

To Let - High Quality Serviced Lab and Write Up Space



**Allia Future Business Centre Cambridge Campus**  
Kings Hedges Road, Cambridge, CB4 2HY

1,653 sq ft  
153.6 sq m

**Carter Jonas**

## Key Highlights:

- **High-quality serviced lab space**
- **Corner office with meeting room**
- **On site cafe**
- **Located close to Cambridge Science Park**
- **Excellent access to the A14 and M11**
- **Kitchen facilities**
- **Showers and changing**
- **Additional meeting rooms available**
- **On-site parking**
- **EV charging stations**





## Description:

Situated within the Allia Future Business Centre Cambridge Campus – a thriving community of impact focussed businesses.

Fully fitted lab space with modern benching and 2 fume cupboards, plus a high quality self-contained office with meeting room. Located on the first floor and accessible via lift.

Tenants have access to shared kitchen facilities and an on-site café. Further meeting rooms are available on site with 4-hours hire per month included within the lease.

Further amenities include front desk and centre assistants, WiFi, breakout spaces showers and changing.

## Accommodation:

The accommodation comprises the following approximate Net Internal Areas:

Lab 1F5:	1,056 sq ft
Office 1F2:	597 sq ft
<b>Total:</b>	<b>1,653 sq ft</b>

## Terms & rent

The property is available on a new lease for a term by negotiation at an inclusive rent of £7,132 per month

## Rateable Value

Information available on request.

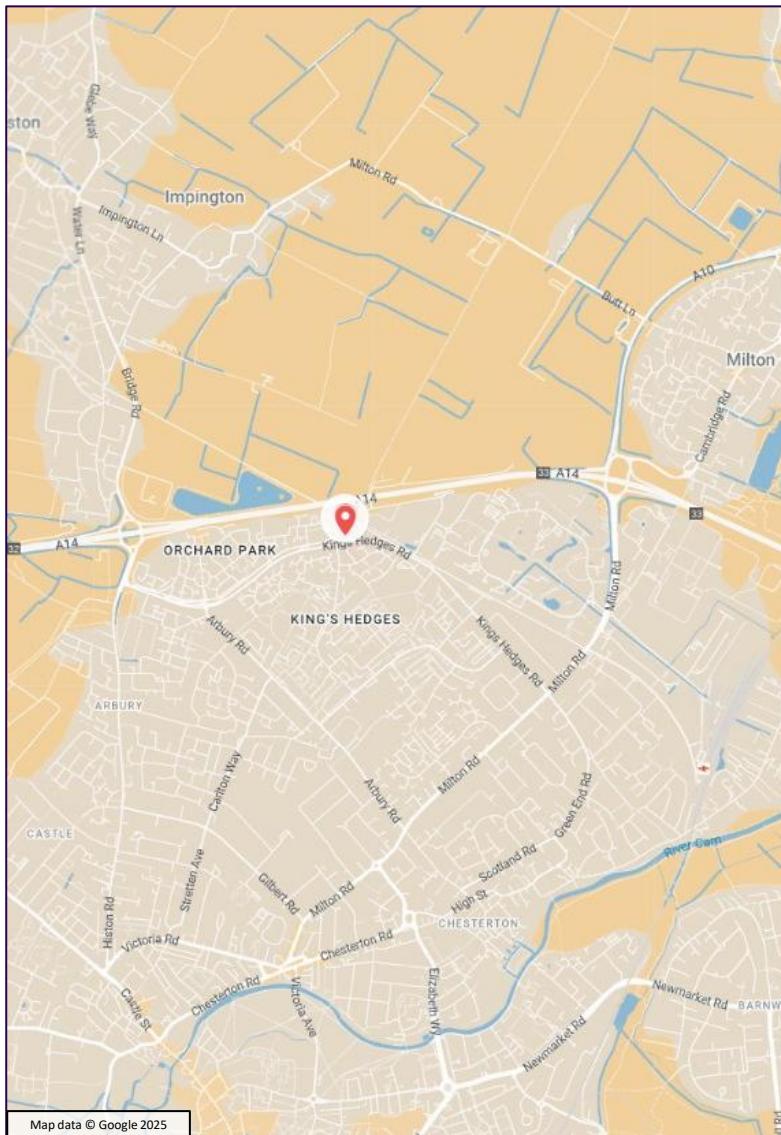
## EPC

The property has an EPC of B (37).

## VAT

VAT is payable on the rent.

## Location



Allia Future Business Centre Cambridge Campus is located on Kings Hedges Road, to the north of Cambridge city centre.

The site is close to Cambridge Science Park and benefits from excellent transport connections. It is easily accessible from the A14 and M11, with the guided busway and local bus routes providing convenient links across the city.

Cambridge North station is nearby, offering regular rail services to London and the wider region.

The area provides a range of local amenities, including cafés, supermarkets, and fitness facilities.

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# **Carter Jonas**

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