

# TO LET

**3,000 to 6,000 sq ft**

**278.71 to 557.42 sq m**

22, Cambridge Science Park, Milton Road,  
Cambridge, CB4 0FP

High quality fitted office space located within a prominent HQ building  
on Cambridge Science Park

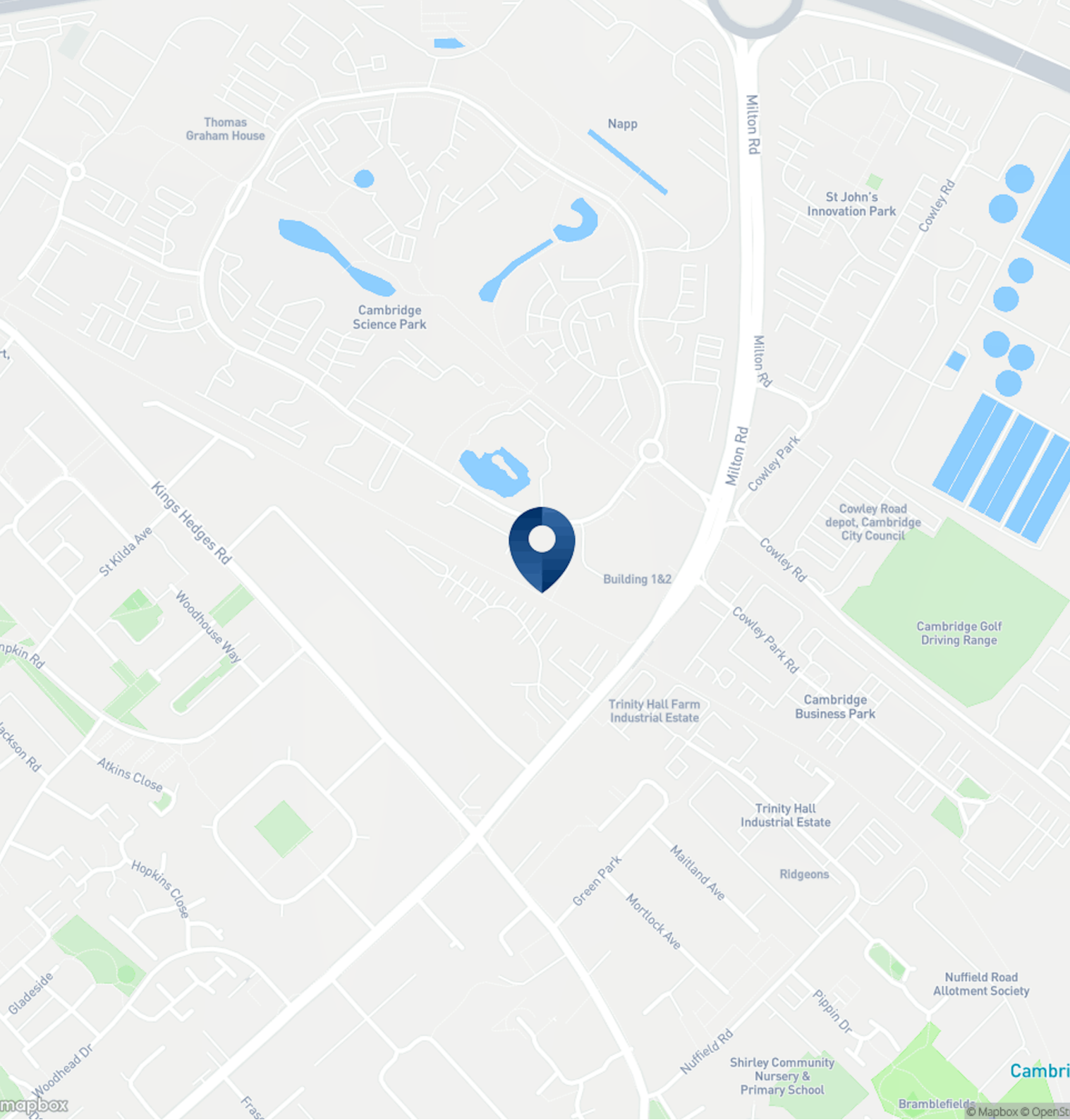


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# Summary

- Fully fitted accommodation to include sitting/standing desks, meeting rooms and kitchen facilities
- Impressive raised entrance and triple height atrium reception
- Easily accessible via public transport
- Located prominently next to the science park entrance
- Excellent parking provision
- EPC A
- Glorious views over the park lake





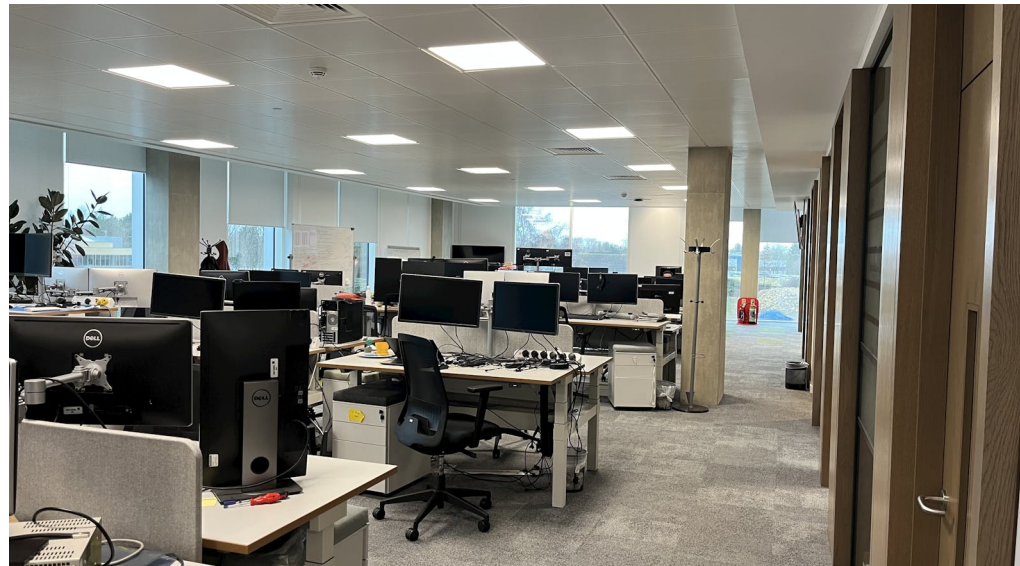
## Location

Cambridge Science Park is located 2 miles from Cambridge city centre, strategically positioned between Junction 32 and 33 of the A14. The Science Park lies adjacent to the Guided Busway which provides fast links to the city centre and train station. It is also just a 10 minute walk from Cambridge North Train Station which gives direct routes to Cambridge centre in 4 minutes and London Kings Cross in 55 minutes.



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# Photography





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## Property Highlights

- Dedicated parking ratio of 1:350 sq ft
- Bike Storage
- Showers
- Meeting rooms
- Raised access flooring
- Dual heating/cooling air conditioning
- External terraces
- Tenants will also have the benefit of the Science Park's nursery, fitness facility, conferencing facility and networking groups.
- The Bradfield Centre also provides flexible workspace and a cafe.



## Contact

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## Availability

The space is available by way of a new sublease on terms to be agreed up until 2029.

## Viewings

By way of prior appointment with the agents.

# DTRE

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