

EAST WING | GROUND FLOOR

# 332 CAMBRIDGE SCIENCE PARK

MILTON ROAD | CAMBRIDGE | CB4 0WN



# LOCATION

Cambridge Science Park is located just 2 miles north from Cambridge city centre along Milton Road.

Cambridge Science Park benefits from excellent transport links, lying between Junctions 32 and 33 of the A14 to the north, 3 miles east of Junction 14 of the M11 and 35 miles north of Stansted International Airport.

The recently opened Cambridge North rail station is a 10 minute walk away, providing frequent connections to London Kings Cross and London Liverpool Street.

Founded by Trinity College, Cambridge Science Park is an internationally renowned centre for Research & Development and Technology activity and houses occupiers including the University of Cambridge, AstraZeneca, DisplayLink (UK) Ltd, Huawei, Philips Research, Ricardo, Toshiba Research, Dassault Systèmes and Napp Pharmaceuticals.

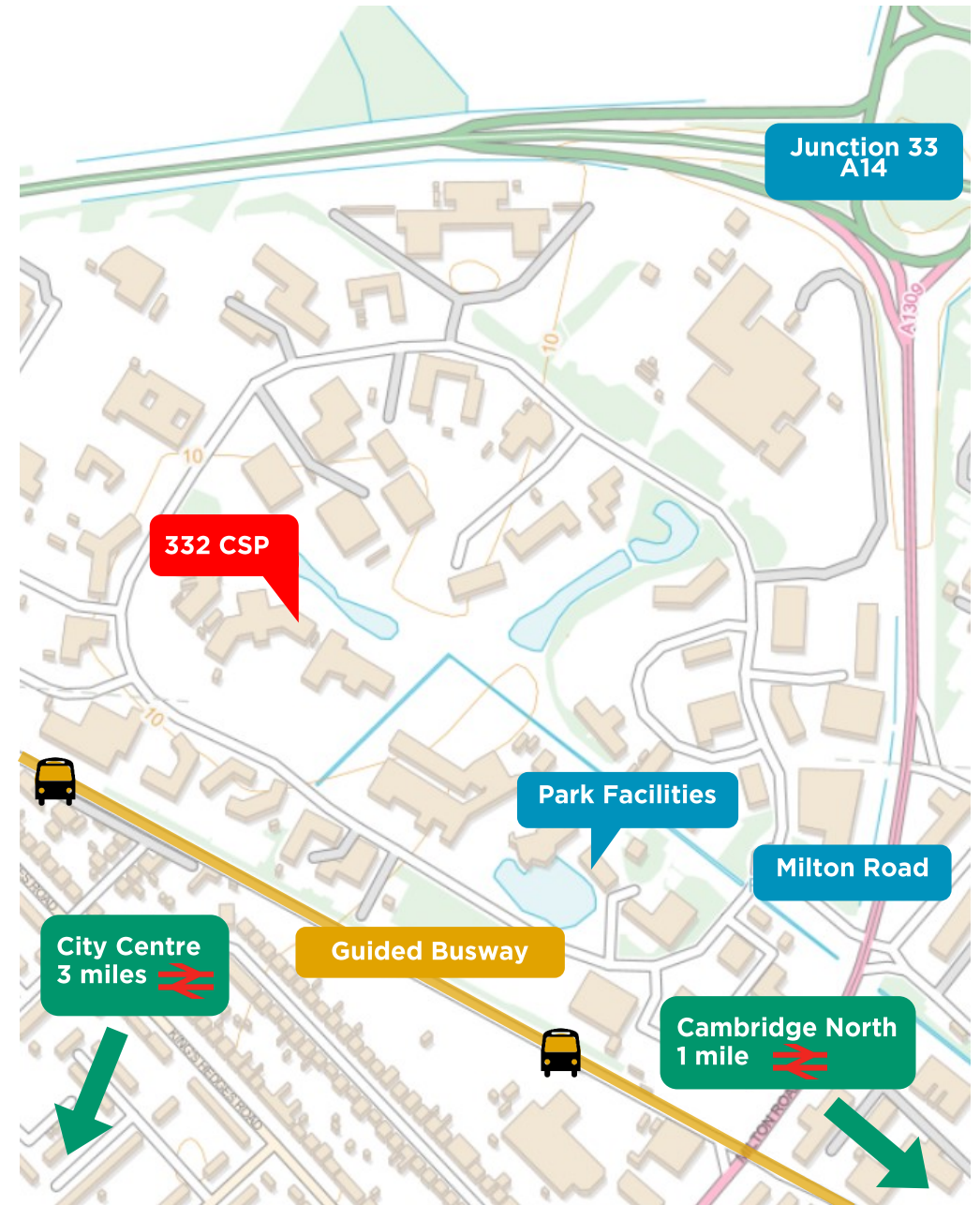
Occupiers within the Science Park benefit from on-site amenities including a day-care nursery, conference facilities and a restaurant / bar. There is also a fitness centre with squash court on site, as well as well-landscaped grounds and access to similar companies, providing networking opportunities.

# SITUATION

332 Cambridge Science Park is located to the north western end of the park , with the first floor meeting rooms benefitting from views of the lake.

The Trinity Centre is just a short walk away and offers conference facilities, a Bright Horizons nursery, a gym and a restaurant / bar which can be used by all Science Park residents.

The new Bradfield Centre is a short walk away offering a café and further meeting facilities.





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## DESCRIPTION

332 Cambridge Science Park is a brick built two storey building located in the centre of Cambridge Science Park.

The office space available is located on the ground floor in the east wing of the property. The suite is accessed via a communal entrance and atrium.

The property benefits from raised floors and suspended ceilings. There is a reception at the front of the wing, next to meetings rooms of differing sizes. Beyond the meetings rooms, there is a generous kitchen area which leads into the open plan office space.

There is a canteen to the rear of the building, which may serve as additional office space should it be required.

The suite also benefits from meeting / conference rooms, which are shared between all occupants of the building. The meeting rooms are situated on the first floor, one of which overlooks the lake.

## ACCOMMODATION

The available space extends to approximately 13,035 sq ft (1,210.99 sq m) on the ground floor, in the east wing. This includes the canteen to the rear of the building, which could be converted back into office space, should this be preferred.

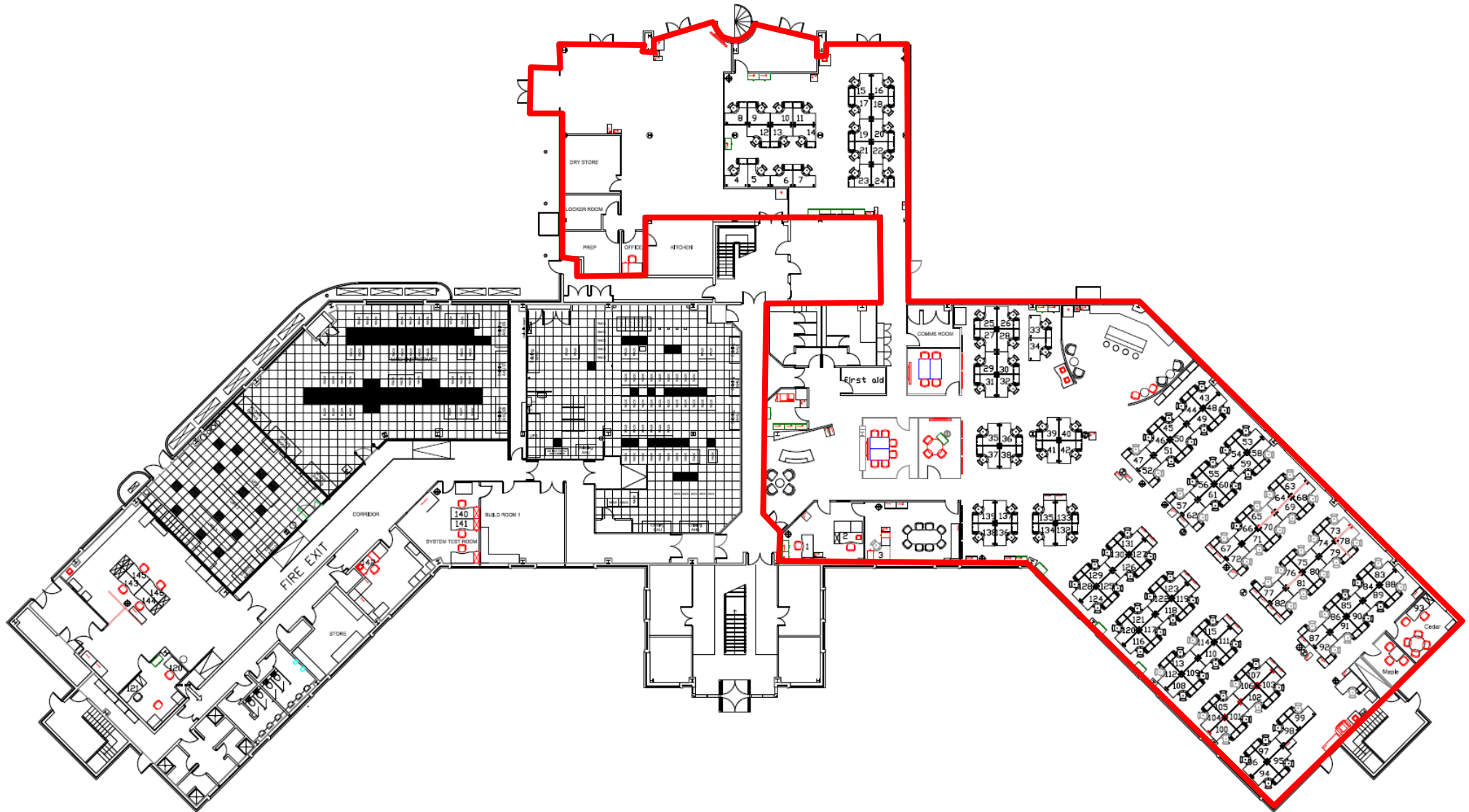
An excellent parking ratio provided by 70 car parking spaces allocated to the demise creating a ratio of 1:186 sq ft. There is also sheltered motorbike and bike storage.

## EPC

EPC Rating: D (94).

A copy of the report is available upon request.

# FLOOR PLAN



For indicative purposes only. Not to scale.



## TERMS

The lease is available by way of an assignment of the current lease, running from 30 September 2009 for a term of 10 years until 16th December 2019.

The passing rent is £299,800 per annum which equates to £23 per sq ft as of 16 December 2014. There will be no further rent review.

The lease benefits security of tenure provided within the Landlord and Tenant Act 1954. The lease also contains a schedule of condition. A copy of the lease is available on request.

A new lease may also be available for a term to be agreed.

## BUSINESS RATES

Estimated rateable value for 2017/18: £290,616

Estimated rates payable 2017/18: £139,205

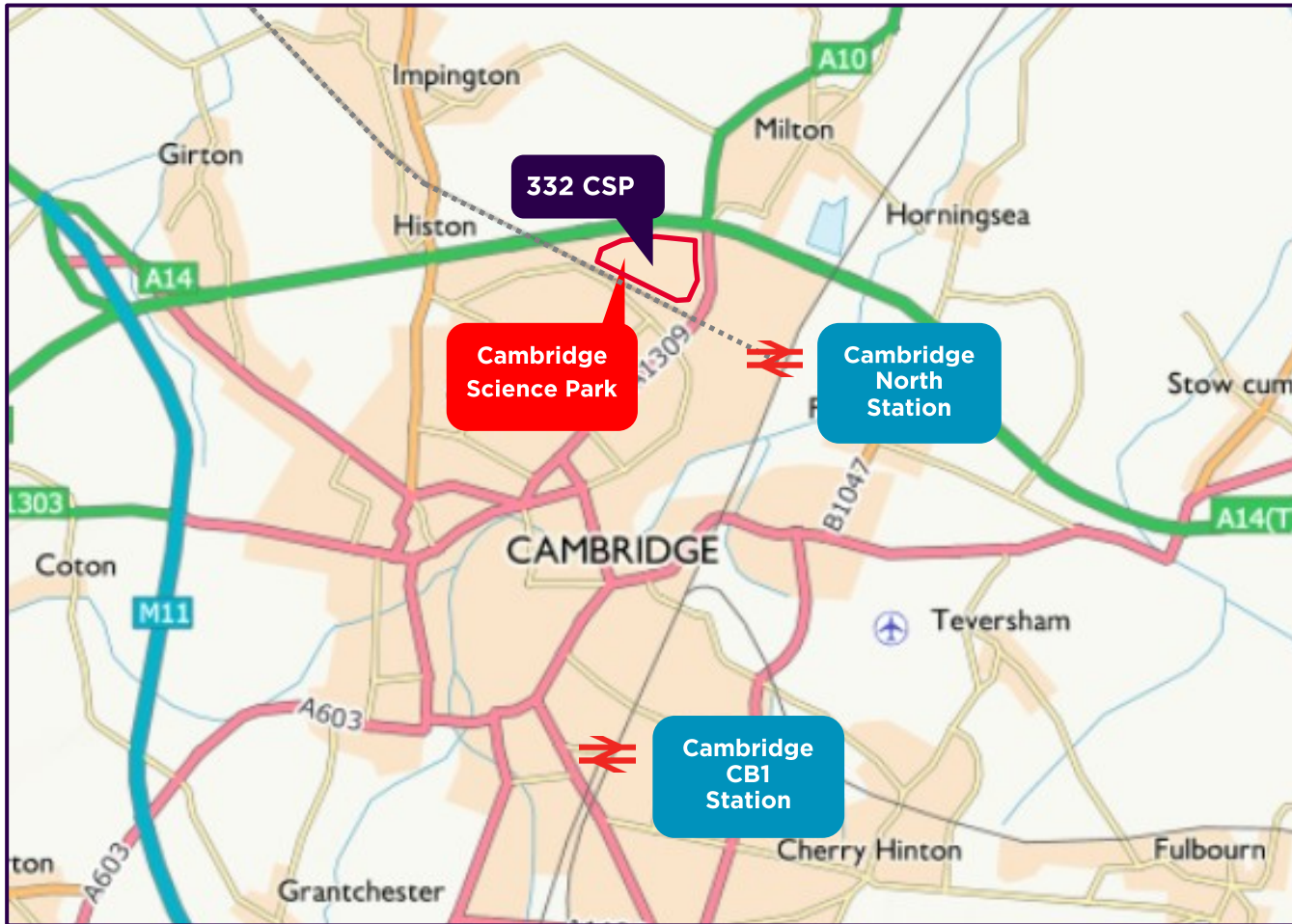
Interested parties are advised to confirm the accuracy of this figure with the local authority.

## SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep and maintenance of the communal areas and building insurance. There is also an estates service charge which contributes to the upkeep of the Science Park.

A copy of the service charge and estate charge budgets are available upon request.





## FOR FURTHER INFORMATION

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