

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

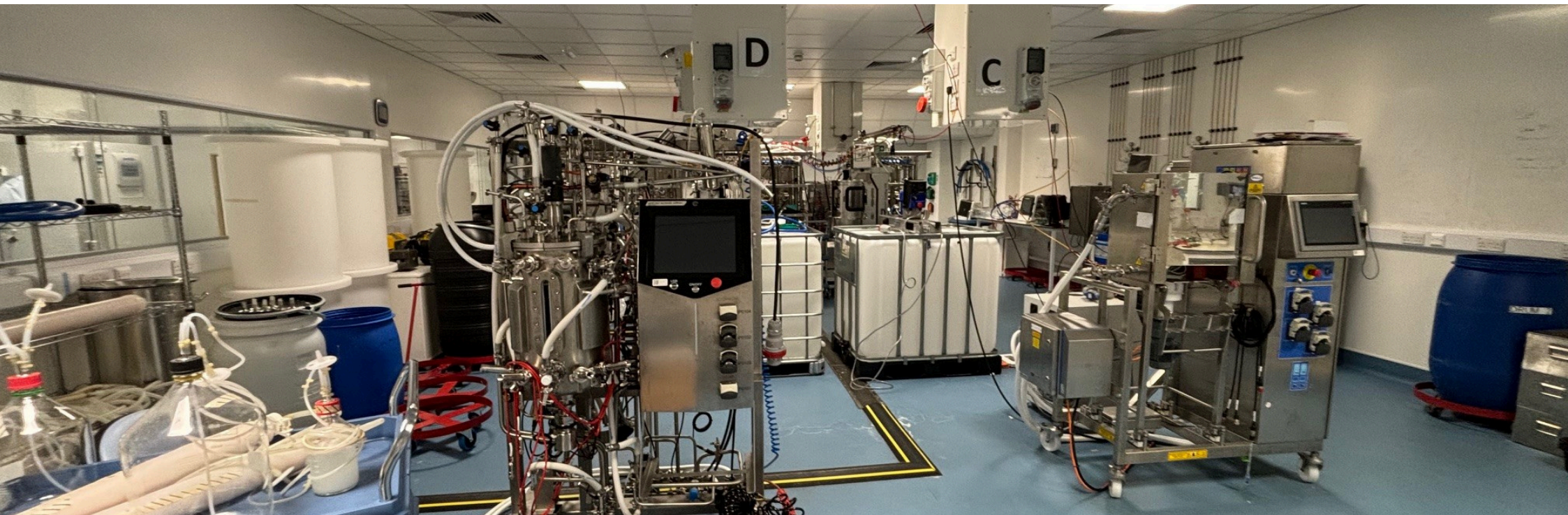
Description	Sq Ft
Total	14,032



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





November 2025



*Get in touch with
our experts*



Charlie Percival
07769 385223
charlie.percival@bidwells.co.uk



George Craig
07779 770902
george.craig@bidwells.co.uk

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

