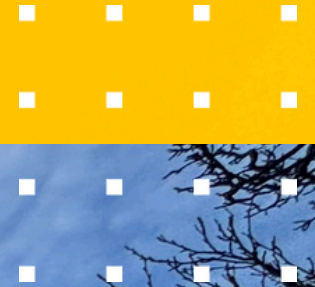


270 Cambridge Science Park

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.

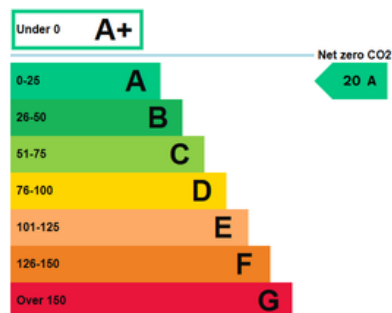
BUSINESS RATES

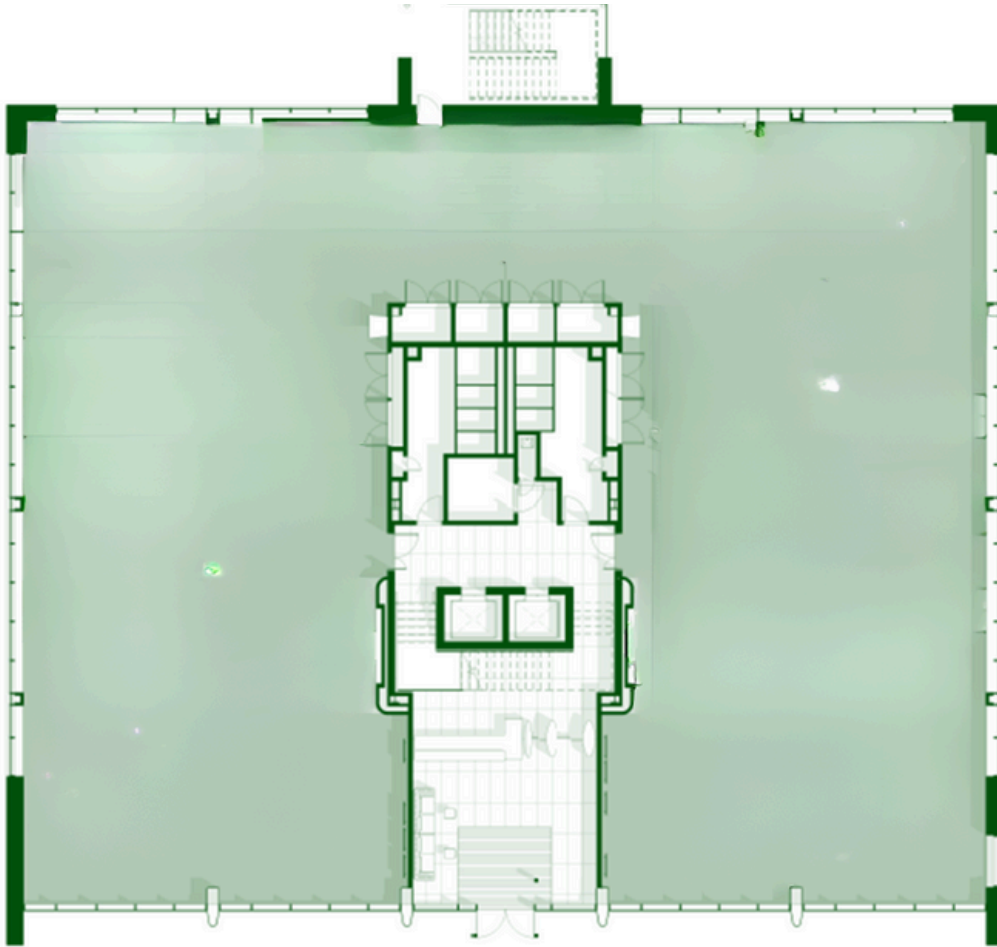
The incoming tenant will be responsible for the payment of Business Rates attributed to the space they occupy.

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

EPC

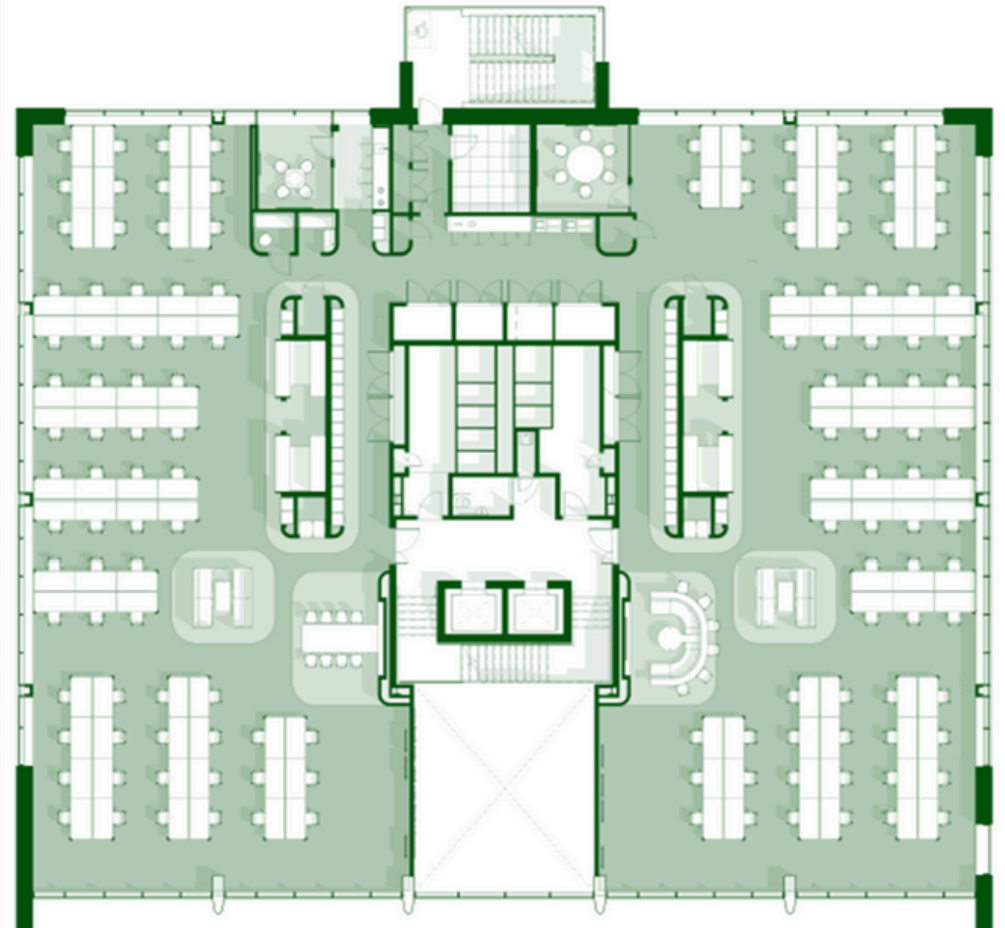
The Property has an EPC rating as follows:

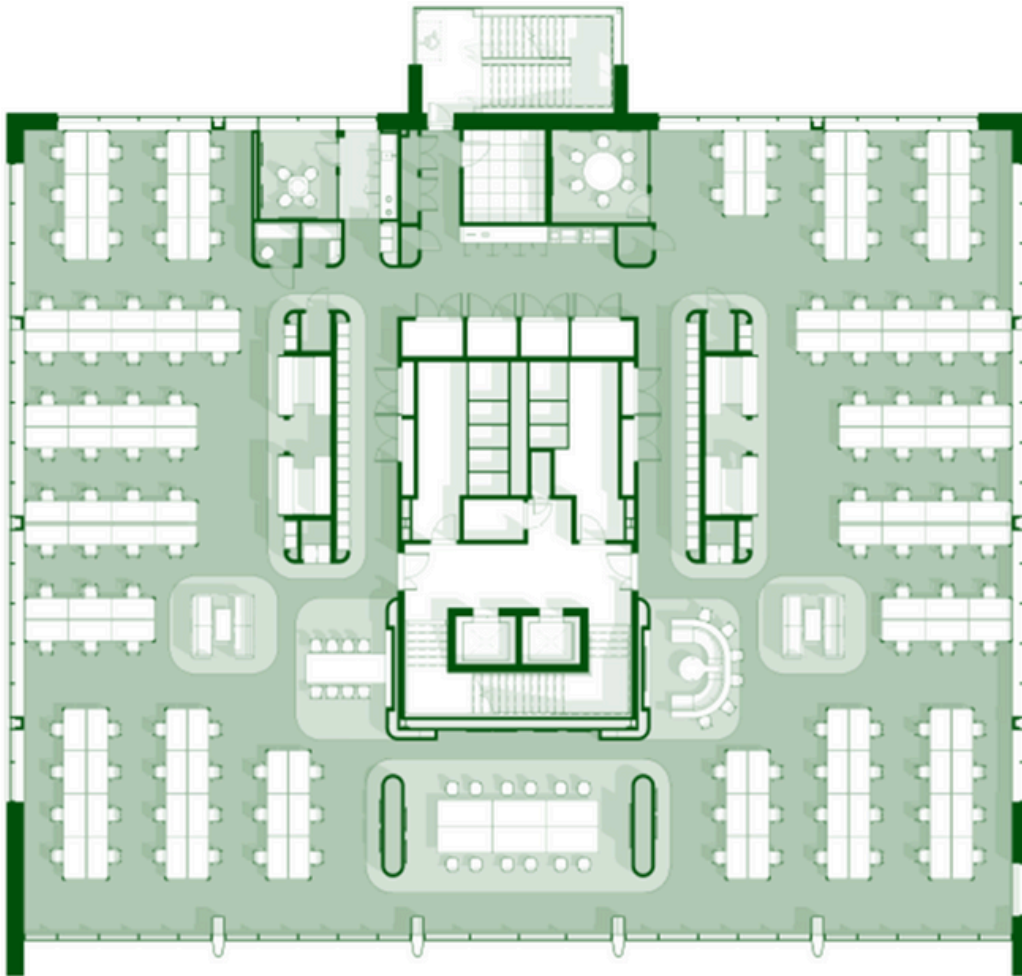




Ground Floor
Indicative Only

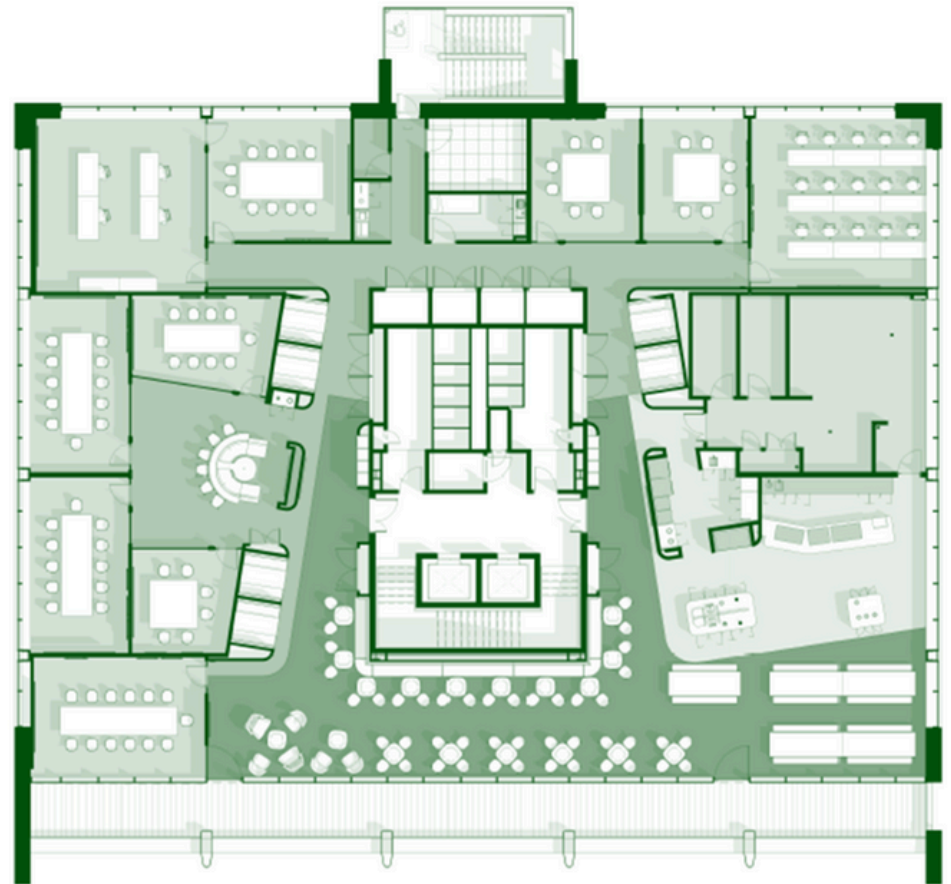
First Floor
Indicative Only



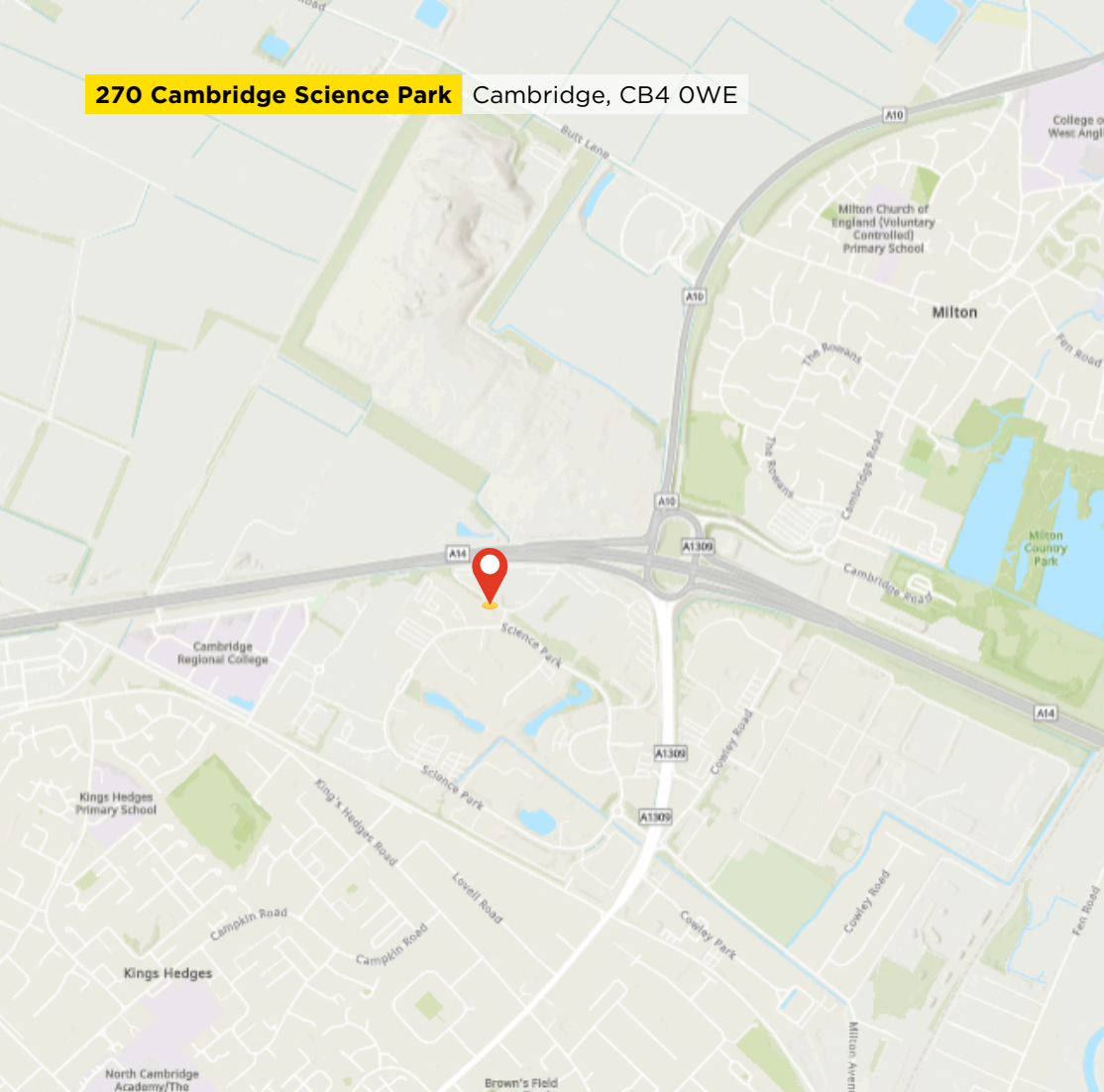


Second Floor
Indicative Only

Third Floor
Indicative Only



270 Cambridge Science Park Cambridge, CB4 0WE



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 26.02.2025

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

For further information please contact:

Ross Hemmings

Surveyor
ross.hemmings@savills.com
07890 423 803

Mark Taylor

Director
mark.taylor@savills.com
07721 892 966

