



Offices – 5,000 to 10,000 sq ft

In Brief

- New high quality office space
- Landlord will undertake tenant fit-out (subject to specification)
- 98,000 sq ft Let
- Last remaining unit

**UNIT A2, EVOLUTION BUSINESS PARK,
CAMBRIDGE, CB24 9NG
FOR SALE / TO LET**

Location

Evolution Business Park is located on the north side of Cambridge just off junction 33 of the A14 between Milton and Impington.

The world renowned Cambridge Science Park and Business Park are approximately 1.5 miles to the south.

Description

The unit will be of a steel portal frame construction with coated steel sheeting with contrasting coloured trim detail and clad with Kingspan high pressure rain screen facades.

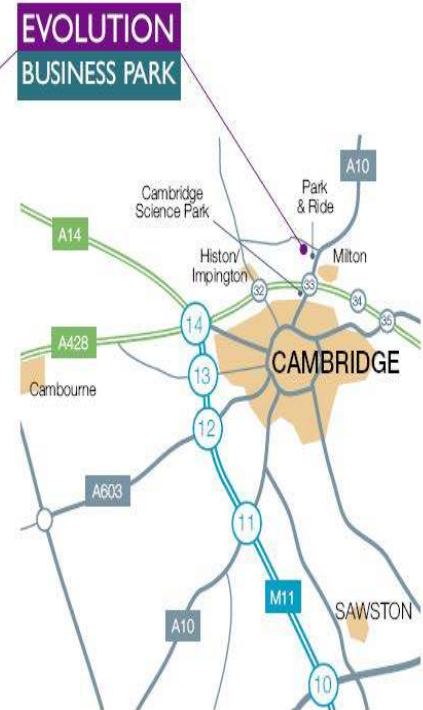
The office area will be of a high standard with either CAT 2 or LG7 light fittings and remote controlled ceiling or wall mounted energy efficient air-conditioning and heated units.

A detailed specification is available on request, however, this can be tailored to tenants exact requirements.

Services

Costing for bringing adequate utilities together with ducting for telephones have been included. All utilities are to be metered at entry to the unit.

Total KvA supply to the site is estimated to be 2000KvA which can be divided up depending on occupier needs.



Accommodation

Suites can be made available from 5,000 sq ft - 10,000 sq ft subject to occupiers exact specification.

This can be in a combination of Office/Mid-tech if required.

Additional Information

Terms

A detailed proposal document will be provided once individual requirements have been discussed.

Rates

To be confirmed on completion of the building.

Legal Costs

Both parties will be responsible for their own legal costs involved in the transaction.

Value Added Tax

All terms are exclusive of VAT.

EPC

Available upon request.

Postcode

CB24 9NG

Enquiries

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