

# 306 Cambridge Science Park

CAMBRIDGE, CB4 0WG

TO LET - OFFICES - 4,564 • 6,254 • 7,050 SQ FT



savills



## KEY HIGHLIGHTS

- Fitted suite available with flexibility on size of suite required.
- Car parking spaces (1:550 sq ft)
- Shower facilities within the building
- Shared breakout facility
- Situated on Cambridge Science Park with close links to main roadways and Cambridge North station



## DESCRIPTION

- Fitted office space including furniture
- Signage rights
- Separate right to share breakout area and kitchen
- VRF heating and comfort cooling
- Car parking at a ratio of 1:550
- Shared covered cycle spaces

# ACCOMMODATION

The property has the following net internal areas.

Floor	Description	sq ft	sq m
Ground (Option 1)	Office	7,050	655
Ground (Option 2)	Office	4,564	424
First (Option 3)	Office	6,254	581

# LEASE TERMS

The space is available by way of sub-lease. Any sub-lease shall be excluded from the Landlord & Tenant Act 1954 Security of Tenure and Security Provision.

The current lease has an expiry in February 2028.

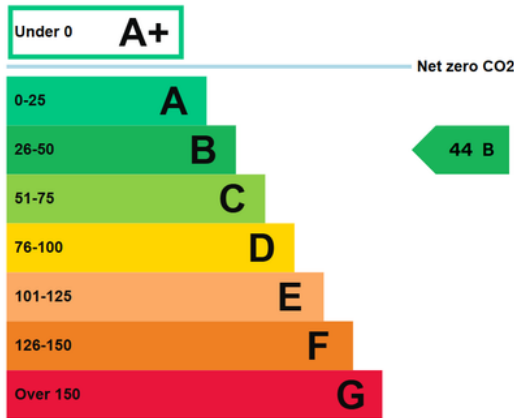
# BUSINESS RATES

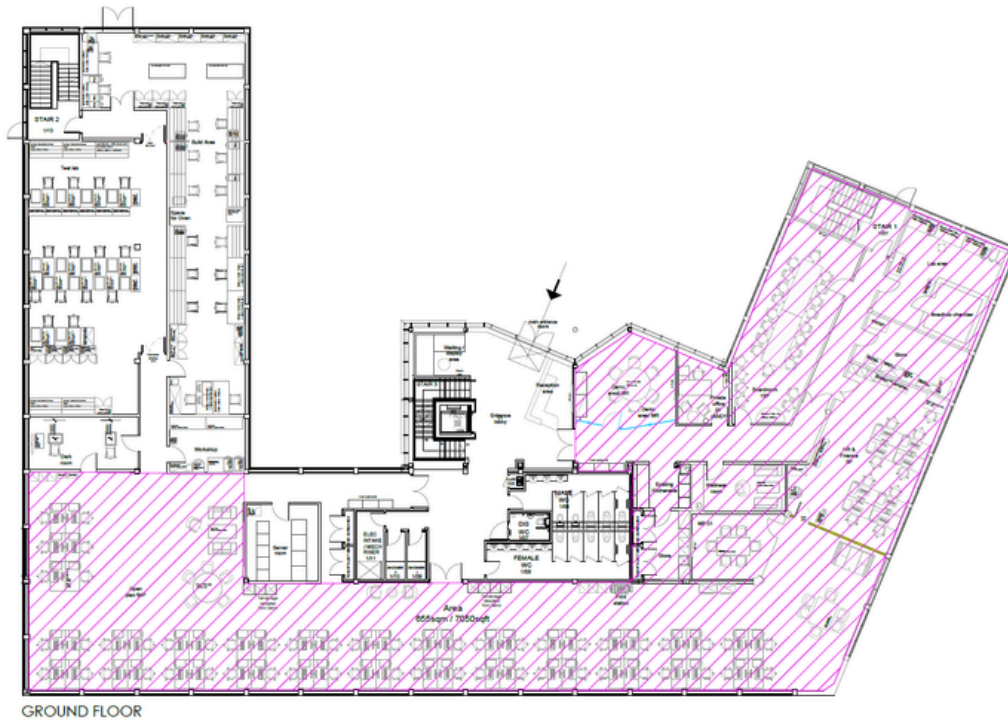
The incoming tenant will be responsible for the payment of Business Rates attributed to the space they occupy.

Interested parties are advised to contact Cambridge City Council to confirm.

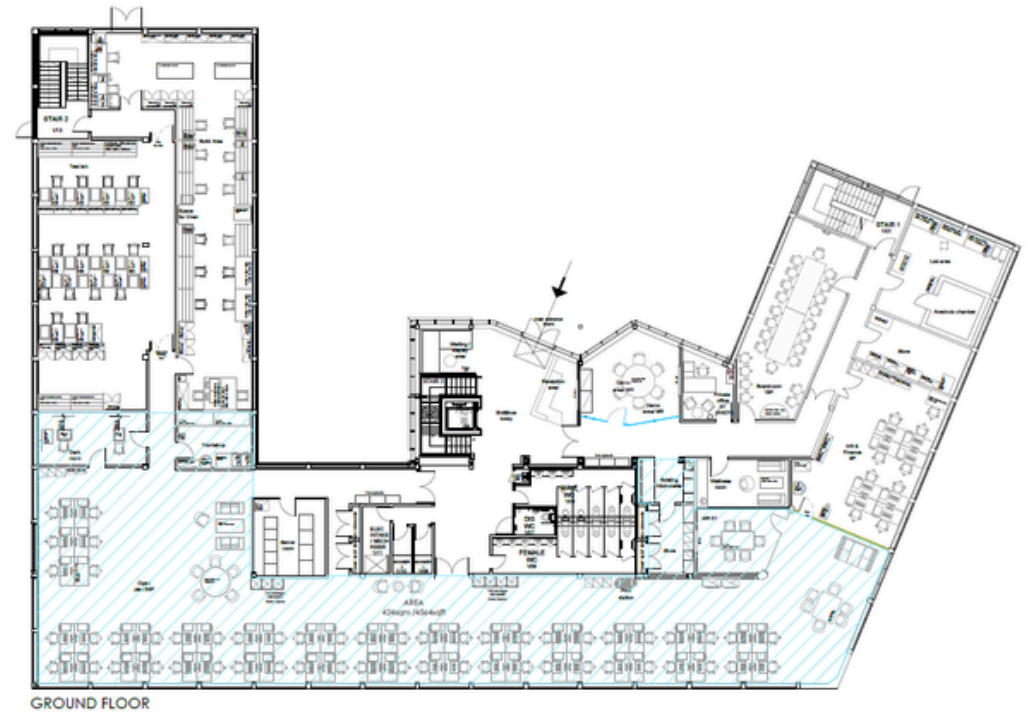
# EPC

The Property has an EPC rating as follows:





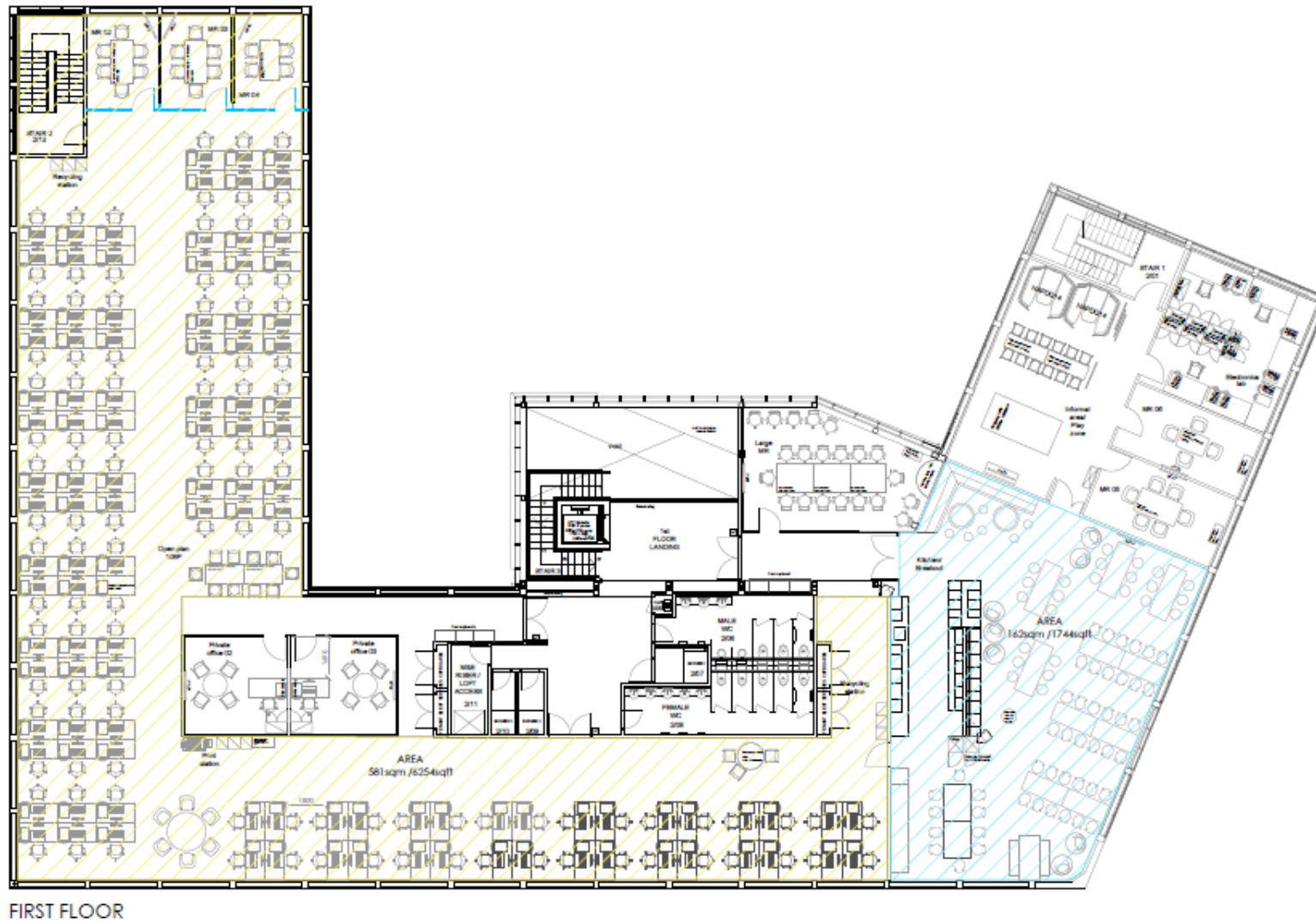
Ground Floor - Option 1 - 7,050 sq ft



Ground Floor - Option 2 - 4,564 sq ft

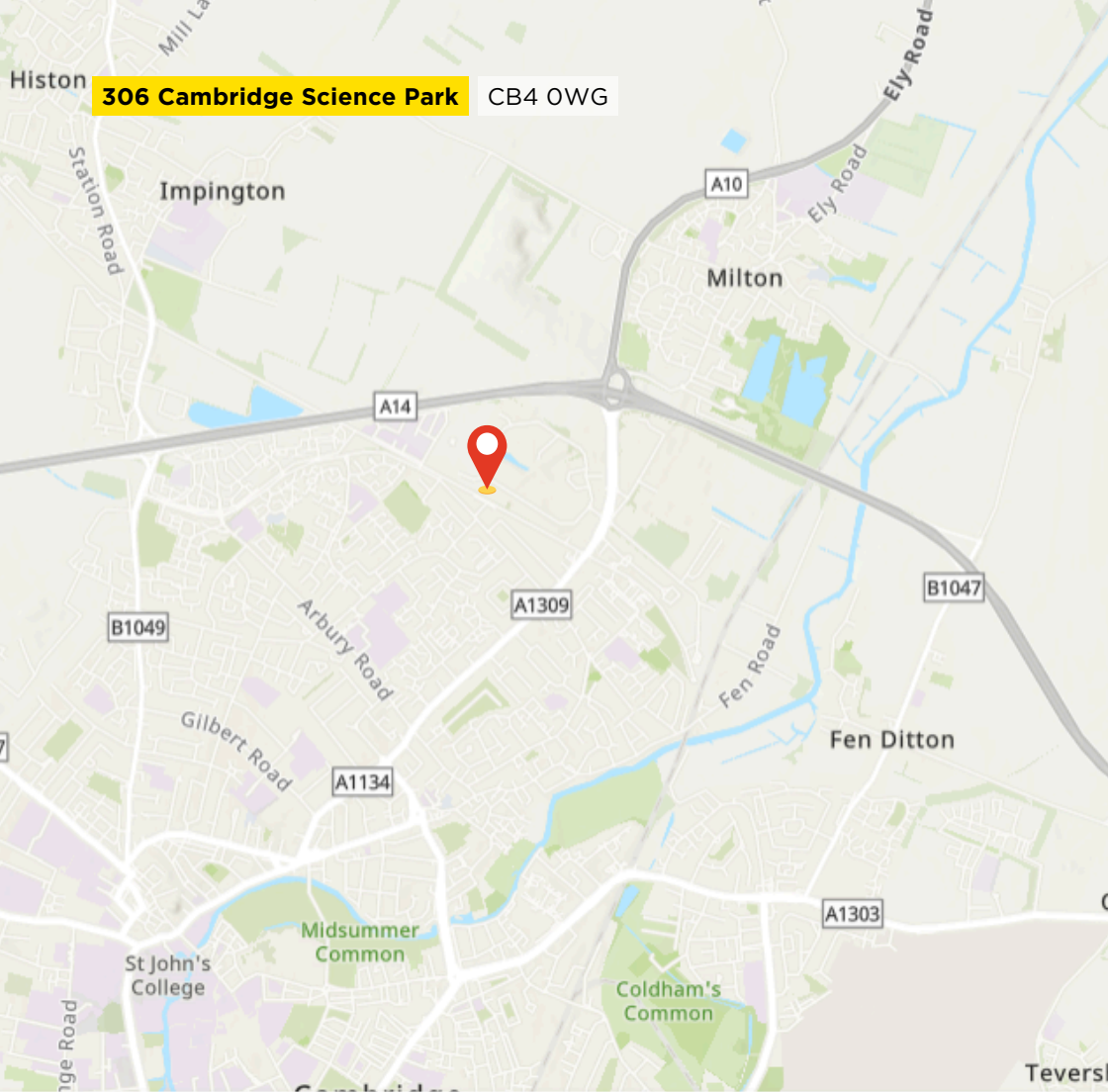
Indicative - Not to Scale





First Floor - Option 3 - 6,254 sq ft

Indicative - Not to Scale



## IMPORTANT NOTICE

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## LOCATION

Located in the world renowned Cambridge Science Park to the north of Cambridge city centre. The Park is a well established home for technology, R&D and life science companies.

The building benefits from easy access to A14 (J33) and M11 (J14) with access to Stansted Airport and London. There are excellent transport links including regular bus services to the city centre.

Cambridge North railway station is only 1.5 miles from the Park with direct links into Cambridge central station and London King's Cross station.

## VAT

All figures quoted are exclusive of VAT

## LEGAL COSTS

Each party to bear their own costs in any transaction.

## VIEWING

Strictly by appointment with sole agent Savills.

## CONTACT

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