



MATRIX HOUSE, CAMBRIDGE BUSINESS PARK

Milton Road, Cambridge, CB4 0HH

Self contained laboratory and office building to be fully refurbished
To Let - 22,681 sq ft (2,107 sq m)



BUILDING SUMMARY

- Self-contained laboratory and office building occupying a prominent position on Cambridge Business Park
- Tenant specific fitouts can be incorporated
- Located in the heart of the Northern Cambridge cluster
- 500m distance to Cambridge North railway station and Guided Busway
- Accommodation to be comprehensively refurbished in line with images overleaf
- Pre let opportunity with rent on application
- 24 hour on site manned security and Park Manager
- Generous parking allocation



GROUND FLOOR

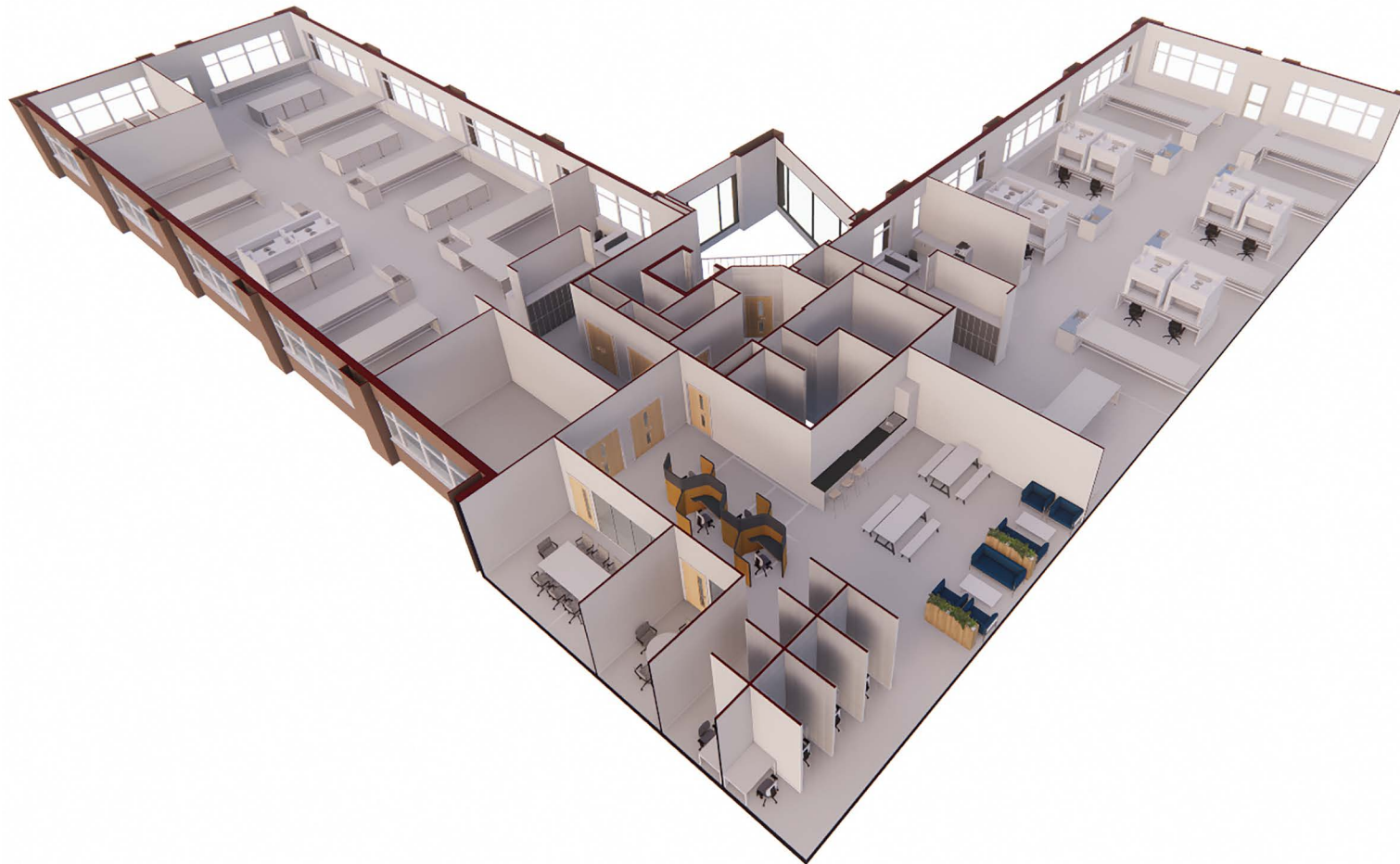
Indicative Office Accommodation





FIRST FLOOR

Indicative Laboratory Accommodation





DESCRIPTION

The property is due to undergo comprehensive refurbishment to provide flexible laboratory and office accommodation over two floors.

General specifications

- The building will be fully refurbished and the plumbing and electrical circuits upgraded.
- The air handling equipment will be removed and replaced, and the building provided with new ventilation ductwork.
- Building BMS to be retained and adapted to suit new plant

Office Specification

- New ceilings, flooring, lighting and ventilation - 12 L/second per person
- New network cabling in floor void to data points in floor boxes
- Floor boxes to be repositioned to suit client desking layout
- LED feature lighting
- Smart modern tea point and break out facilities

Laboratory specification

- Fully refurbished high specification laboratory space
- Vinyl flooring with coved skirting to perimeter
- Ventilation to be provided in the laboratories will be 6 AC/H
- New LED lighting - 500 lux minimum average, with 0.6 uniformity
- There will be capacity for at least four chemical fume cupboards if required
- Submain distribution boards will be provided in laboratory areas
- Both 415v 3phase and 240v single phase power available to lab benches
- Separate Cat 5 water circuit for laboratory sinks
- Mains water to feed handwash basins

A key benefit for potential occupiers at this stage, is the ability to input into the overall design to create a bespoke environment.

Building consultant

Creative Places

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TERMS

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

EPC

The property has a current EPC rating of C(72).

BUSINESS RATES

The Valuation Office website assessment states that the Rateable Value under the 2017 Rating List is £462,500. The current uniform Business Rate multiplier for 2023/24 is £0.512.

Applicants are advised to make independent enquiries via Cambridge City Council.

SERVICES

We understand that mains power, water services and gas 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.

ACCOMMODATION

The below measurements are based on the Net Internal Area.

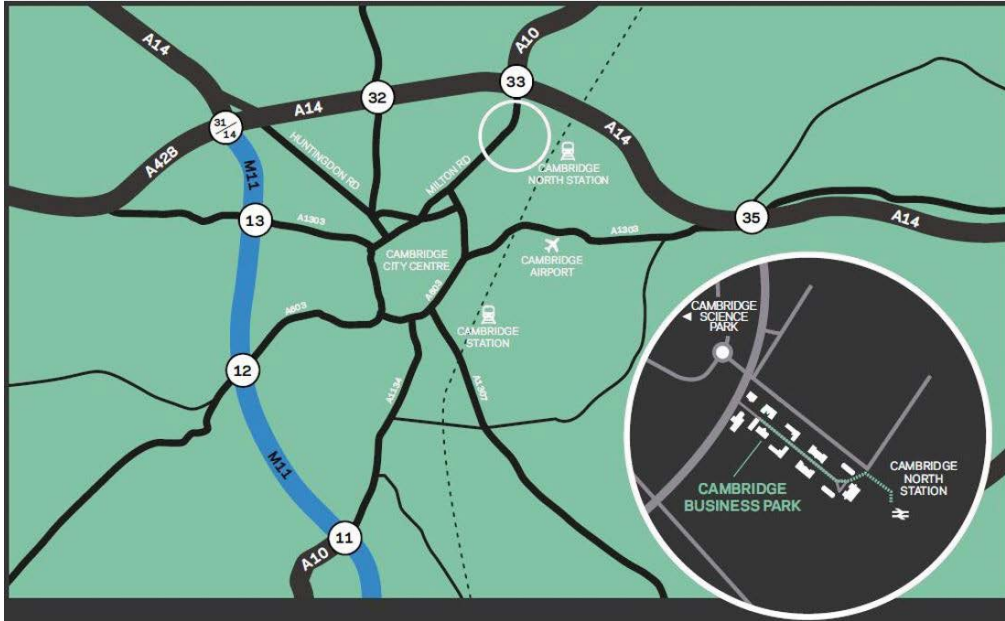
Floor / Unit	Use	NIA	
		sq m	sq ft
Ground	Office	1,053.5	11,340.5
First	Laboratory	1,053.5	11,340.5
Total Net Internal Area		2,107	22,681

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

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



LOCATION

Cambridge Business Park is located north east of Cambridge city centre easily accessible from the A14 dual carriageway.

The A14, in turn connects with the M11 and A1 with London just 55 miles away. Cambridge North railway station is situated immediately adjacent to the Business Park circa 500m walk, with train services from the station to London Kings Cross, as well as connecting to national rail networks. There is private pedestrian access from the train station for occupiers of Cambridge Business Park.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint sole agents.

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Designed and Produced by Savills Marketing: 020 7499 8644 | January 2023