



LABORATORY / OFFICE TO LET

ONE VISION PARK

Station Road, Cambridge, CB24 9NP

FULLY FITTED LABORATORY AND OFFICE SPACE, AVAILABLE FOR IMMEDIATE OCCUPATION BY WAY OF A SUB-LEASE, SITUATED WITHIN VISION PARK.

5,500 SQ FT (510.97 SQ M)

NEWMARK

To Let

One Vision Park, Station Road, Cambridge, CB24 9NP

Summary

Available Size	5,500 sq ft
EPC Rating	A

Description

The ground floor areas have been fitted as laboratory space, with the fit out being completed in 2023. There are four separate laboratory rooms available, suitable for a range of R&D and uses. The ground floor labs are serviced via a goods delivery area located at the rear of the building.

The first floors offices are largely open plan with desks and two meeting rooms in situ. The sub-tenant will have access to a shared kitchen / breakout space, which will be shared with the current tenant.

Location

Vision Park is situated approximately 2 miles to the North of Cambridge city centre, adjacent to the village of Histon.

The Park is accessible from Junction 32 of the A14, with Newmarket 14 miles east and Huntingdon 19 miles north west. Junction 31a of the A14 is less than five miles drive to the west, in turn connecting to the M11.

Accommodation

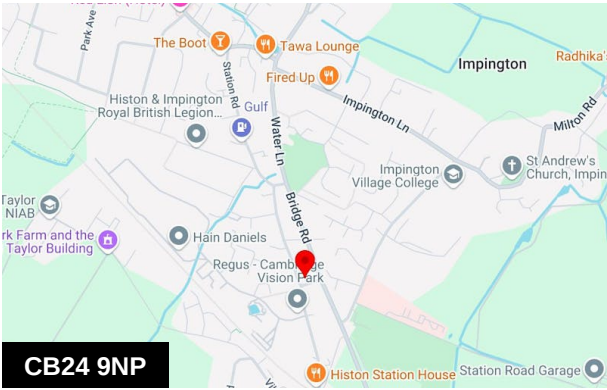
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office Space	3,000	278.71	Available
Ground - laboratory	2,500	232.26	Available
Total	5,500	510.97	

Specification

Services Include:

- Cleaning Contractor Management
- Building Maintenance ACU,CCTV, Intruder Alarms, Fire Alarm
- Emergency Repairs/Maintenance (all spare machinery maintenance) + PM checks
- Lab Quality Compressed Air Supply
- LN2 supply and CO2/Cylinder supply and storage
- Flammable store Facility
- Recycle/General/Hazardous waste management
- Canteen supplies + Fruit Deliveries (available on request)
- PSSR (pressure vessel management)
- Fire Marshal/First Aiders Management
- First Aid Management complete with First Aid room
- Emergency Back Up generator and on -call / standby rota system (0.7 miles from facility)
- Freezer management ON CALL system -80oC/-20oC fleet PT100-data loggers



Viewing & Further Information

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