

# DTRE

## TO LET

Ground floor office suite  
3,035 sq ft (281.96 sq m)

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**Unit 406**  
**Cambridge**  
**Science Park**

Milton Road  
Cambridge CB4 0WW



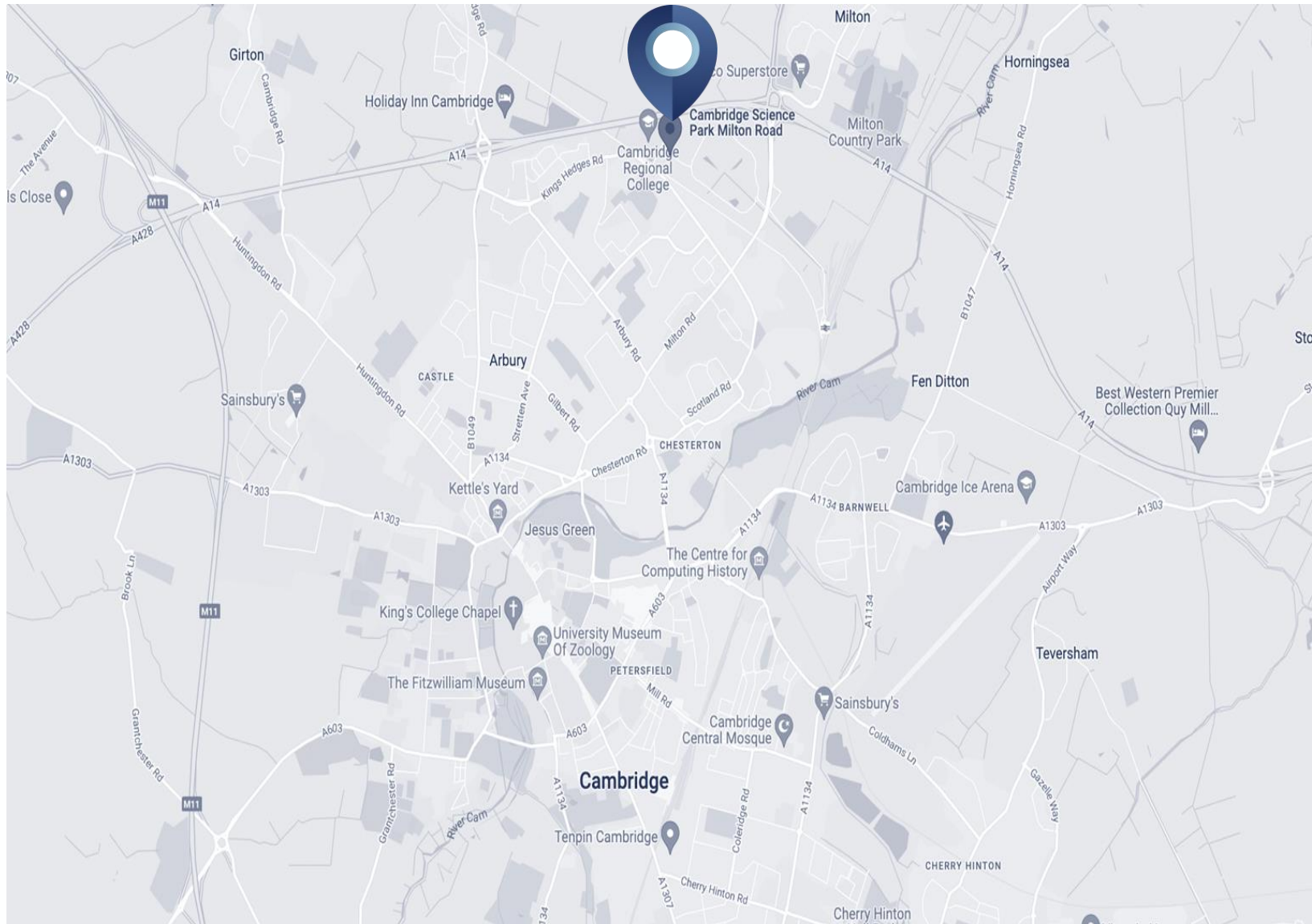


# LEASING SUMMARY

- Ground floor office suite
- 3,035 sq ft (281.96 sq m)
- Premier Science Park location
- High quality office suite with parking
- Impressive atrium entrance
- Access to Guided Busway, cycle paths, A14 & Cambridge North rail station





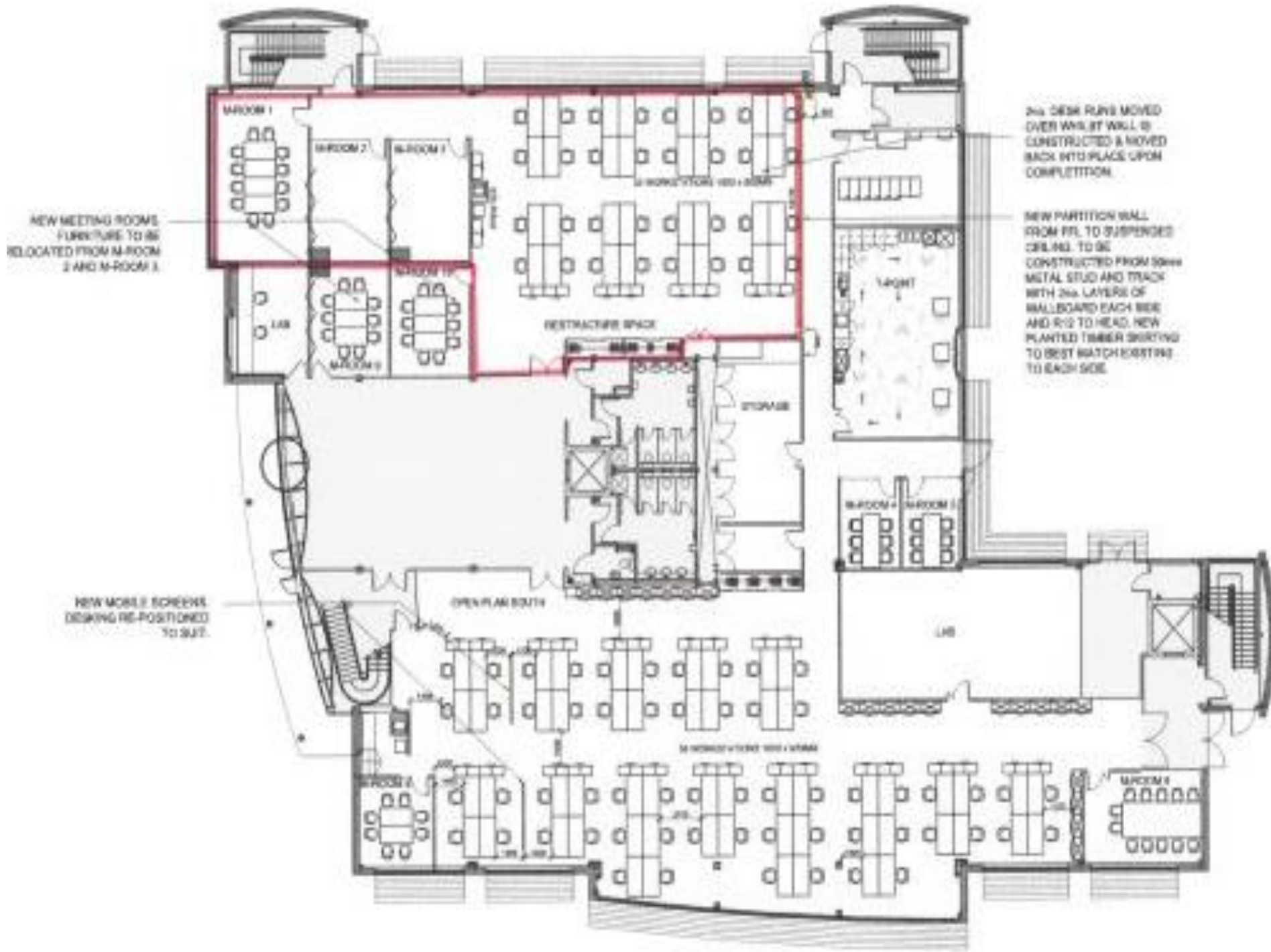


# SITUATION

Cambridge Science Park is 2 miles from Cambridge city centre, strategically located between junctions 32 and 33 of the A14 on the northern fringe of the city and just 3 miles east of the M11 (J34). The Cambridge Guided Busway and adjoining cycle way run alongside the Park providing access to the city centre.

Cambridge North rail station is less than a mile away and easily accessible by foot, cycle or car. Amenities on the Park include a childcare day nursery, cafes, gym, conference facilities, cycle repairs and landscaped grounds





# DESCRIPTION

**Net Internal Area**  
**3,035 sq ft (281.96 sq m)**

Unit 406 provides a self-contained ground floor office suite in a modern 3 storey building, with an impressive full height atrium entrance. The offices are presented in a good condition and provide open plan space with a fitted kitchen including fridge, dishwasher, microwave and hot/cold water dispenser. There are 2 meeting rooms and a boardroom with sliding partition walls. The central service core and atrium have recently been upgraded.

## AMENITIES

- Air conditioning
- Full access raised floor
- Suspended ceilings & recessed lighting
- Refurbished wc and shower facilities
- Boardroom
- 2 meeting rooms
- Car parking and cycle provision
- 24 hour access



# BUSINESS RATES

Interested parties are advised to make their own enquiries with Cambridge City Council.

## TERMS

The suite is available on a sublease for a term expiring in June 2030. Further details on application.

## CONTACT

Viewing and further information please contact:

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# DTRE



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