

Grade A Office / R&D Space To Let



**Suite 1, 270 Cambridge Science Park**

Milton Road, Cambridge, CB4 0WE

3,000 - 7,545 sq ft

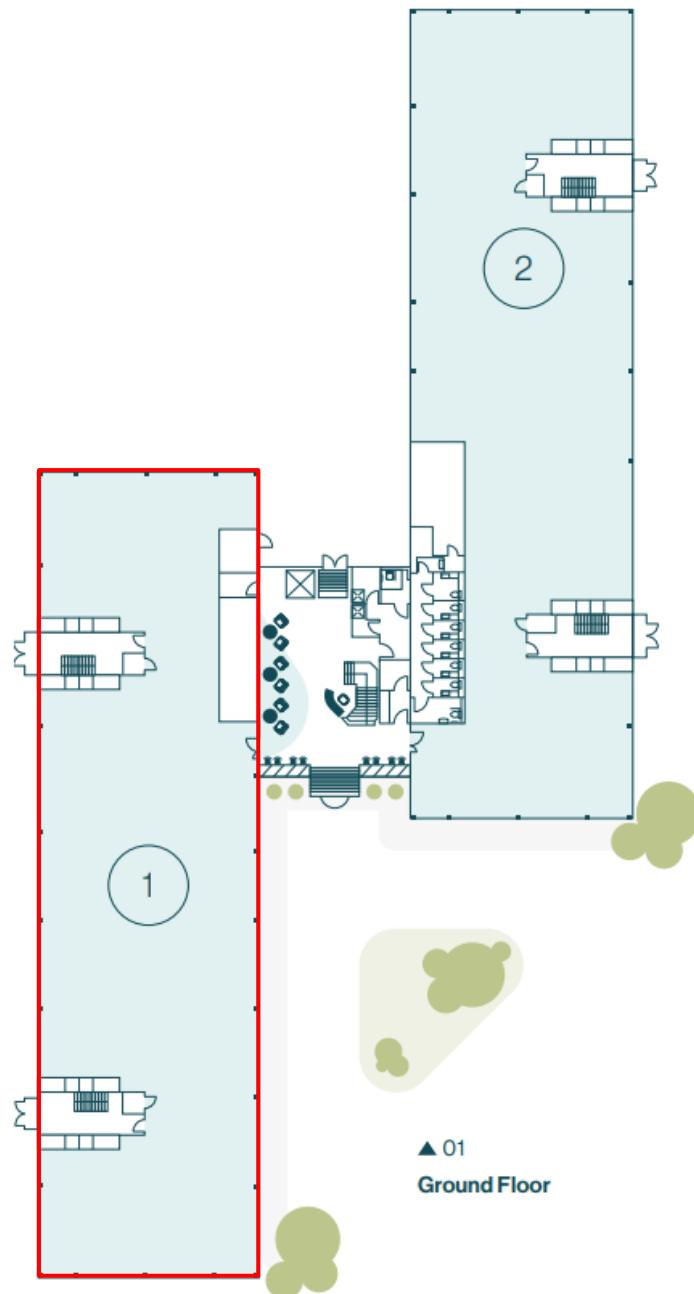
279 - 701 sq m

**Carter Jonas**

## Key Highlights:

- Fully refurbished Grade A Office / R&D space
- EPC A
- Energy efficient Mitsubishi HVRF heating and cooling system
- Solar PV electricity generated on site
- Full raised access floor
- Ground floor slab to slab / 3320mm
- Three-phase power compatible
- Best in class amenity space
- On-site concierge





## Description:

The building has been comprehensively refurbished with a focus on low-carbon, modern working for multiple occupiers.

Specification include a stylish ground floor triple-storey atrium meet and greet area with comfortable breakout space, as well as outdoor seating.

## Accommodation:

Suite 1 has an approximate Net Internal area of 7,545 sq ft (701 sq m).

All suites designed to Cat A specification, with raised floors, fully upgraded heating and ventilation, smart controlled LED lighting ad 3-phase power compatibility.

The ground floor slab to slab measures 3320mm.

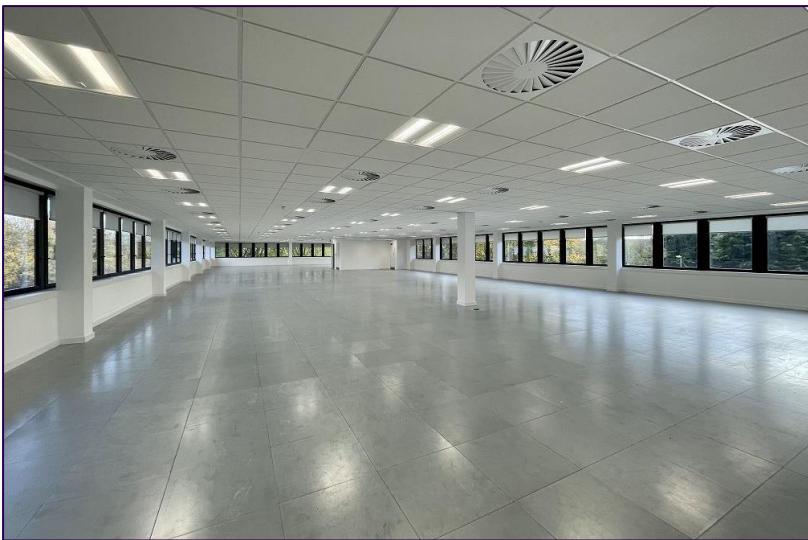
## M&E:

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 stale air recirculation
- Energy-efficient heat recovery
- Full flexibility for individual environments
- Smart controls
- Significant CO<sub>2</sub> savings

## WCs:

New unisex and disabled WCs and generous showers are provided on each floor.



## Parking

Generous parking provision at a ratio of 1:308.

Two EV charging spaces are allocated to Suite 1.

Ample, covered bicycle and scooter storage close to the entrance.

## Rent

£35 per sq ft per annum.

## Terms

The property is available on a new full repairing and insuring lease for a term by negotiation.

## Rateable Value

Current Rates Payable (2023/2024): £17.24 per sq ft per annum.

## Service Charge

Estimated service charge (2024): £9.12 per sq ft per annum.

## EPC

The property has an EPC of A (20).

## VAT

We understand that VAT is payable on the rent.

Cambridge Science Park is located close to major road and rail transport routes.



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.

Cambridge North railway station is nearby and offers fast and frequent connections to Cambridge, London Kings Cross and London Liverpool Street stations.

Occupiers in 270 Cambridge Science Park include Cambridge Touch Technology, Altium and Sandoz.

The Cambridge Science Park campus is home to more than 130 companies across 150 acres, from startups to major players in the science and hi-tech sectors. Established more than half a century ago by Trinity College, and with continuing links to the University of Cambridge, the Park attracts high calibre talent.

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



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# Carter Jonas

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