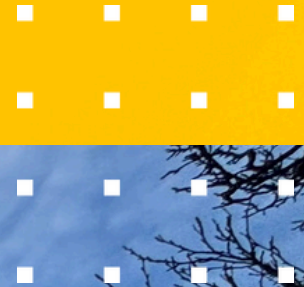


270 Cambridge Science Park

CAMBRIDGE, CB4 0WE

OFFICES TO LET - 5,000 - 30,755 SQ FT
FULLY OR PARTIALLY FITTED OPTIONS AVAILABLE



savills

KEY HIGHLIGHTS

- Fully or partially fitted options available
- Staff canteen and breakout space
- Formal and informal meeting rooms
- 124 car parking spaces and 146 cycle spaces over the whole building (ratio 1:326 sq ft)
- WC and shower facilities
- Facilities management options available



DESCRIPTION

The building offers open plan office accommodation fitted with meeting rooms, breakout space, canteen and car parking. The office suites are available unfurnished or fully fitted with furniture.

The building is available as a whole building, floor by floor or on a part floor basis with options from approximately 5,000 sq ft. The current lease has an expiry in February 2034 and break clause in February 2029.

SPECIFICATION

- WCs on each floor including disabled
- Zoned air conditioning
- LED lighting
- Two passenger lifts
- Natural light throughout
- Canteen and terrace area on the third floor
- Double height reception
- Fully fitted or unfurnished to suit occupier requirements
- 124 car parking spaces for the whole building



ACCOMMODATION

The property has the following net internal areas.

Floor	Description	sq ft	sq m
First	Office	9,931	923
Second	Office	10,541	979
Third	Office / Canteen	9,381	871
Third	Balcony	902	84
Total		30,755	2,857

LEASE TERMS

The space is available by way of sub-lease of the whole building, floor by floor or on a part floor basis. Any sub-lease shall be excluded from the Landlord & Tenant Act 1954 Security of Tenure and Security Provision.

The current lease has an expiry in February 2034 and break clause in February 2029.

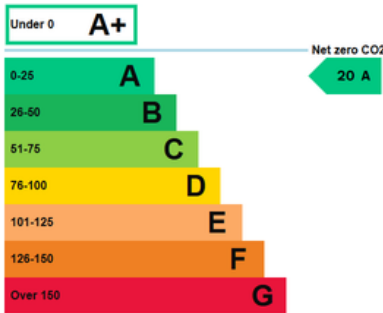
BUSINESS RATES

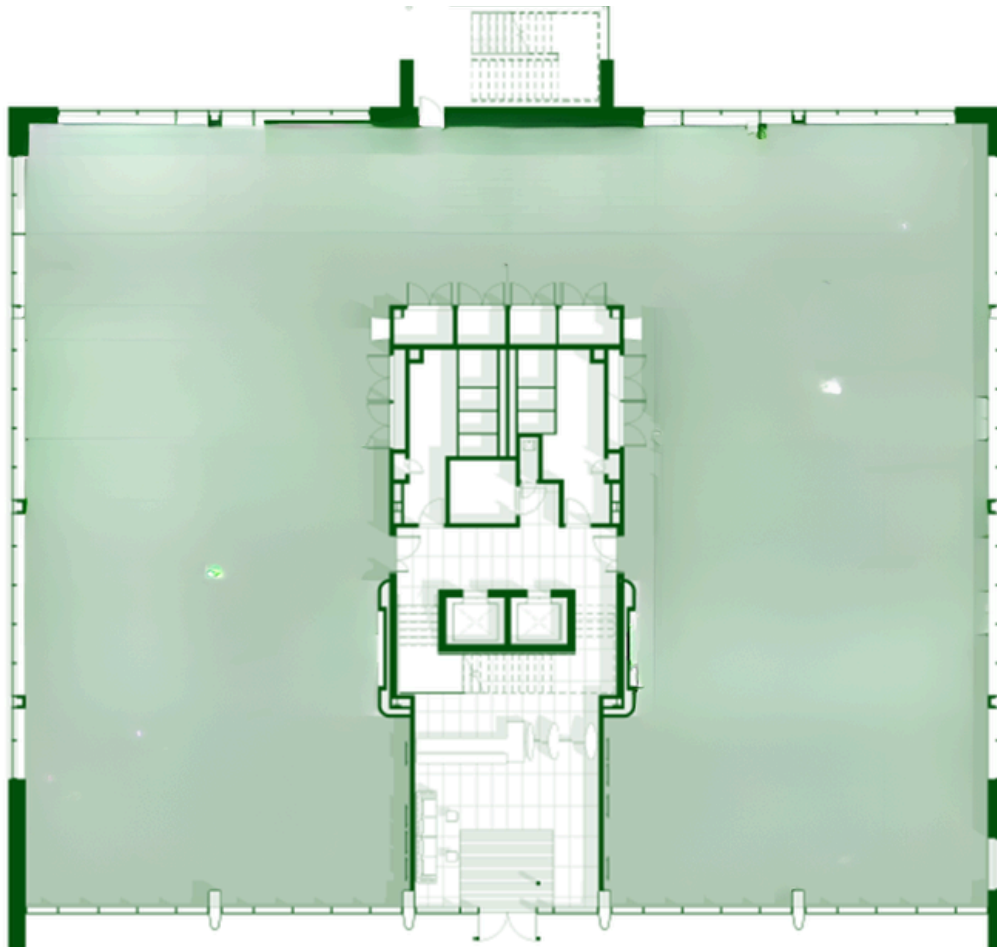
The incoming tenant will be responsible for the payment of Business Rates attributed to the space they occupy.

Interested parties are advised to contact Cambridge City Council to confirm.

EPC

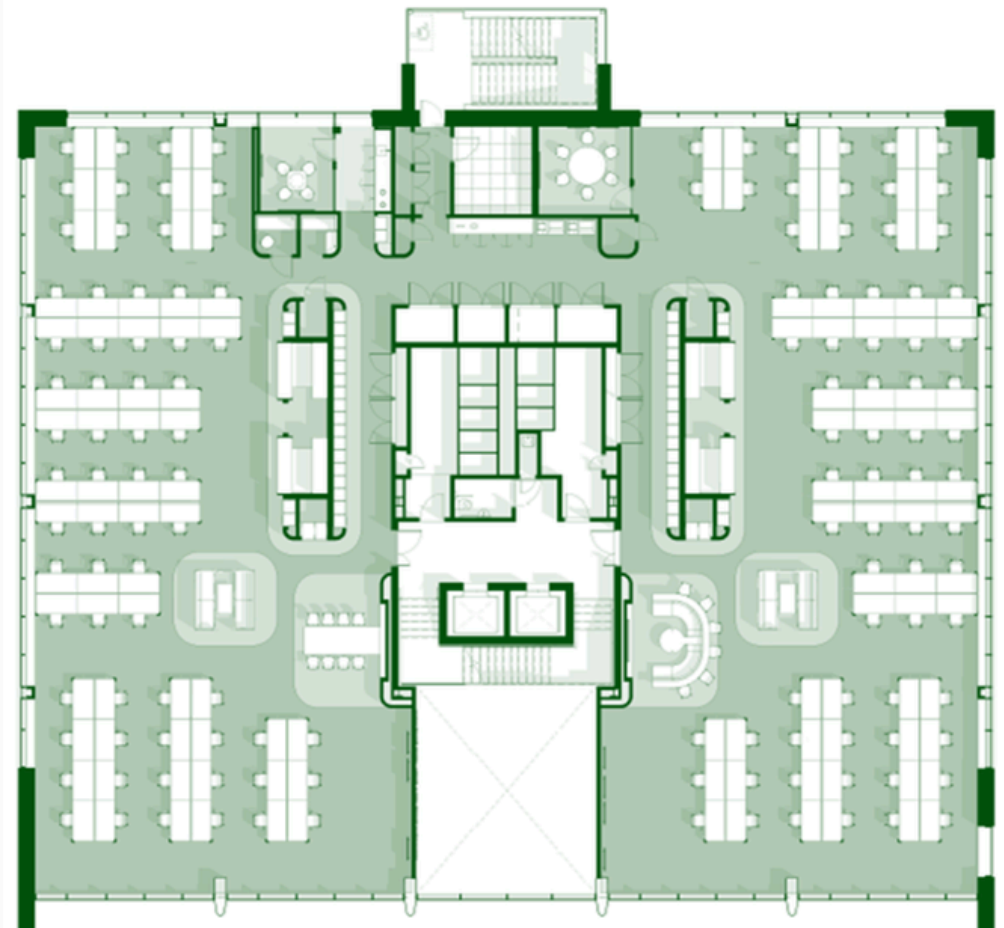
The Property has an EPC rating as follows:

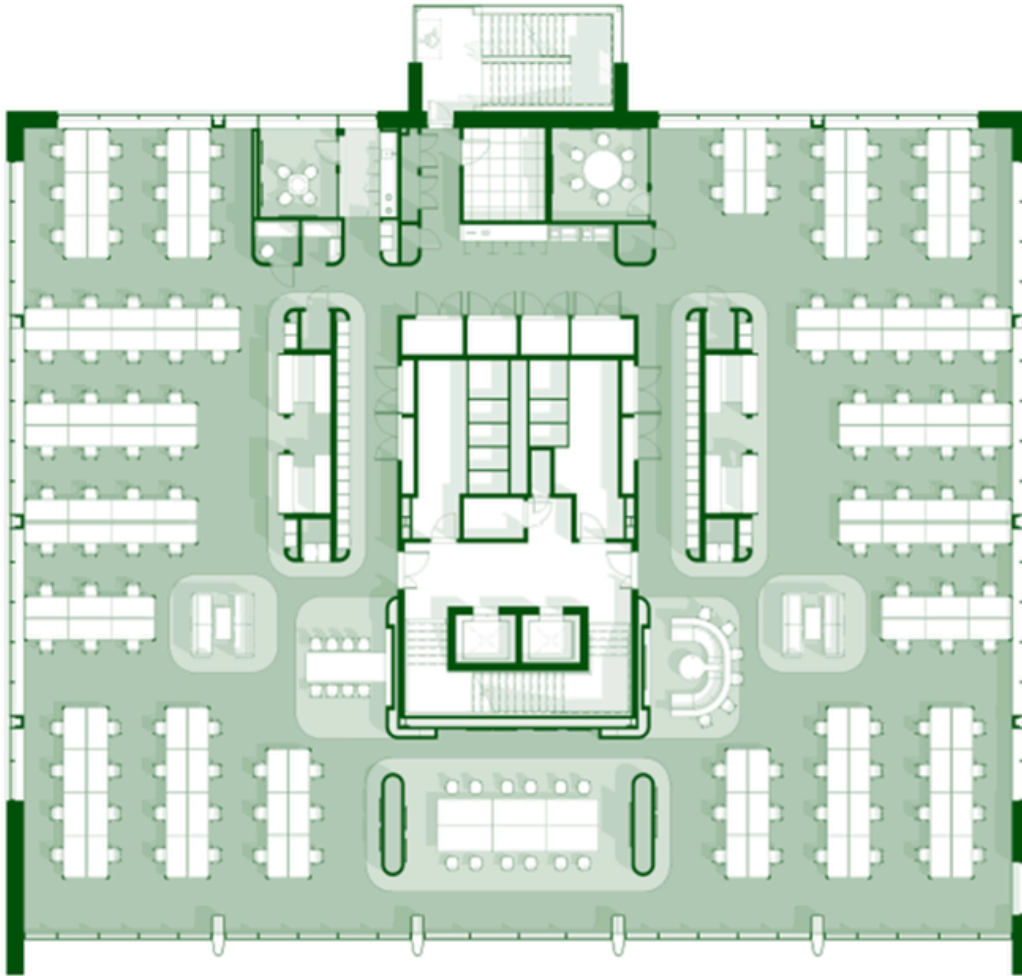




Ground Floor
Indicative Only

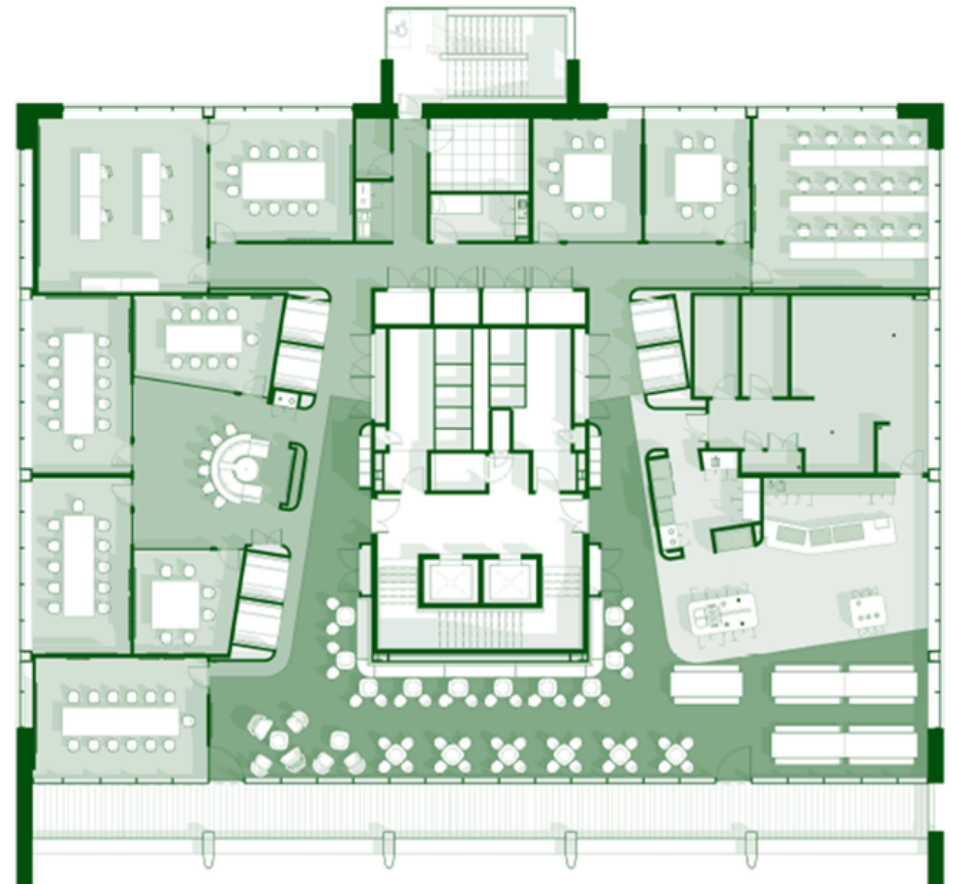
First Floor
Indicative Only



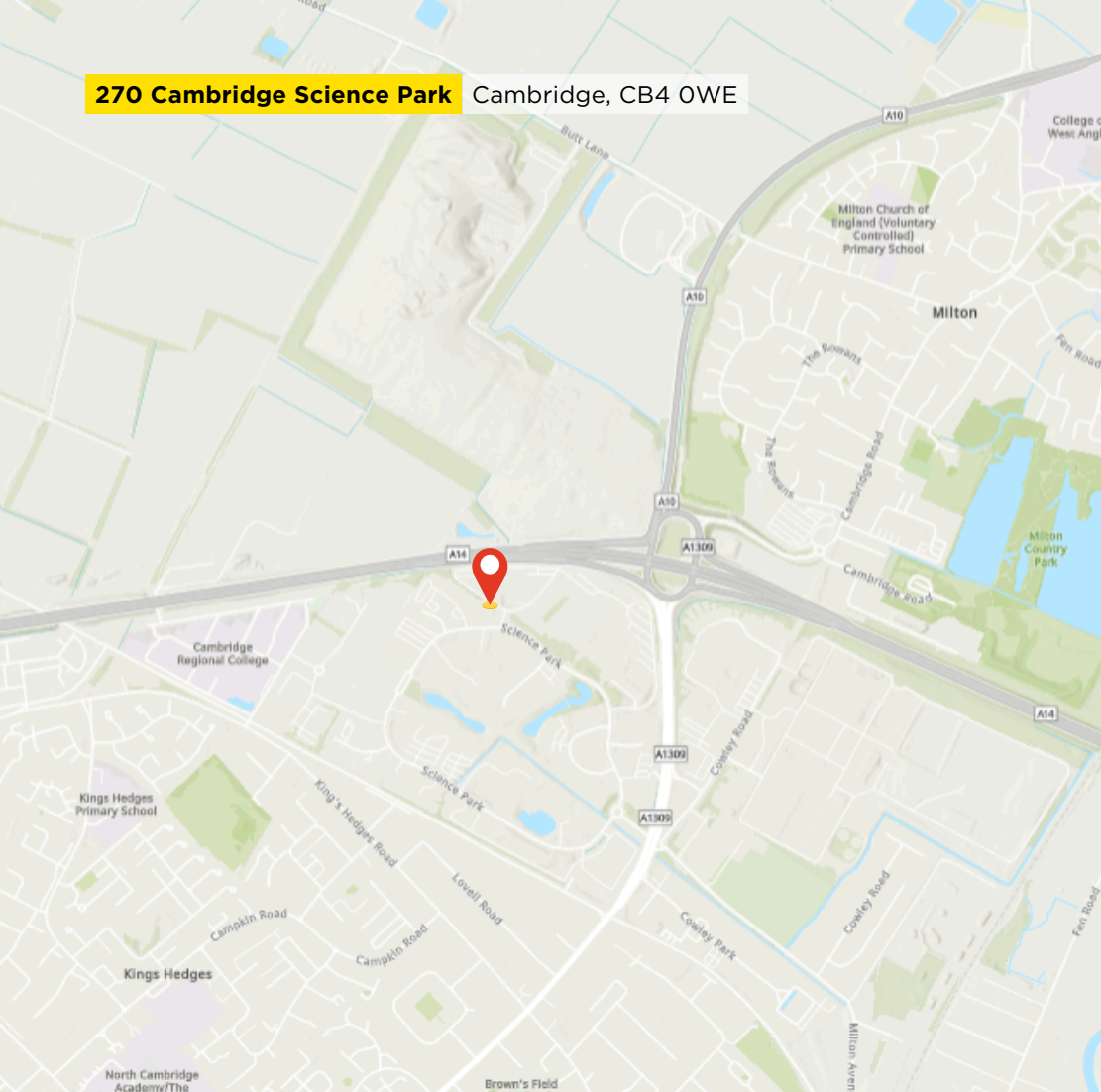


Second Floor
Indicative Only

Third Floor
Indicative Only



270 Cambridge Science Park Cambridge, CB4 0WE



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LOCATION

Located in the world renowned Cambridge Science Park to the north of Cambridge city centre. The Park is a well established home for technology, R&D and life science companies.

The building benefits from easy access to A14 (J33) and M11 (J14) with access to Stansted Airport and London.

There are excellent transport links including regular bus services to the city centre. Cambridge North railway station is only 1.5 miles from the Park with direct links into Cambridge central station and London King's Cross station.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party to bear their own costs in any transaction.

VIEWING

Strictly by appointment with sole joint agent Savills.

CONTACT

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07721 892 966

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