

204 Cambridge Science Park, Cambridge, CB4 0WG  
*To Let / 319 - 3,301 SQ FT*





# Summary

## Description

**Building 204** in a multi-storey office and lab building with private demisted suites. The units include fitted lab spaces and CAT A offices. The occupiers of Building 204 benefit from shared amenity space, including meeting rooms and boardroom spaces.

## Additional Information

### Terms

Available by way of 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

CB4 0WG

### 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

- Open plan office space
- Fitted laboratory space
- Kitchens and shared breakout spaces
- Air conditioning
- Raised floors
- Shared meeting rooms
- Passenger lift
- Parking at 1 space per 430 sq ft



# Accommodation

## NIA

Description	Sq Ft
Lab 5	563
Lab 6	569
Part Lab 7	319
Office 3	903
Office 4	478
Office 5	469
Total	3,301 sq ft





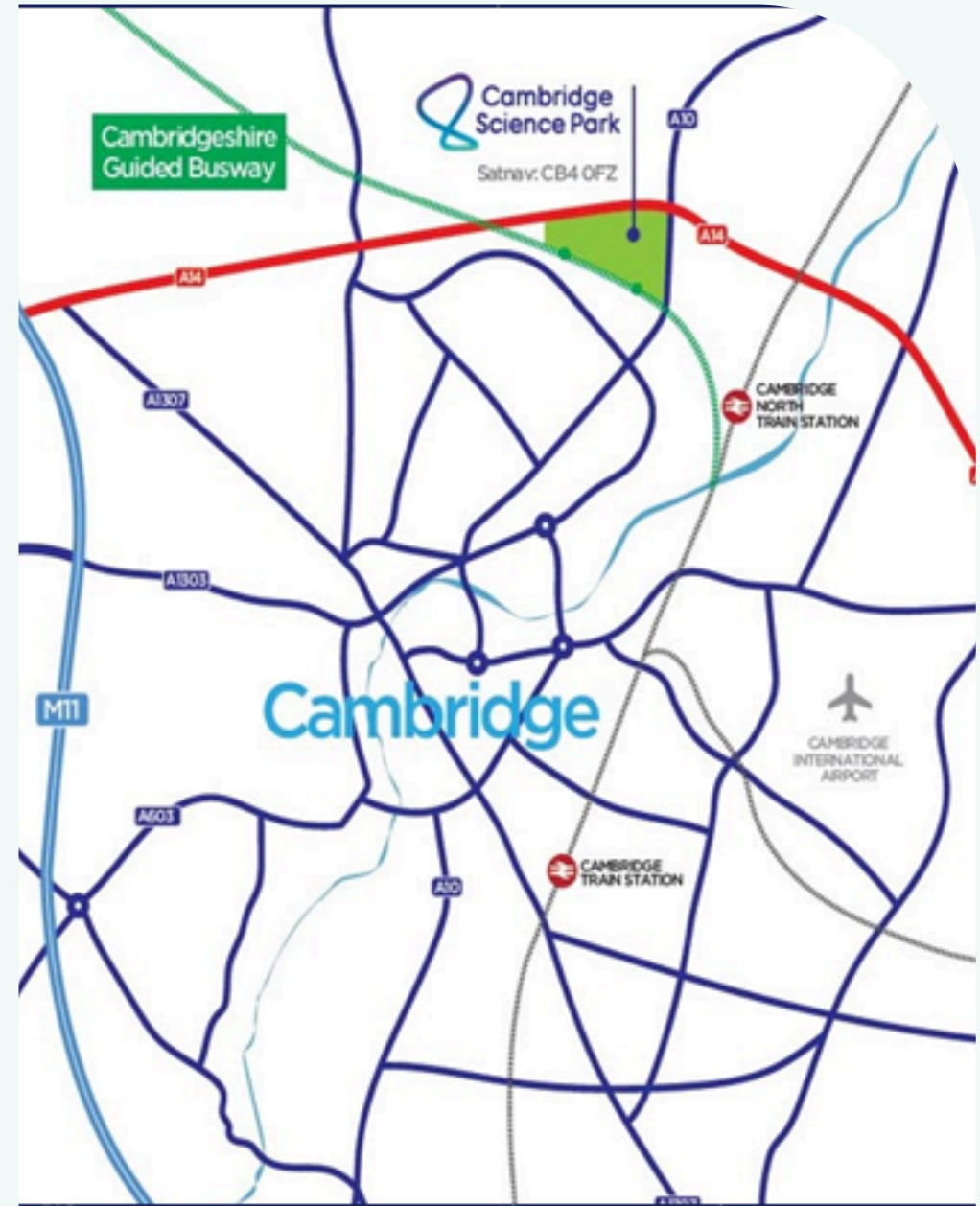
# Location

**Established in 1970 by Trinity College, Cambridge Science Park played a pivotal role in the city's transformation to a world leading technology hotspot.**

Cambridge Science Park is located 2 miles from Cambridge city centre, strategically positioned between junction 32 and 33 of the A14 dual carriageway on the northern fringe of the city, just 3 miles east of the M11 (junction 14) and 35 miles north of Stansted Airport. Fast rail connections are provided from Cambridge train station to London King's Cross and Liverpool Street.

Today the 152 acre site comprises 1.9 million sq ft of technology and laboratory buildings, home to 170 businesses ranging from university spinouts to multinational companies. Cambridge Science Park is an acknowledged centre for R&D activity and is home to such occupiers as Napp Pharmaceuticals, Amgen, Broadcom, Huawei and Citrix.

Cambridge Science Park tenants have the benefit of an onsite café at the Bradfield Centre and at Trinity Centre, on-site childcare nursery, fitness centre, catering and conference facilities, restaurant and bar, landscaped grounds and access to networking groups, as well as now being home to educational space; Cambridge Science Centre.





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