

# TO LET

Office and Tech space  
3,242 - 6,784 sq ft

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Ash House,  
Melbourn Science Park,  
Cambridge Road,  
Melbourn  
SG8 6EE

DTRE



# LEASING SUMMARY

- Office, Tech & Electronic Lab accommodation
- Unit A1 – 3,242 sq ft NIA
- Unit A2 – 3,542 sq ft NIA
- Established & attractive Science Park location
- Ample car parking
- Onsite amenities – Park café restaurant and landscaped grounds



## Park Amenity



## Site Plan



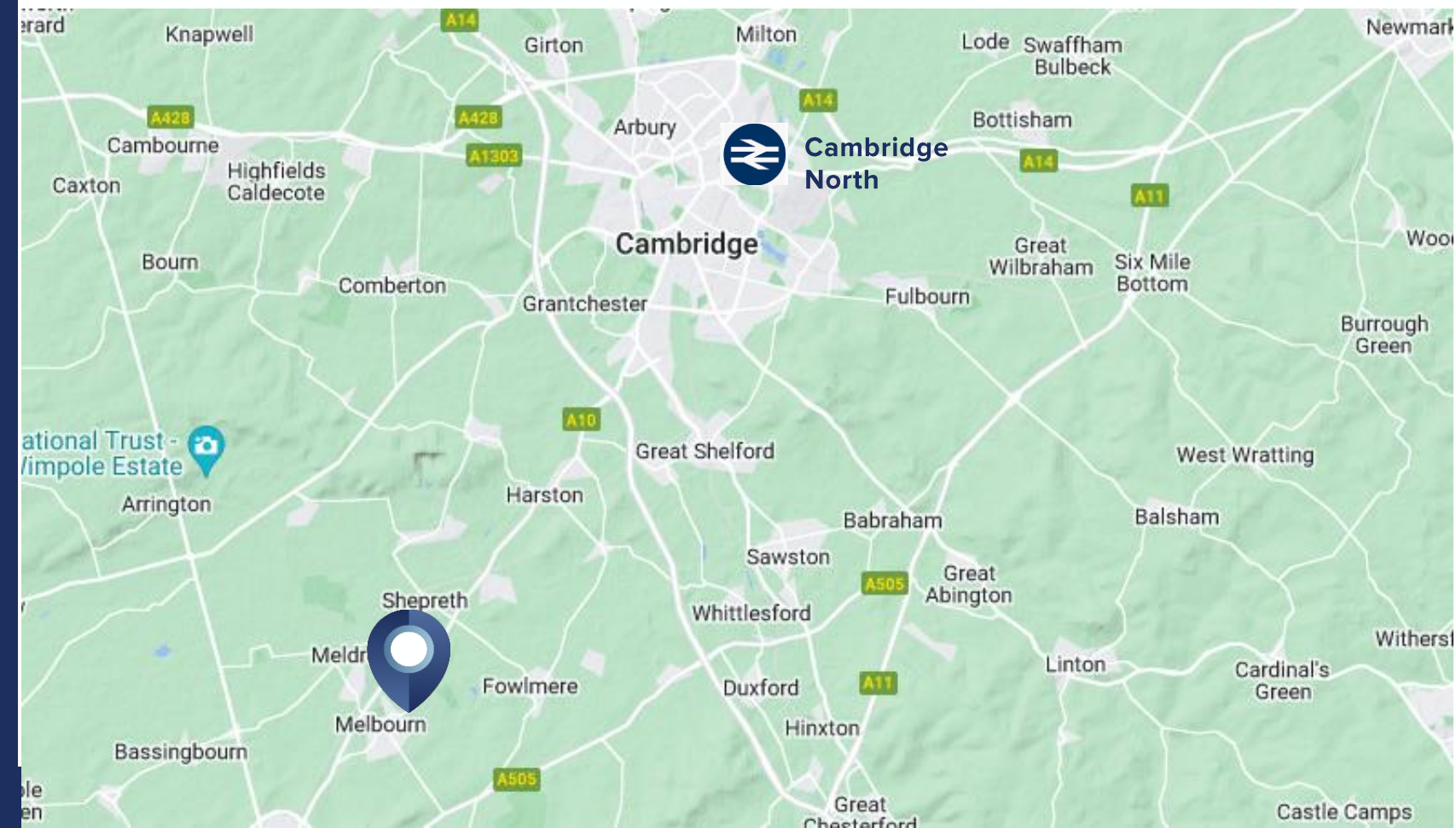
# SITUATION

Located on the outskirts of Melbourn just off the A10 and 8 miles south of Cambridge and 3 miles north of Royston, Melbourn Science Park sits within the established Cambridgeshire Tech Cluster.

The A10 links the Park to both the A1 and M11 providing excellent road links. Meldreth rail station is only a mile away with regular services to Cambridge, Royston and London King's Cross/St Pancras.

London Stansted and Luton airports are both within 30 miles.

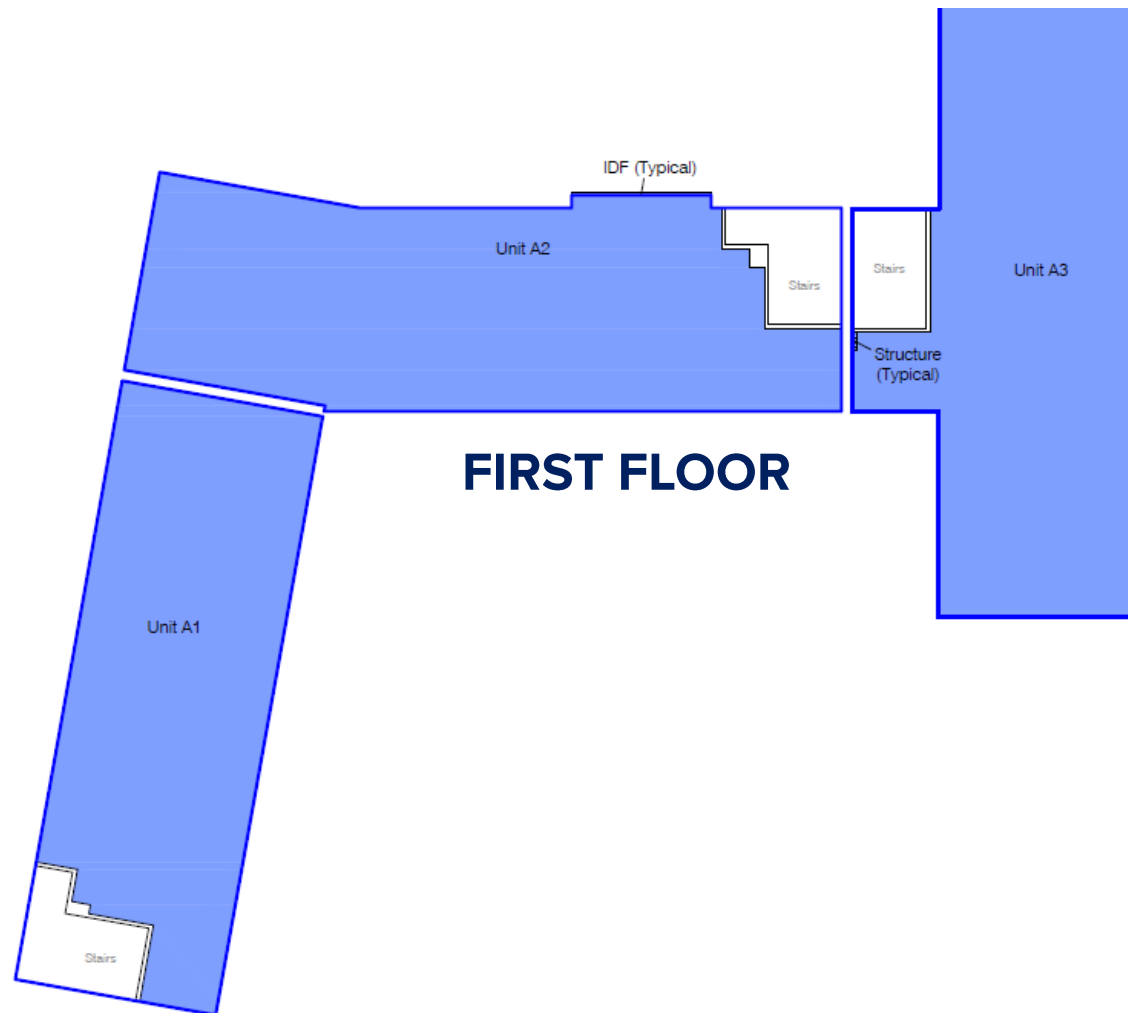
For those who prefer pedal power, a cycleway alongside the A10 connects Melbourn with Cambridge with a Hot Numbers coffee stop enroute.



# FLOOR PLANS



**GROUND FLOOR**



**FIRST FLOOR**

# DESCRIPTION

## Net Internal Areas

Demise	Size (sq ft )	Size (sq m)
A1 Ground	1,969	182.90
A1 First	1,273	118.28
A1 Total	3,242	301.18
A2 Ground	2,038	189.31
A2 First	1,504	139.76
A2 Total	3,542	329.07

## AMENITIES

- Air conditioning
- Suspended ceilings with recessed lighting
- Kitchenette/tea point
- Ground floor double door service access
- Ample car parking
- Carpeting to offices, vinyl flooring in lab areas
- Compressed air pipework and 3 phase power

# TERMS

Ash House A1 & A2 is available as a whole or in 2 units, either by way of assignment or a new lease up to 2030. Interested parties are invited to contact Mike Ayton or Jamie Green at DTRE to discuss the available options.

The Park owners, Bruntwood SciTech, have created a new masterplan for the site and aim to make Melbourn Science Park “a world class innovation and life science campus”. Proposals include a village green, boutique hotel and a gastro-style pub/restaurant open to the whole Melbourn community.

# CONTACT

For viewing and further information please contact:

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# DTRE



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Indicative new masterplan