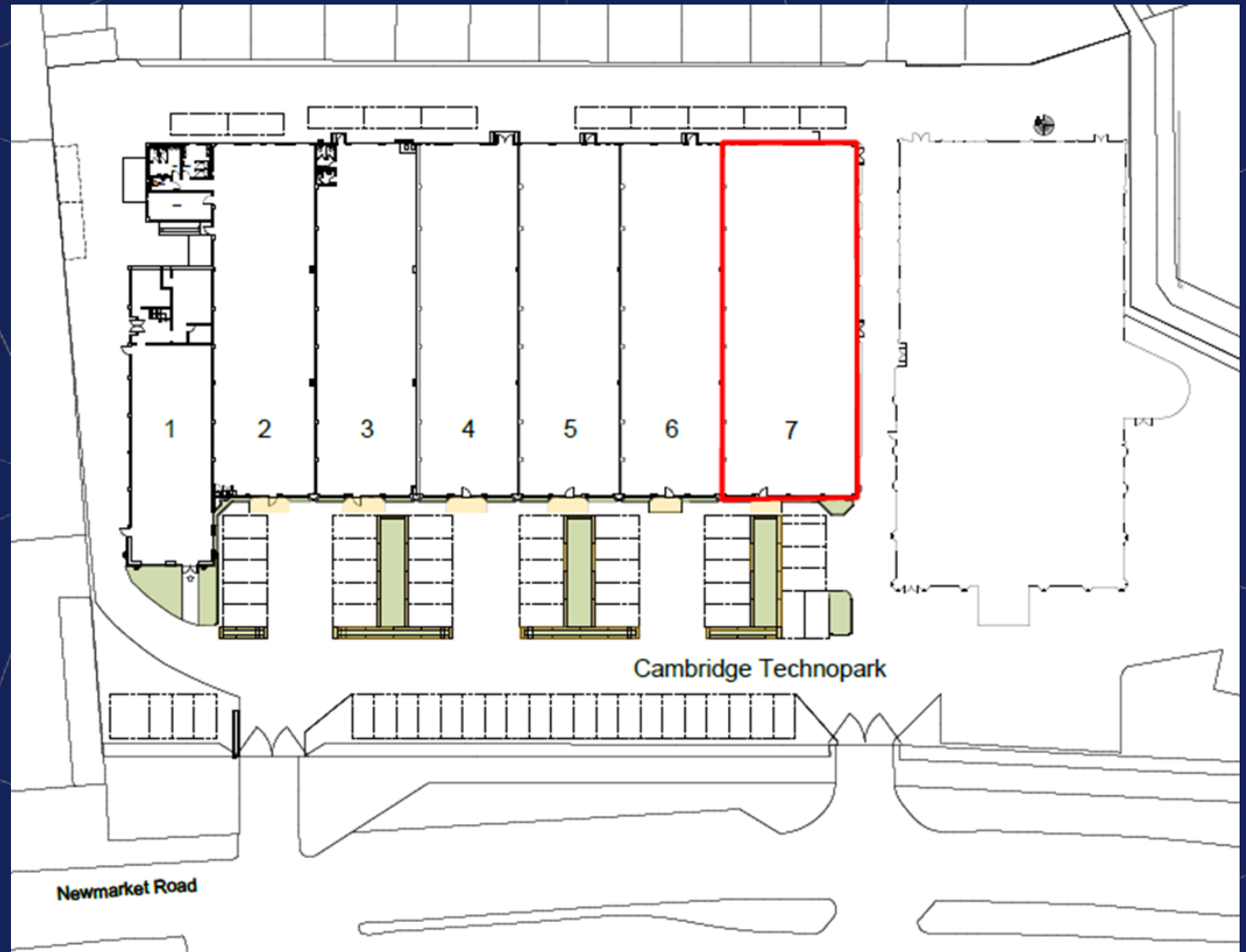
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#### Postcode

CB5 8PB

## ACCOMMODATION

Description	Sq Ft
Unit 7	5,677
<b>TOTAL</b>	<b>5,677</b>





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## GALLERY

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## GALLERY



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## Enquiries

**George Craig**  
07779 770902  
[George.craig@bidwells.co.uk](mailto:George.craig@bidwells.co.uk)

**Charlie Percival**  
07769 385223  
[Charlie.percival@bidwells.co.uk](mailto:Charlie.percival@bidwells.co.uk)



Adrian Morris or Mark Johnson

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