

Unit 2, 3 & 4, Technopark, Newmarket Road, CB5 8PB
Office and Lab Space / 14,032 sq ft



Summary

Description

Units 2, 3 & 4 Technopark are fitted CL2 Lab and Office space. The office has 4 meeting rooms, 1 dedicated kitchen with break out area. 2 separate office rooms along with a sitting room area.

The lab space is divided into various CL2 functions such as Media Lab, Analytical Lab and Bioprocess Lab space.

Additional Information

Terms

Available by way of a surrender and then 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.

Postcode

CB5 8PB

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.

Specification Includes

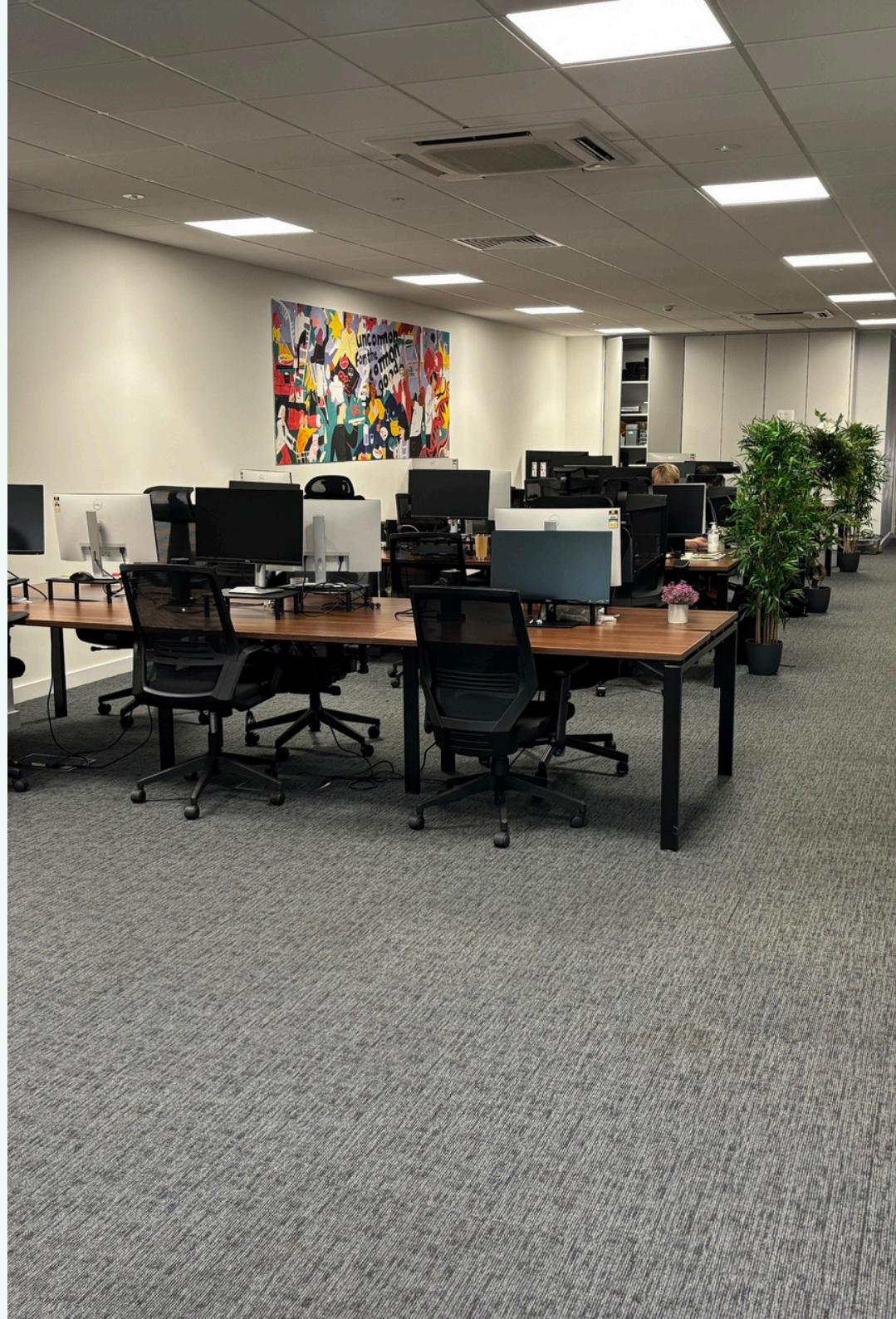
- 9 separate versatile lab spaces
- Primary cell culture lab.
- Store room.
- Freezer room.
- Cold room.
- Primary room.
- Wash up room.
- Dark room.
- Pilot plant.
- Ramped access in and out.
- Mezzanine plant area.
- Atex room.



Accommodation

NIA

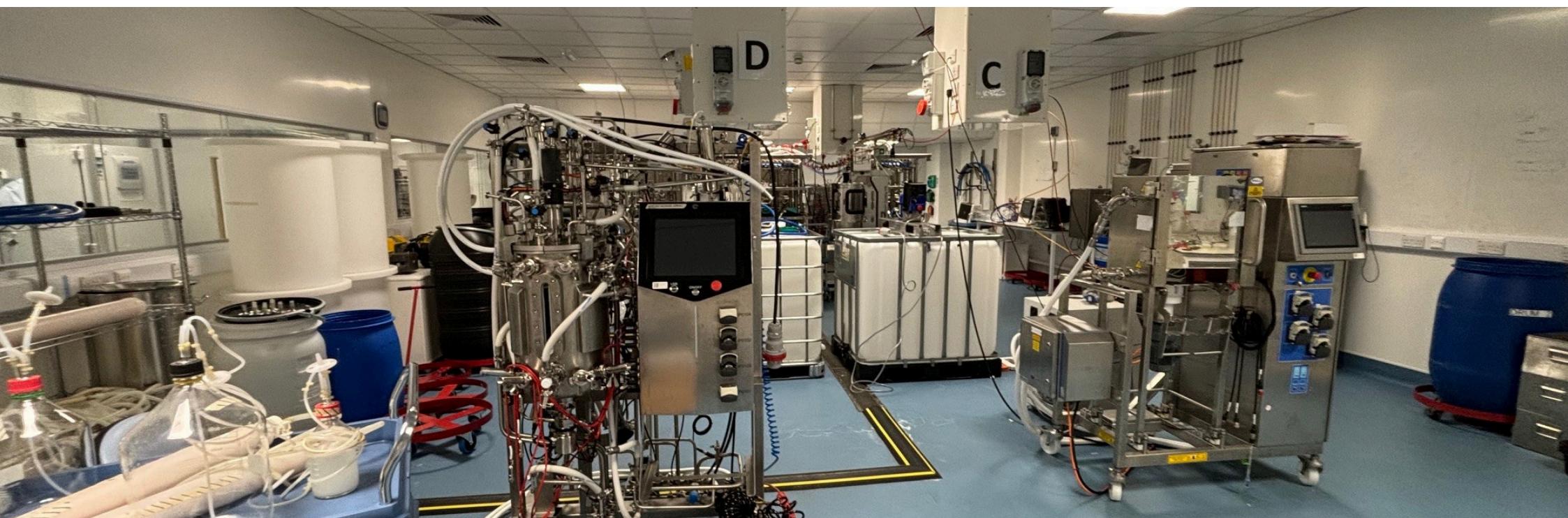
Description	Sq Ft
Total	14,032



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 and 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





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