



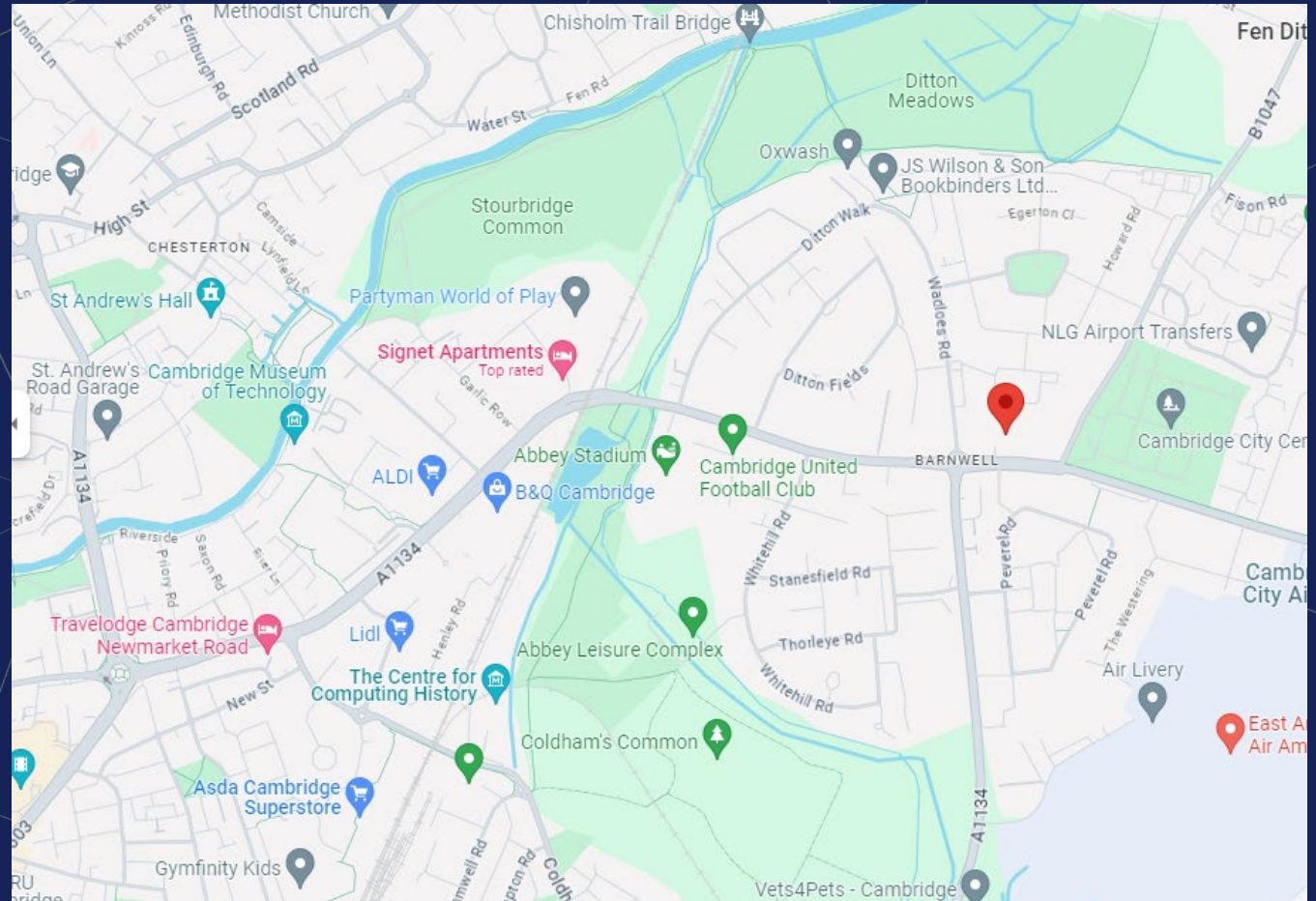
UNIT 6 & 7 TECHNOPARK, NEWMARKET ROAD, CAMBRIDGE, CB5 8PB

TO LET | OFFICE AND LAB: 4,378 – 10,055 SQ FT



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

The units are fitted as dry lab and office space. Offering open plan office layouts, meeting room space and a kitchen / breakout area.

Specification includes:

- Own dedicated front entrances
- Fitted lab space
- Open plan office
- Own kitchen / break out space
- Air conditioning
- VRF system
- Suspended ceilings
- Perimeter trunking
- Male and female WC's
- Car parking
- Cycle racks
- Parking; 16 spaces

Additional information

Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

Rates

All interested parties are advised to make their own enquiries of 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

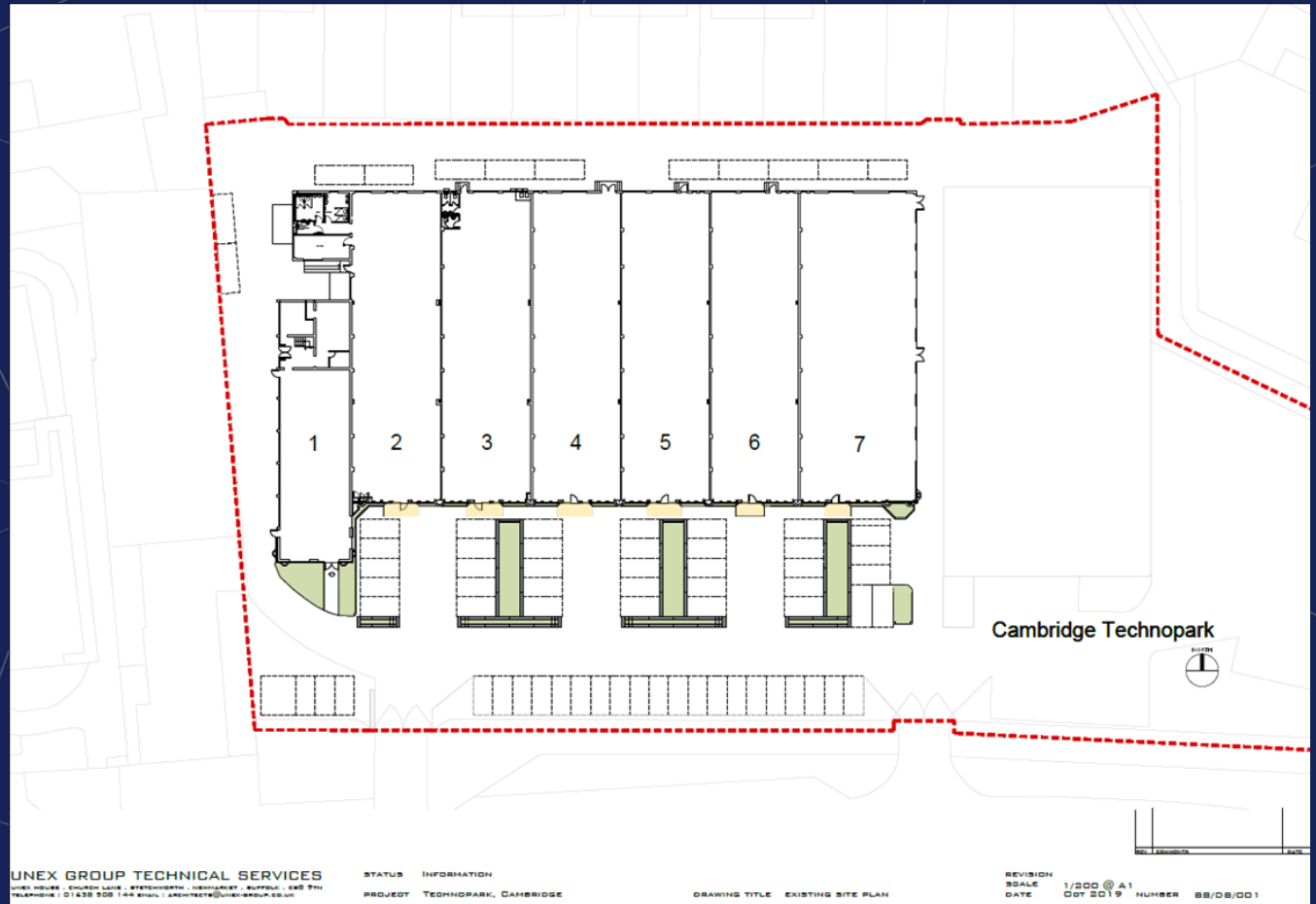
Available upon request.

Postcode

CB5 8PB

ACCOMMODATION

Description	Sq ft
Unit 6	4,378
Unit 7	5,677
Total	10,055



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GALLERY



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Enquiries

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