



To Let

Fully fitted Grade A office space available on Cambridge Science Park

- Grade A office space
- Fully fitted
- Terrace
- Canteen/cafe provisions
- Meeting rooms and break out space
- 124 parking spaces
- 146 cycle spaces
- Shower facilities

Building A

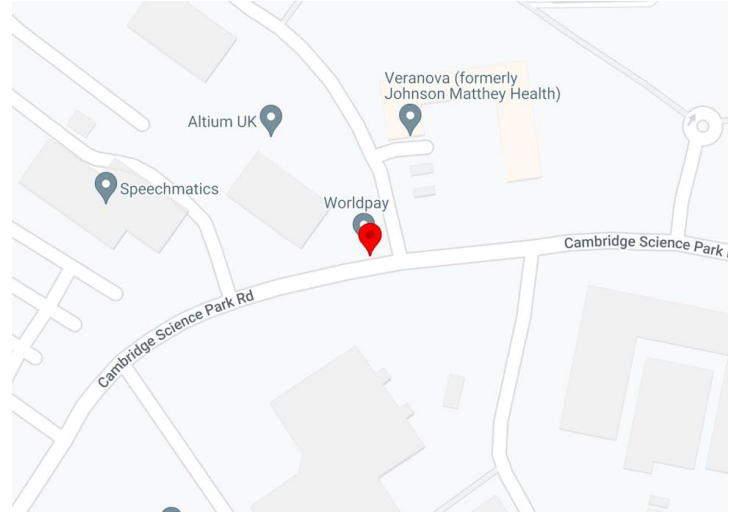
270 Milton Road, Science Park, Cambridge, CB4
0WE

6,106 to 41,329 sq ft
567.27 to 3,839.59 sq m

Reference: #214038

Building A

270 Milton Road, Science Park, Cambridge, CB4 0WE



Summary

Available Size	6,106 to 41,329 sq ft / 567.27 to 3,839.59 sq m
Rent	Rent on application
Service Charge	£10 per sq ft
Estate Charge	£1.25 per sq ft
EPC	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	10,574	982.36	Available
1st	9,931	922.62	Available
2nd	10,541	979.29	Available
3rd	9,381	871.52	Available
3rd - Balcony	902	83.80	Available
Total	41,329	3,839.59	

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Description

Building A, 270 Cambridge Science Park is a Grade A office building constructed in 2019. The building is designed with a centrally positioned WC and stair core, with office space surrounding it, ensuring great natural light throughout. The ground floor boasts a spacious reception area, with open-plan office space throughout, and the third floor encompasses a well-appointed canteen area, meeting room suites, a townhall area, and the added benefit of a terrace.

The building is available as a whole building or on a floor by floor basis. The current lease has an expiry in February 2034 and break clause in February 2029.

Location

Cambridge Science Park is a renowned research and development hub located in the heart of Cambridge, United Kingdom. Situated just a few kilometers north of the city center, the park covers an area of approximately 150 acres, making it one of the largest and most significant science and technology parks in the country.

Known for its exceptional research and innovation, Cambridge Science Park has established itself as a global centre for technology-based companies, start-ups, and research institutions. It provides an ideal environment for pioneering businesses in sectors such as bioinformatics, healthcare, pharmaceuticals, electronics, software development, and high-tech engineering.

Cambridge Science Park is easily accessible by road via the A14 and M11 motorway, and well-served by public transportation, including regular bus services connecting the park with the city centre and surrounding areas. Additionally, the park offers ample parking facilities and supports sustainable transportation initiatives.

