



**VARIOUS SPACES, MELBOURN SCIENCE PARK, MELBOURN, SG8 6EE  
TO LET | OFFICES AND LABS: SIZES FROM 660 – 10,455 SQ. FT.**

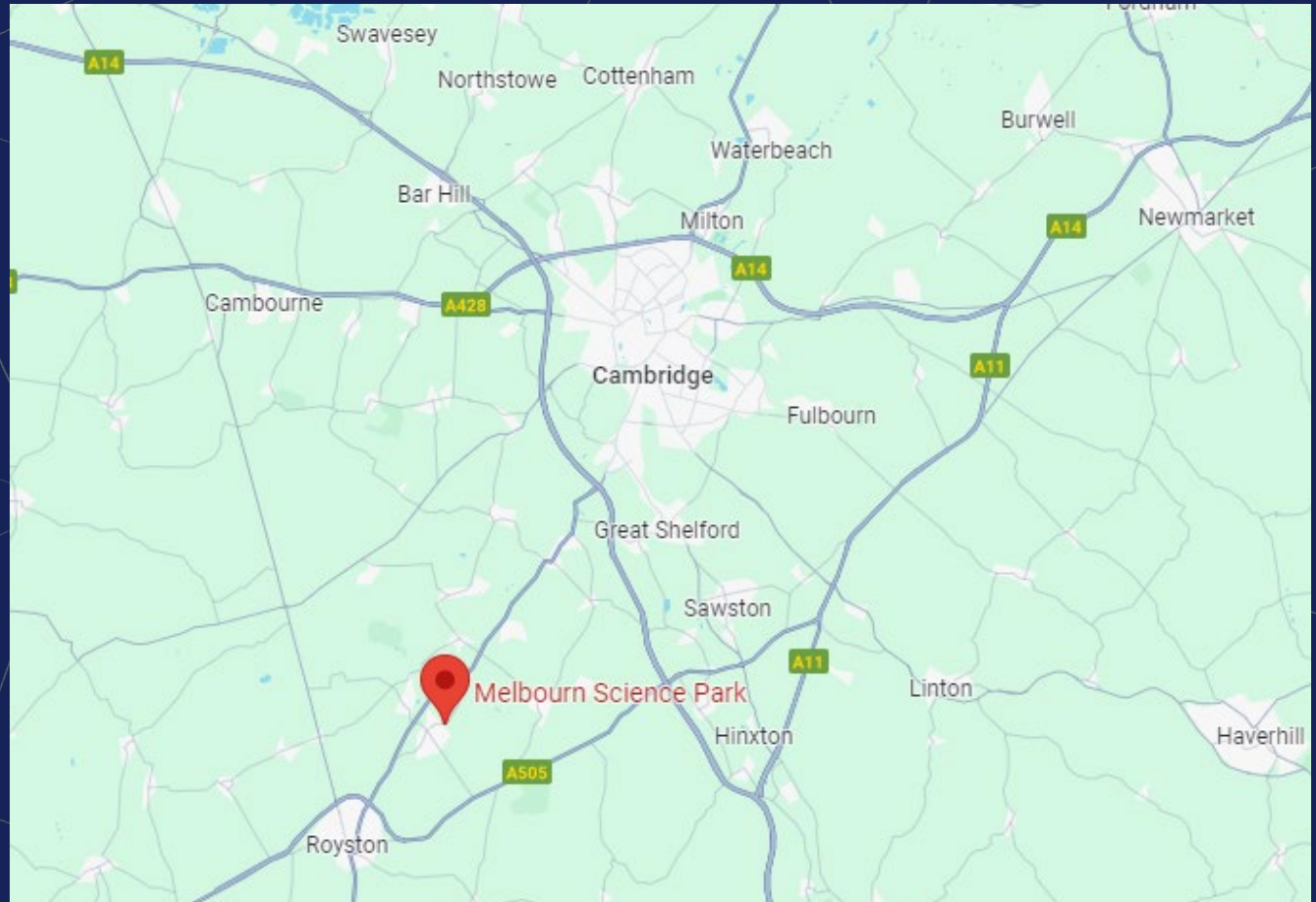
  
**BIDWELLS**



## LOCATION

Melbourn Science Park sits at the heart of the fast-growing life science cluster to the south of Cambridge. The city of Cambridge is 9 miles to the north east of Melbourn. With Royston Station only 3 miles away this provides a 38 minute train direct to the life science cluster at Kings Cross and the Francis Crick Institute. A 25 minute drive to the south west is Stevenage a home to a rapidly expanding cluster in gene and cell therapy. Junction 9 of the A1 (M) is 14 miles to the south west and offers extensive transports links to the north of the country and Greater London.

Melbourn Science Park is an attractive Science park due to it being in a rural location and within close proximity to a village with 5,000 inhabitants.



## SUMMARY



Block G Ground Floor

### Description

The three properties available at Melbourn Science Park can be taken as a whole or in part, they are Ash House, H Block and G Block.

There are 9 buildings across the park and 750 car parking spaces. The three buildings being offered to lease all provide laboratory and office space.

### Specification includes:

- Nearby to junction 11, M11
- Good car parking
- Close proximity to Melbourn Village
- High ceiling
- Meeting rooms
- Kitchen
- Carpeted and vinyl flooring
- Air conditioning
- Lab space
- Office space

### Additional information

#### Terms

The accommodation is available by way of a new lease for a term to be agreed. Rent available on application.

A1 and A2, Ash House are available by way of an assignment.

#### Rates

All interested parties are advised to make their own enquiries to South Cambridgeshire District Council on 0345 045 0500.

#### 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

SG8 6EE

## ACCOMMODATION

Description	Sq ft
Ash House, A3	3,502
G Block	9,125
H Block	10,455

**Available sizes from:**

Ash House A3 1<sup>st</sup> Floor  
1,491 sq. ft.

G Block G6 1<sup>st</sup> Floor  
660 sq. ft.

H Block H1 1<sup>st</sup> Floor  
917 sq. ft.



Block G Ground Floor



01223 841 841  
bidwells.co.uk



BIDWELLS

## GALLERY



Block G Upper Floor

01223 841 841  
bidwells.co.uk

  
BIDWELLS

## GALLERY

---

Block H



Block H, Garden Room



01223 841 841  
bidwells.co.uk



## Enquiries

**Harry Blevins**

07467 745774

[Harry.blevins@bidwells.co.uk](mailto:Harry.blevins@bidwells.co.uk)

**Charlie Percival**

07769 385223

[Charlie.percival@bidwells.co.uk](mailto:Charlie.percival@bidwells.co.uk)

### Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.