



**OFFICE AND R&D SPACE, MELBOURN SCIENCE PARK, MELBOURN, SG8 6EE  
TO LET | OFFICES AND LABS: SIZES FROM 660 – 20,816 SQ. FT.**

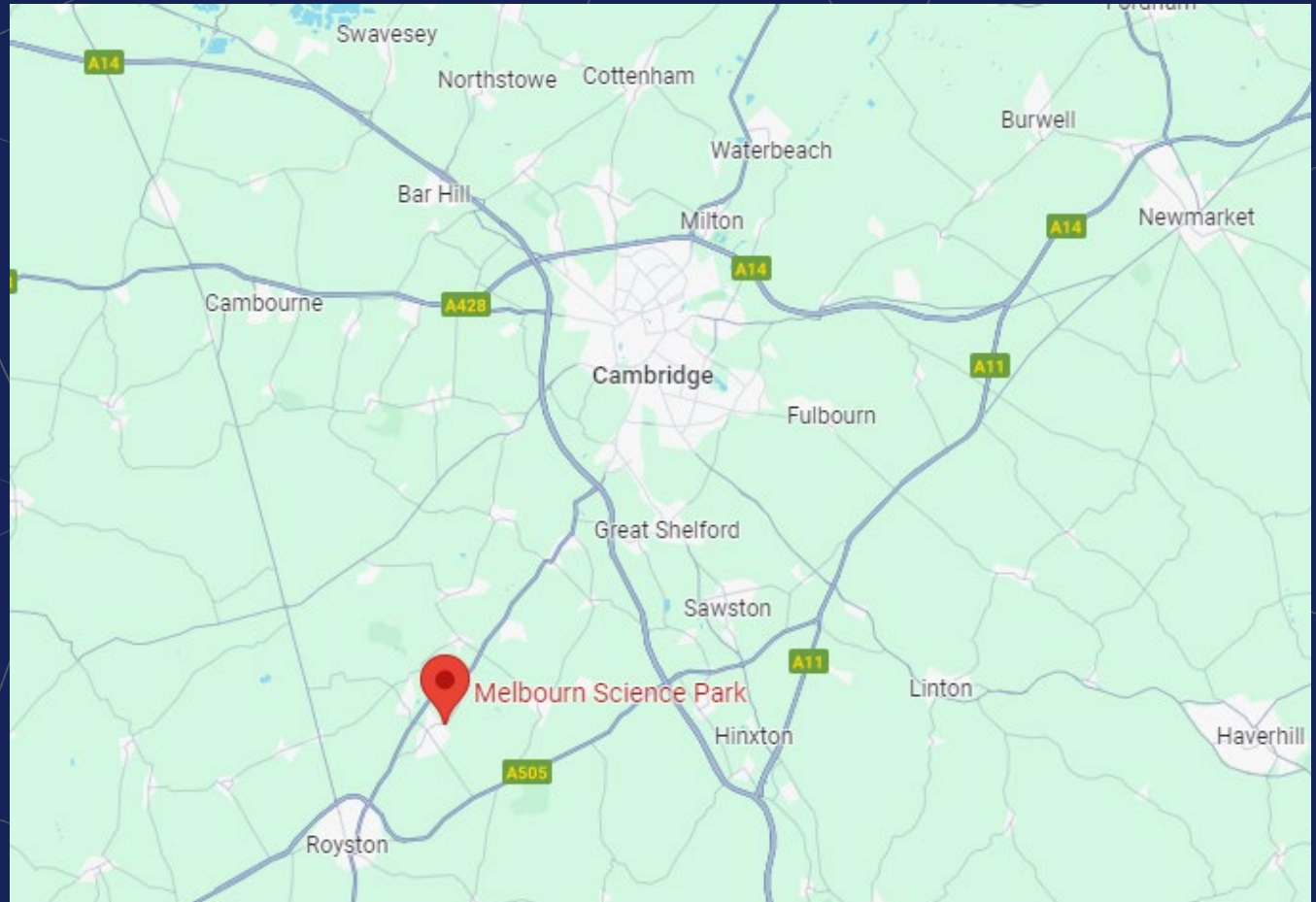
  
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## LOCATION

Melbourn Science Park sits at the heart of the fast-growing life science cluster to the south of Cambridge. The city of Cambridge is 9 miles to the north east of Melbourn. With Royston Station only 3 miles away this provides a 38 minute train direct to the life science cluster at Kings Cross and the Francis Crick Institute. A 25 minute drive to the south west is Stevenage a home to a rapidly expanding cluster in gene and cell therapy. Junction 9 of the A1 (M) is 14 miles to the south west and offers extensive transports links to the north of the country and Greater London.

Melbourn Science Park is an attractive Science park due to it being in a rural location and within close proximity to a village with 5,000 inhabitants.



## SUMMARY



Block G Ground Floor

### Description

The three properties available at Melbourn Science Park can be taken as a whole or in part, they are Ash House, H Block and G Block.

There are 9 buildings across the park and 750 car parking spaces. The three buildings being offered to lease all provide laboratory and office space.

### Specification includes:

- Nearby to junction 11, M11
- Good car parking
- Close proximity to Melbourn Village
- High ceiling
- Meeting rooms
- Kitchen
- Carpeted and vinyl flooring
- Air conditioning
- Lab space
- Office space

### Additional information

#### Terms

The accommodation is available by way of a new lease for a term to be agreed. Rent available on application.

A1 and A2, Ash House are available by way of an assignment.

#### Rates

All interested parties are advised to make their own enquiries to South Cambridgeshire District Council on 0345 045 0500.

#### 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

SG8 6EE

## ACCOMMODATION

Description	Sq ft
<b>G Block</b>	
G1 First floor	672
G2 Ground	1,610
G2 First floor	1,110
G6 Ground	1,213
G6 First	660
<b>H Block</b>	
H1 Ground	1,468
H1 First	917
H2 Ground	1,965
H2 First	1,227
H3 First	1,829
<b>Ash House</b>	
A1 Ground	1,936
A1 First	1,255
A2 Ground	2,016
A2 First	1,490
A3 Ground	1,490
A3 First	1,974



Block G Ground Floor



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## GALLERY



Block G Upper Floor

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## GALLERY

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Block H



Block H, Garden Room



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## Enquiries

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