



Laboratory and Office Accommodation
Self-Contained

GIA: 4,811 sq ft (446.96 Sq M)

TO LET

CHEMISTRY OF HEALTH UNIVERSITY CHEMISTRY DEPARTMENT

In Brief

- Situated within the University Chemistry Laboratories
- Rare opportunity to work and collaborate with the University
- Access to shared facilities and specialist equipment
- Fully Fitted accommodation – ready for immediate occupation
- Access to Chemistry Departments' on-site café

Location

The Chemistry of Health Building is located on Union Road (just off Hills Road), situated amongst the University Chemistry Laboratory, Scott Polar Research Institute, Crystallographic Data Centre and Centre for Molecular Informatics.

Located centrally in Cambridge, the occupier will be within walking distance of the historic centre (12 mins) and Cambridge Train Station (14 mins) where there is a plethora of amenity offerings.

Cambridge Station provides direct access to Kings Cross with the fastest service being 45 minutes.

Description

The University of Cambridge is offering part of the Chemistry of Health Building to provide co-location facilities for companies to advance their R&D alongside key Chemistry department researchers and academics.

The occupier will benefit from having access, on a cost per use basis a well-equipped shared facility for the production and characterization of biological molecules, including bacterial and tissue culture facilities. The services on offer are provided [here](#). The occupier will also have access to the University's analytical facilities and equipment found [here](#).

The occupier will have access to the University's subsidised, on-site Cyber café and break out space open weekdays from 8:45 to 15:30.

The accommodation is self-contained over one floor. A detailed list of its [specification is available on request](#) but broadly benefits from:

- Fully Fitted Laboratory Accommodation
- Write up space with furniture
- Fully furnished board / meeting room
- 3x further private offices or meeting spaces
- Kitchenette
- Private W.C Facilities
- A shower facility in the building.
- No Parking (ask the agent for more information on parking nearby)
- Cycle Parking

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Creative Places LLP have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Creative Places LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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Accommodation

The area provided below is calculated on a GIA basis excluding riser spaces;
4,811 Sq Ft (446.96 Sq M)

Full floor plans are available on request

Additional Information

Terms

Full details and quoting terms are available upon application.

Rates

The occupiers will be responsible for meeting the cost of Business Rates.

Legal Costs

Each party to bear their own legal costs.

Value Added Tax

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate. VAT is payable.

Service Charge

A service charge will be levied to cover communal costs including shared services, gases, waste disposal etc. A service charge schedule is available on request.

EPC

Rated B

Postcode

CB2 1EZ

Enquiries

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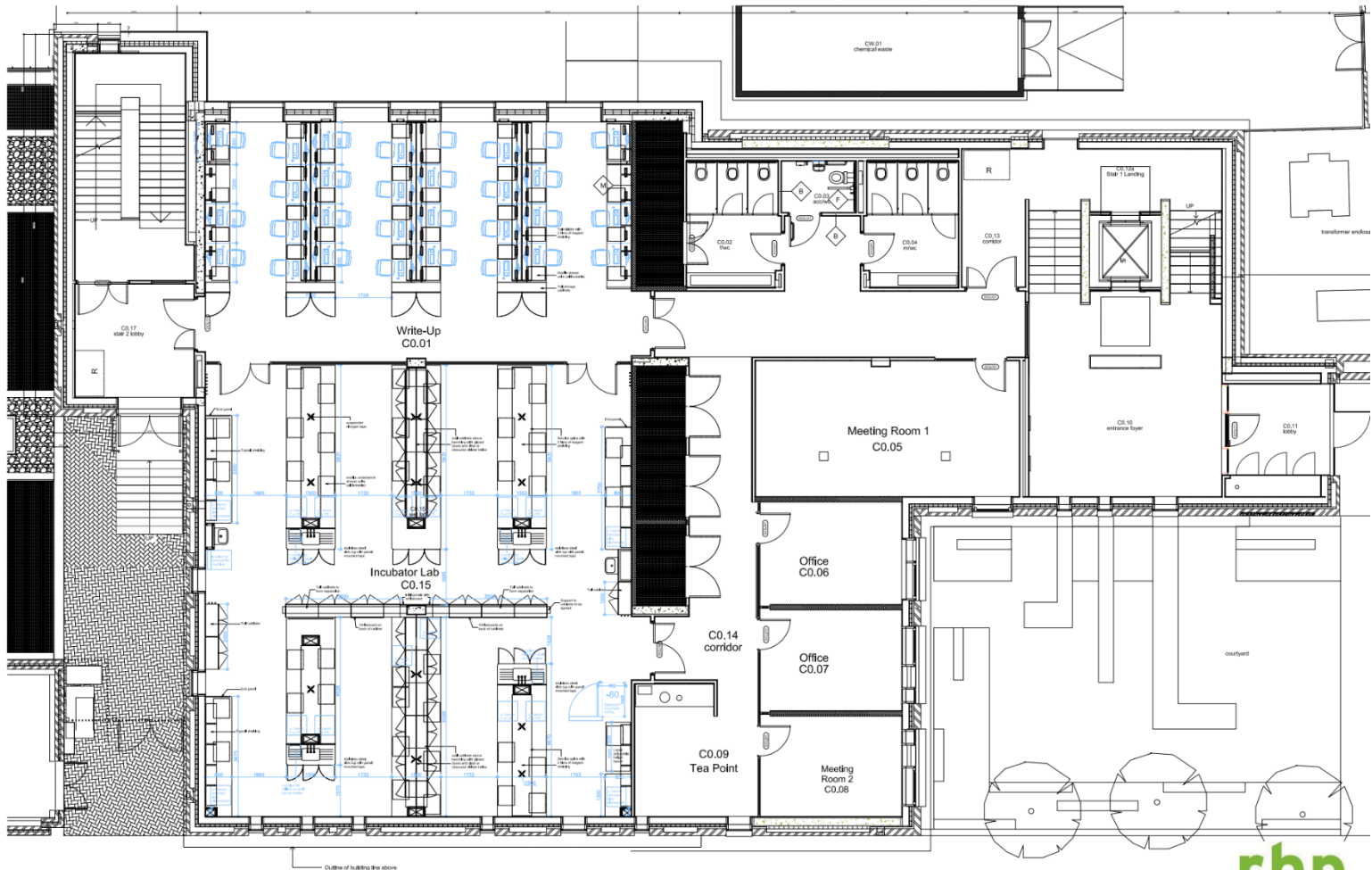
07831 589 172

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FLOOR PLAN



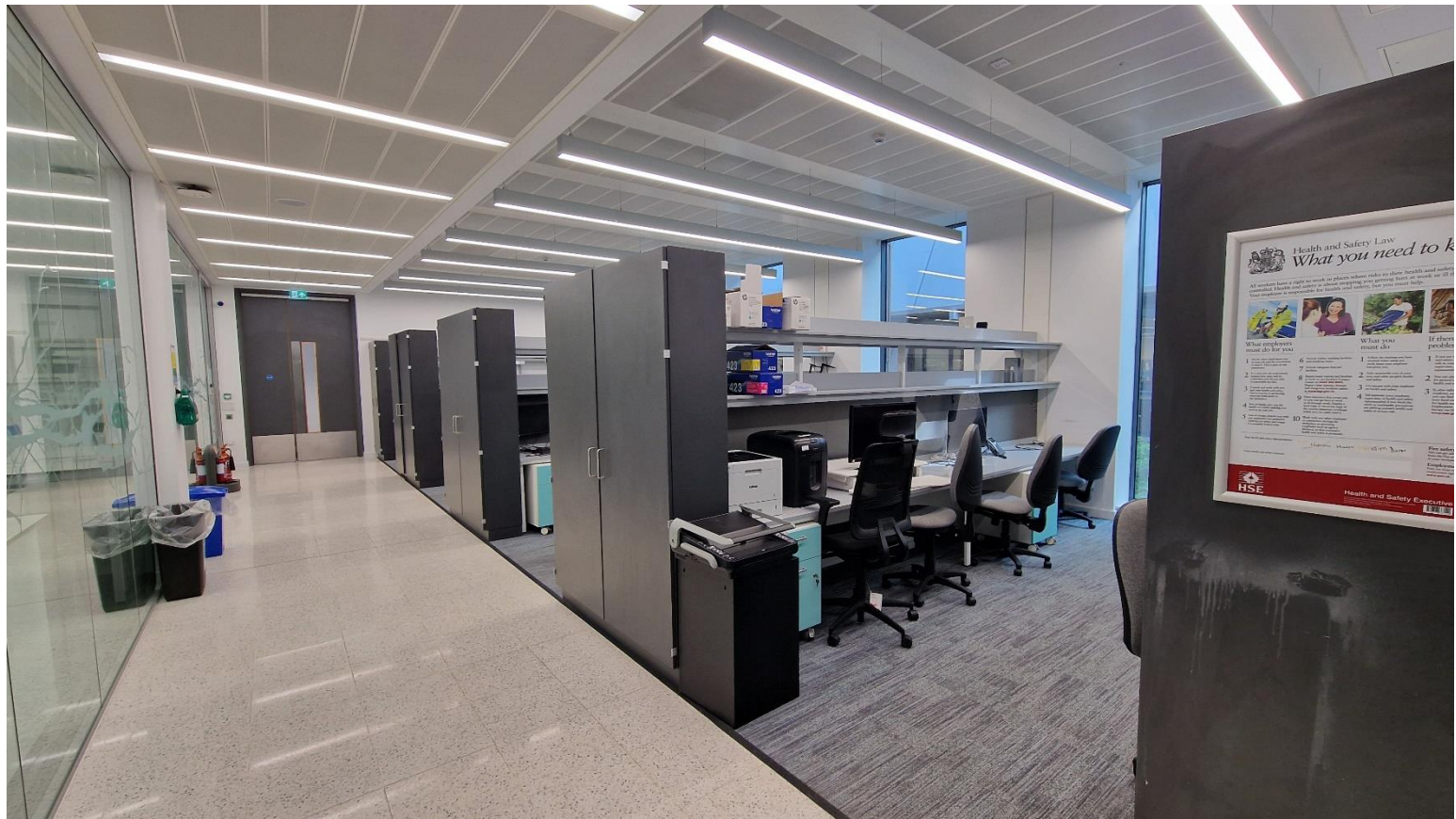
EXISTING LAYOUT PLAN



INTERNAL PHOTOGRAPHS



INTERNAL PHOTOGRAPHS



INTERNAL PHOTOGRAPHS

