



**25 CAMBRIDGE SCIENCE PARK, MILTON ROAD,
CAMBRIDGE, CB4 0FW**

TO LET | FITTED LABORATORY: C. 1,513 SQ FT (140.56 SQ M)



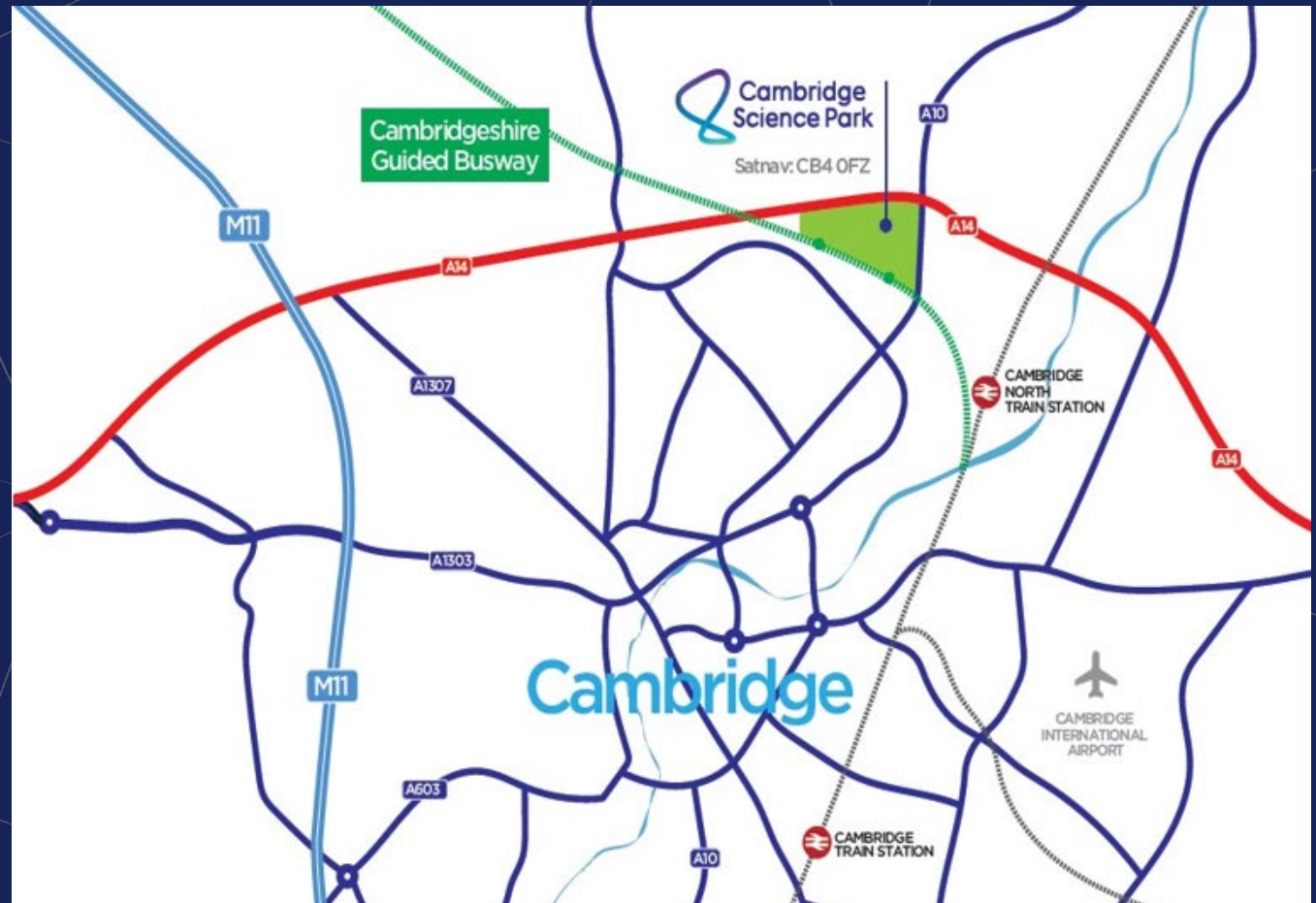
LOCATION

Located in the heart of the renowned Cambridge Science Park, Unit 25 is nestled in one of the most prestigious and innovative science hubs in the world. The Bio Innovation Centre offers a prime location for businesses seeking to thrive in a collaborative and cutting-edge environment.

Access and Convenience

Our location within the Cambridge Science Park offers unparalleled convenience:

- **Transportation Links:** Excellent connectivity with major road networks, public transport options, and proximity to Cambridge city centre.
- **On-Site Parking:** Ample parking facilities for employees and visitors.
- **Local Amenities:** Nearby cafes, restaurants, gyms, and green spaces to enjoy during breaks and after work.



SUMMARY



Description

State of the art Facilities:

25 Cambridge Science Park is a modern facility designed to meet the needs of the most demanding biotechnology and life sciences research. The facility boasts:

- **Advanced Laboratory Space:** Equipped with the latest technology and flexible configurations to support a wide range of research activities.
- **Meeting and Conference Rooms:** State-of-the-art meeting spaces that can accommodate various group sizes, ideal for brainstorming sessions, client meetings, and presentations.
- **Shared Amenities:** Access to communal areas including break rooms, kitchens, and lounge areas, promoting networking and collaboration among tenants.

Innovation and Collaboration:

The Bio Innovation Centre is more than just a space; it's a community. By joining us at Unit 25, you will become part of a vibrant ecosystem of innovators and entrepreneurs. Benefits include:

- **Networking Opportunities:** Regular events and seminars bringing together industry leaders, researchers, and investors.
- **Collaborative Environment:** Proximity to other pioneering companies and research institutions, fostering partnerships and knowledge exchange.
- **Support Services:** On-site business support services including administrative assistance, IT support, and more.

Additional information

Terms

Assignment with potential opportunity for a new lease.

Lease Events: Tenant break date on 11th May 2025 / Lease expiry on 11th November 2025.

Quoting rent available on application.

Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Available upon request.

Postcode

CB4 0FW

ACCOMMODATION

Part ground floor, fitted laboratory suite

Description	Sq ft	Sq m
Part ground floor	1,513	140.56



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GALLERY



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