

OFFICE TO LET

TO LET

Suite 1
270 Cambridge Science Park
Milton Road
Cambridge
CB4 0WE

7,545 sq ft
701 sq m

- Fully refurbished Grade A Office Space
- Best-in-class amenity space
- Six open-plan suites, with the potential to combine
- Energy-efficient, low-carbon heating and cooling
- Solar PV electricity generated on site
- Improved exterior and landscaping
- Available immediately
- Rent: £35.00 per sq ft



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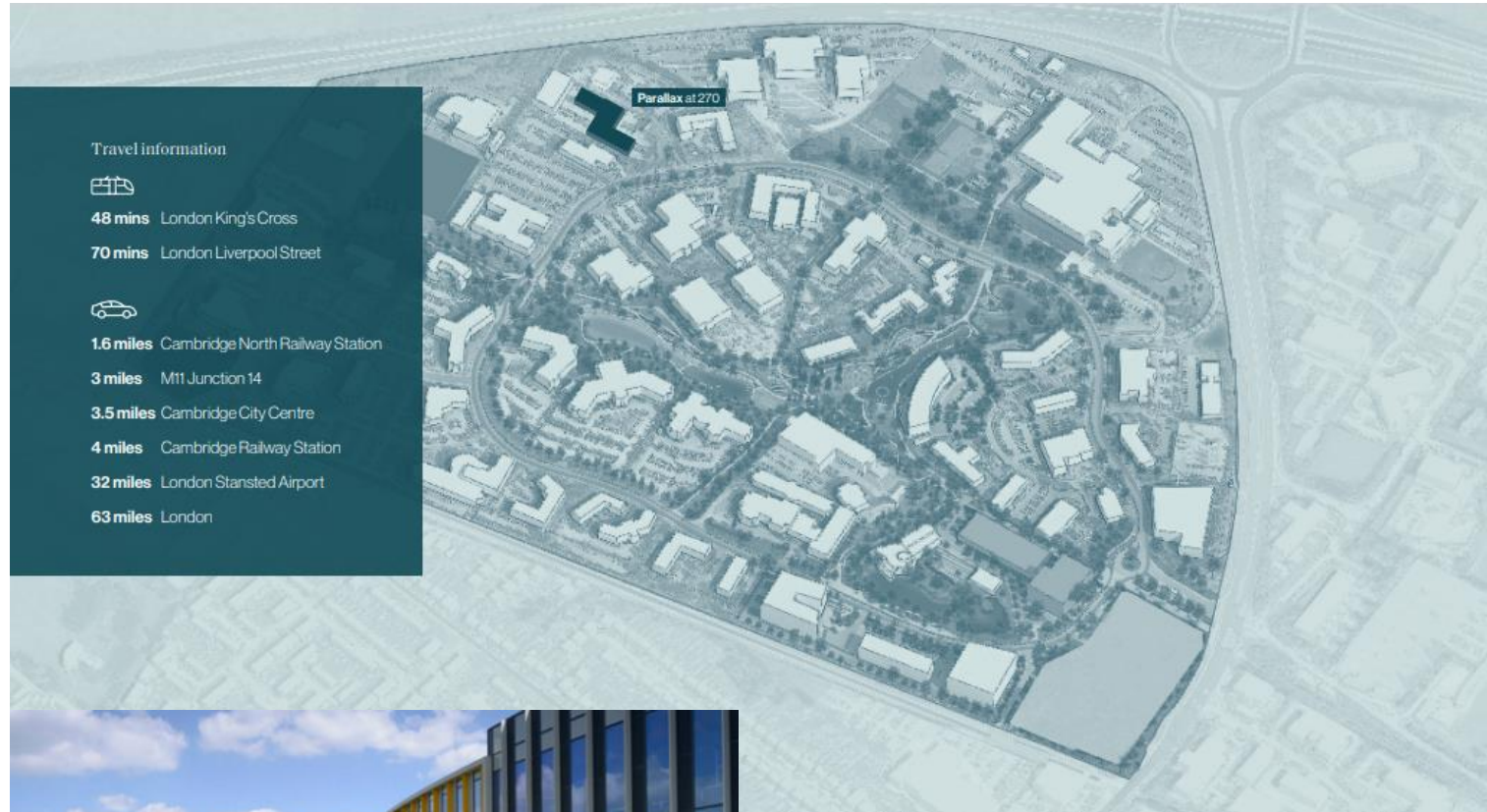
LOCATION

Cambridge Science Park is located 2 miles from Cambridge city centre and sits adjacent to the A14 dual carriageway on the Northern Fringe of the city, 3 miles east of the M11 and 35 miles North of Stansted Airport. This location offers fast and frequent railway connections to London Kings Cross and London Liverpool Street via Cambridge North Railway Station.

The Park comprises 150 acres, 1.7 million sq ft of high technology and laboratory buildings. It is home to over 130 companies, ranging from start-ups to some of the world's leading technology businesses. Occupiers on the park benefit from excellent local amenities including catering and conference facilities, attractive landscaped grounds, on-site childcare provision, restaurant and fitness centre.

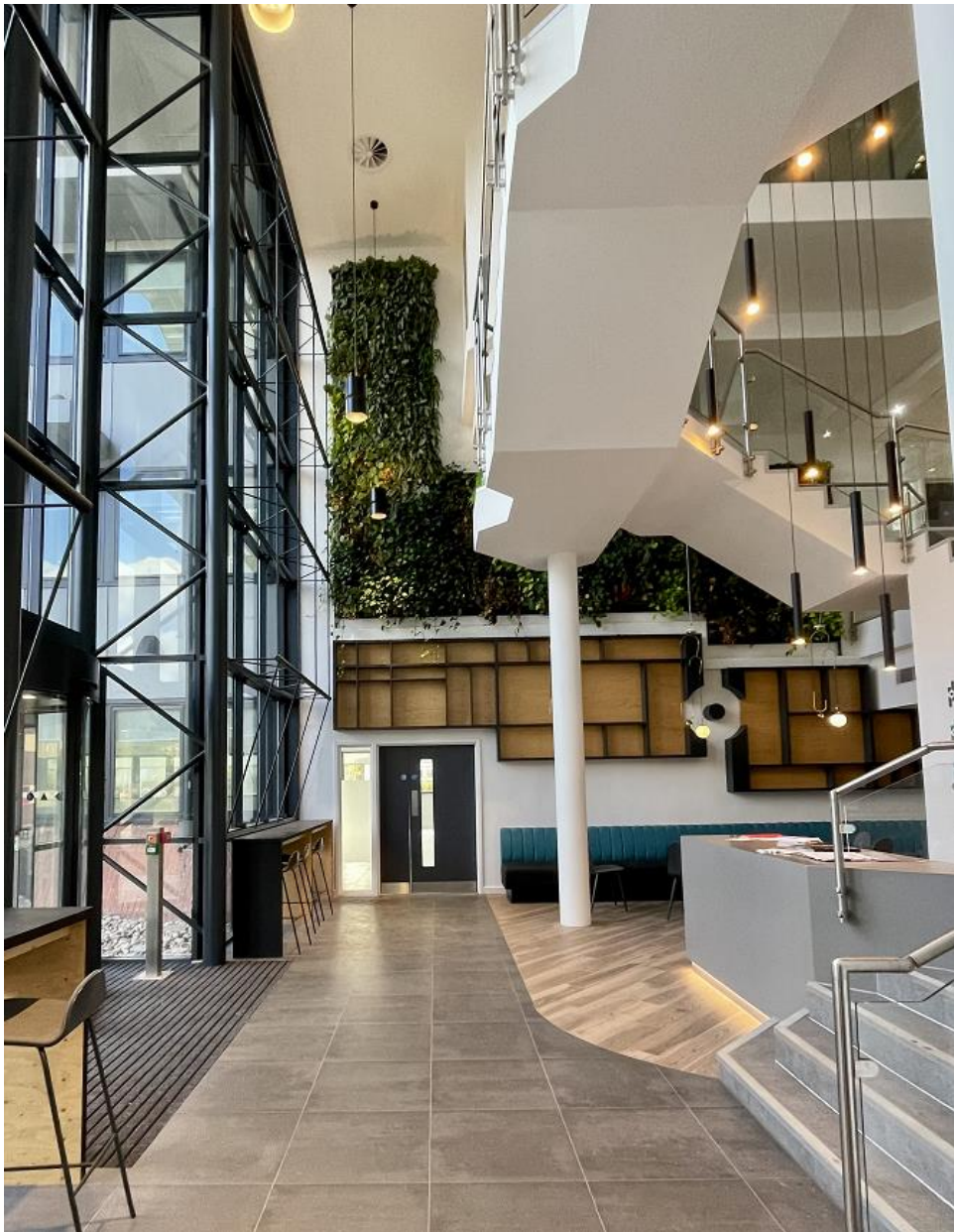
Community social events, globally influenced food offerings, health, well-being and fitness services are all at your fingertips and bring likeminded people together from across the spectrum of companies on site.

Occupiers close to 270 Cambridge Science Park include Worldpay, Johnson Matthey, Cambridge Glycoscience Ltd, Amgen Limited, Jagex, Royal Society of Chemistry and Astex Pharmaceuticals.



Cambridge Science Park sits in close proximity to major road and rail transport routes, and is just over thirty minutes from London Stansted Airport.

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DESCRIPTION

Suite 1, 7,545 sq ft of Grade A Offices To Let.

The building is fully refurbished and reimaged with a focus on low-carbon, modern working for multiple occupiers. There are two suites on each floor with shared shower and WC facilities in the central core, and a passenger lift giving access from the ground to first and second floors. The flexibility of the floorplates at Parallax means the space has been subdivided into six individual suites but it can also be reconfigured if occupiers require additional space and are interested in multiple suites.

Key features include Mitsubishi HVRF heating and cooling system, full accessed raised floor / 150 mm, smart controlled LED lighting, ceiling void / 250 - 300 mm, ground floor slab to slab / 3320mm, three-phase power compatible, new unisex and disabled WCs and generous shower provision. All suites are designed to Cat A specification.

There is a stylish ground floor triple-storey meet and greet area, with comfortable breakout space and coffee facilities as well as outdoor seating. Tenants benefit from secure and generous parking with a building parking ratio of 1:310 sq ft.

At a glance

- Mitsubishi HVRF heating and cooling system
- Full access raised floor / 150 mm
- Smart - controlled LED lighting
- Ceiling void / 250 - 300 mm
- Ground floor slab to slab / 3320mm
- Three-phase power compatible
- New unisex and disabled WCs
- Generous shower provision

Low-carbon credentials

- The state-of-the-art Mitsubishi HVRF system manages simultaneous heating and cooling requirements by distributing surplus heat from cooling operations and vice versa. It offers
- Optimum clean, fresh air ventilation
- Zero state air recirculation
- Energy-efficient heat recovery
- Full flexibility for individual environments
- Smart controls
- Significant CO2 savings
- COVID savings

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SUITES AND AVAILABILITY

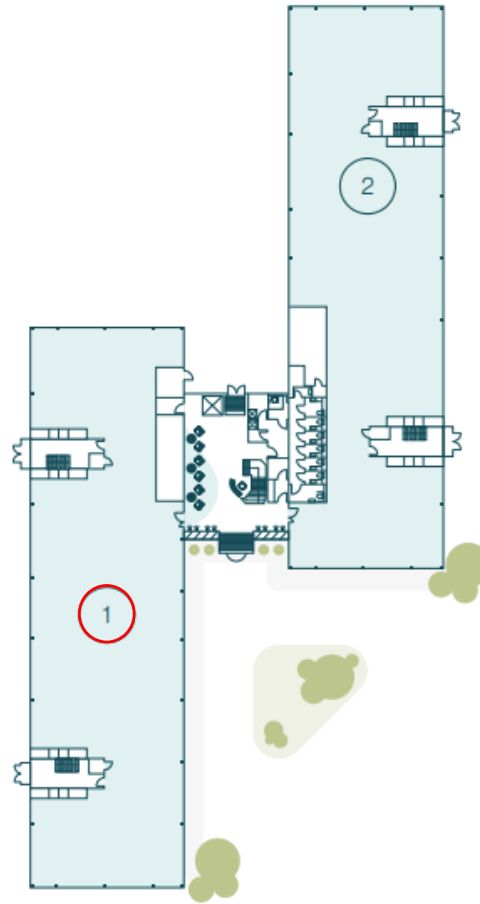
Two suites on each floor with shared shower and WC facilities in the central core, and a passenger lift giving access from the ground to the first and second floors.

	Sq M	Sq Ft
Suite 1 GF	701	7,545
Suite 2 GF	Under Offer	
Suite 3 FF	LET	
Suite 4 FF	Under Offer	
Suite 5 SF	LET	
Suite 6 SF	LET	

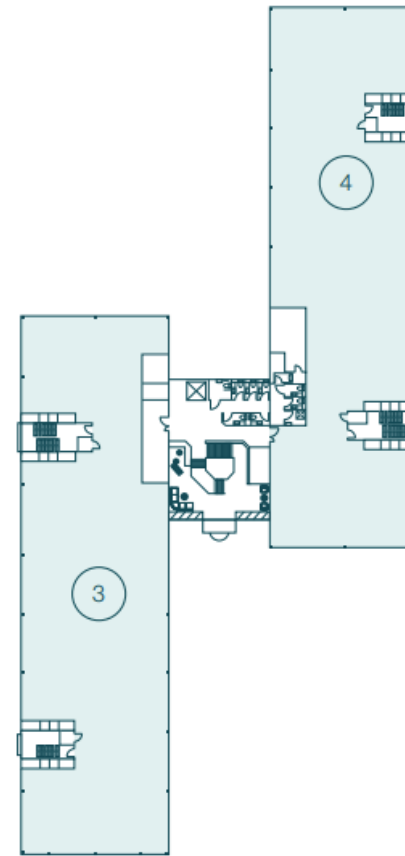
Car Parking

Generous parking for up to 125 vehicles, including 12 EV charging bays and two disabled spaces at ground level. Ample bike and scooter storage close to the entrance.

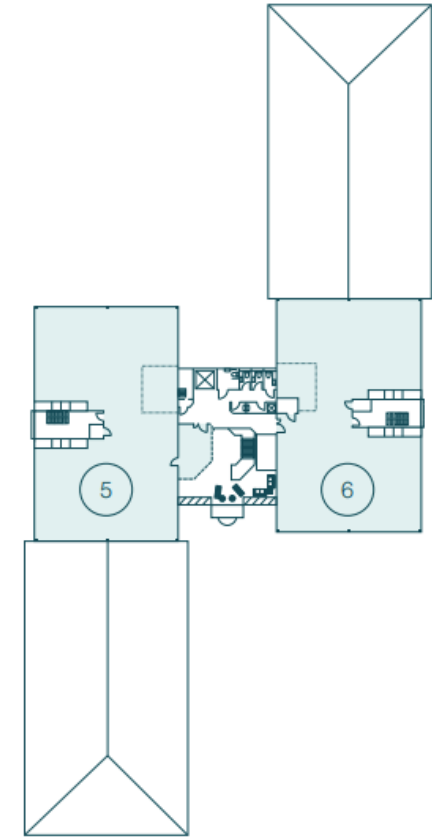
Fully refurbished
and reimagined with
a focus on low-carbon,
modern working for
multiple occupiers.
Bringing together
bright talent under
one roof.



Ground Floor



First Floor



Second Floor

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RENT

£35.00 per sq ft exclusive of outgoings, service charge and VAT.

VAT

We understand VAT is payable on the rent.

TERMS

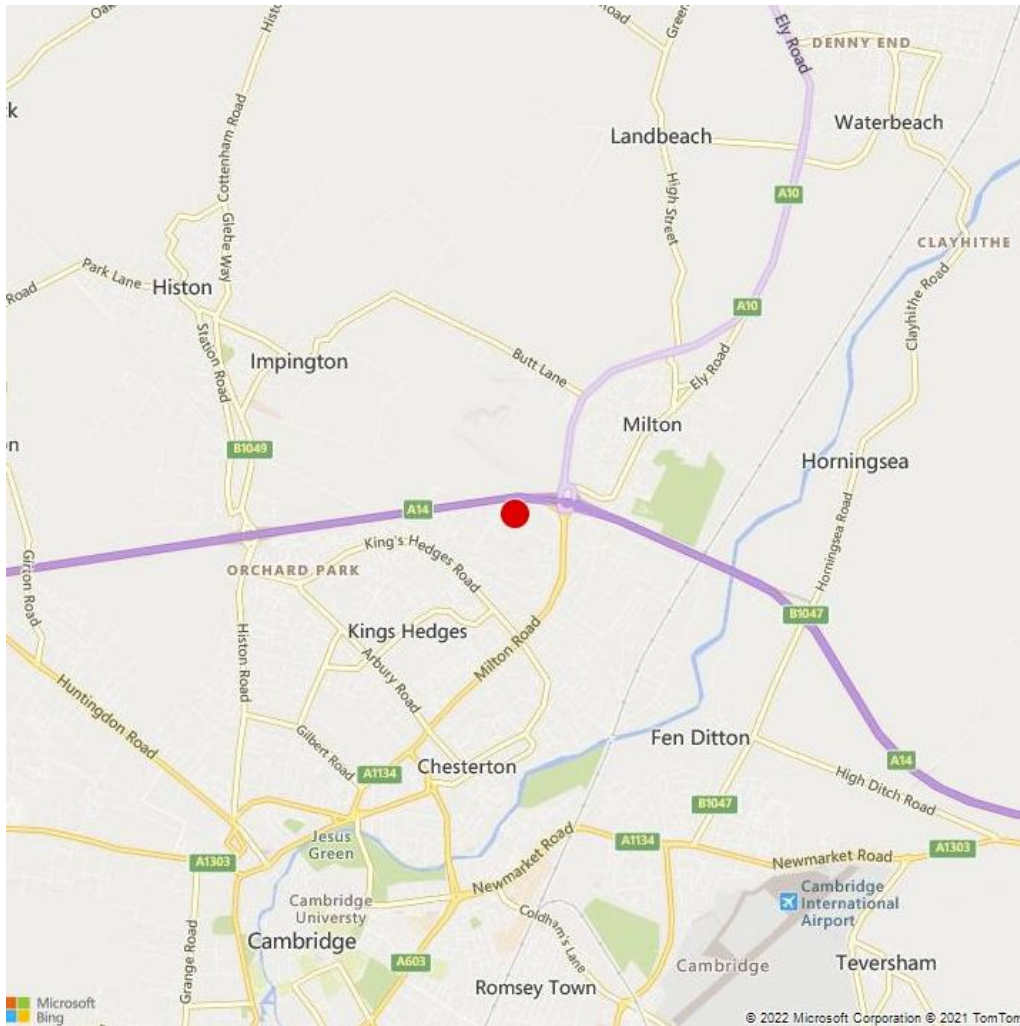
The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.



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IMPORTANT INFORMATION

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