

# 418 Cambridge Science Park

CAMBRIDGE, CB4 0PZ

TO LET - OFFICE AND LABORATORY SPACE - 10,095 SQ FT



savills

## KEY HIGHLIGHTS

- Located on Cambridge Science Park, home to some of the most well established names in science, technology and R&D
- Purpose built laboratory and R&D facility
- Self contained and fully fitted
- Shared break out and coffee station
- Car parking spaces available
- On-site café at The Bradfield Centre



## DESCRIPTION

- Purpose-built laboratory and research facility
- Ground + first floor with second-floor plant loft
- Full-height atrium and reception
- Goods lift, goods entrance, external stores
- CCTV, access control, BMS

## SPECIFICATION

### Laboratory capability (building-wide)

- Fully fitted laboratory accommodation
- Chemistry laboratories
- Molecular biology / tissue culture laboratories
- Fume cupboards
- Class II safety cabinets
- Laboratory gases
- Glass wash and autoclave facilities

### Office specification

- Air-conditioned offices
- Raised access floors
- Suspended ceilings with recessed lighting
- Mix of cellular and open-plan offices
- Dedicated IT / comms room
- Staff room, meeting rooms, first aid room

## ACCOMMODATION

The suite has been measured on a Net Internal basis. The space is available xxxxxx

Description	Sq ft	Sq m
Part First Floor	10,095	937.9
<b>Total</b>	<b>10,095</b>	<b>937.9</b>

## LEASE TERMS

The suite is available by way of a sub lease from the existing tenant.

Please get in contact with the agents for further details.

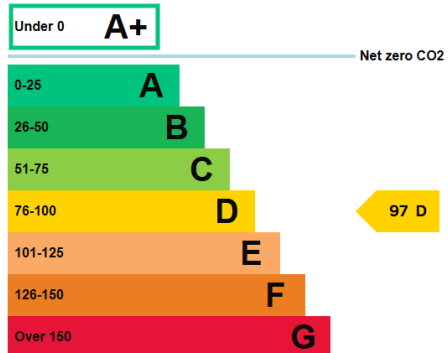
## BUSINESS RATES

The Valuation Office website assessment states that the Rates payable under the 2026 Rating List has been calculated at £19.63 psf.

Prospective occupiers are advised to confirm via Cambridge Council.

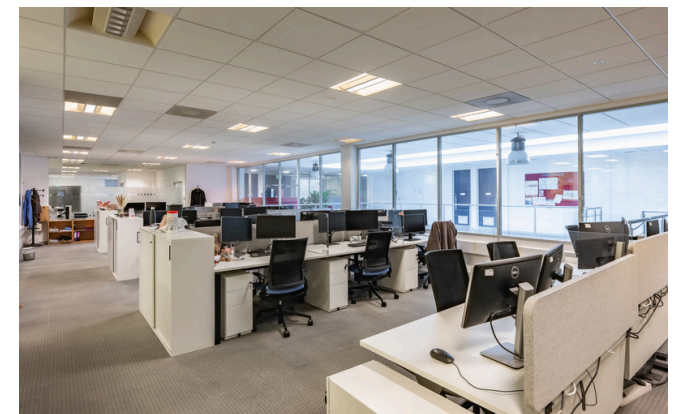
## EPC

The suite has an EPC rating of D97.



## SERVICES

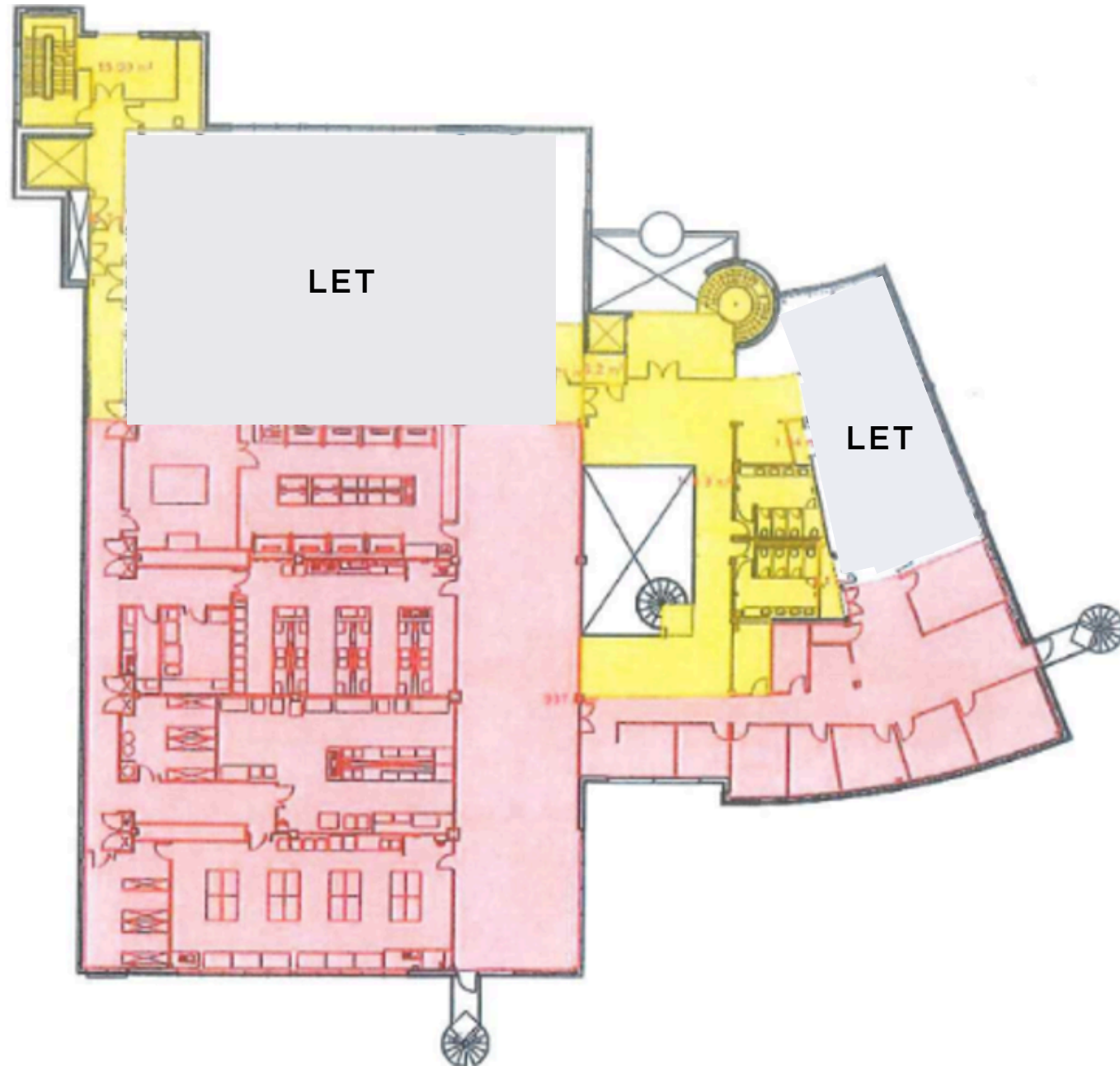
We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.



**Property Name**

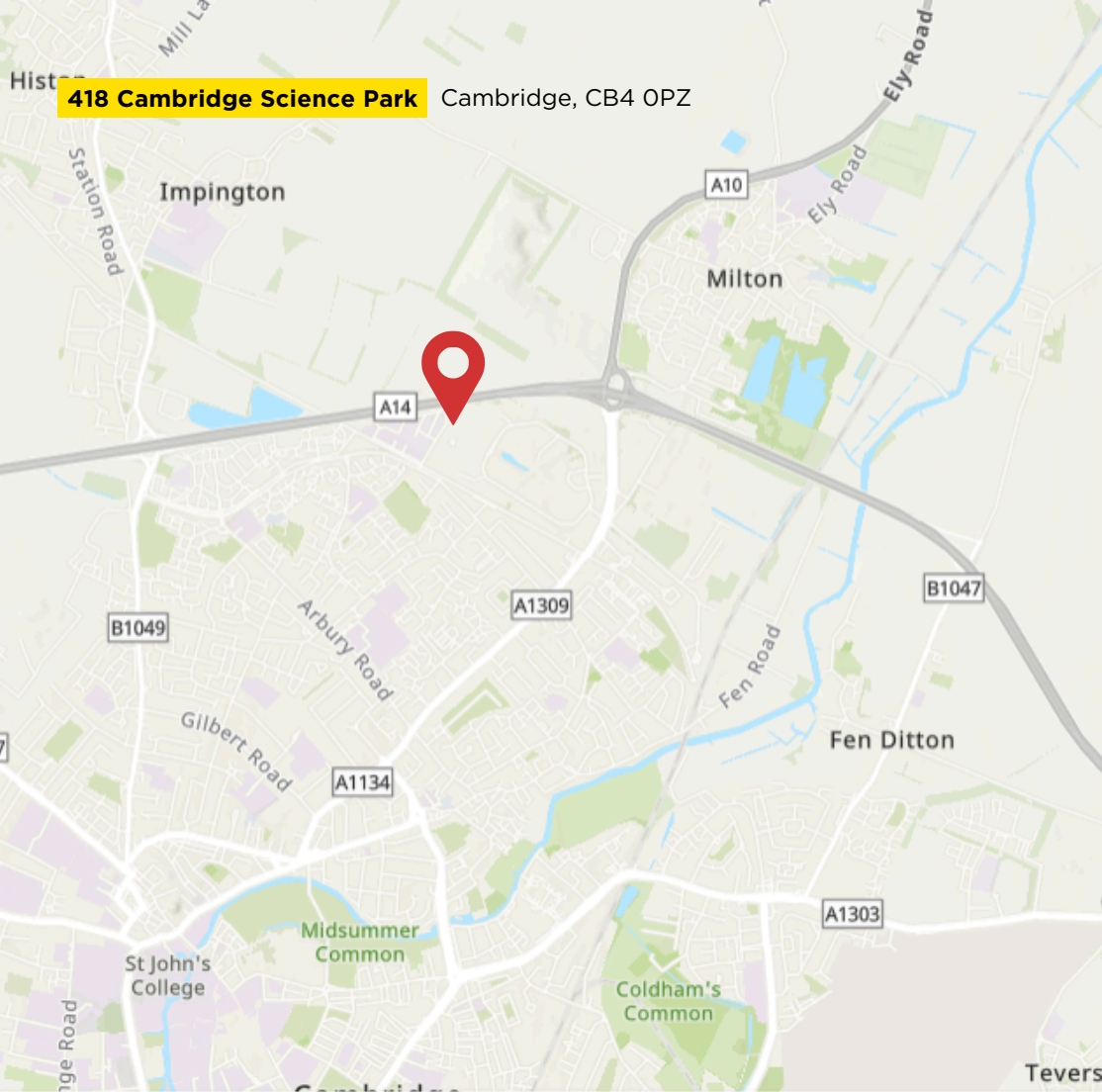
Address, Location





Space To Let - Area Coloured Red

**418 Cambridge Science Park** Cambridge, CB4 0PZ



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## 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 will be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

Strictly by appointment only with sole agents Savills.

## CONTACT

For further information please contact:

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i' in "savills" being a stylized, elongated 'i'. The logo is set against a yellow rectangular background.