



GROUND FLOOR, RIVERSIDE 3, GRANTA PARK, CB21 6AL

TO LET | OFFICE & LAB: 5,737 SQ FT (533 SQ M)



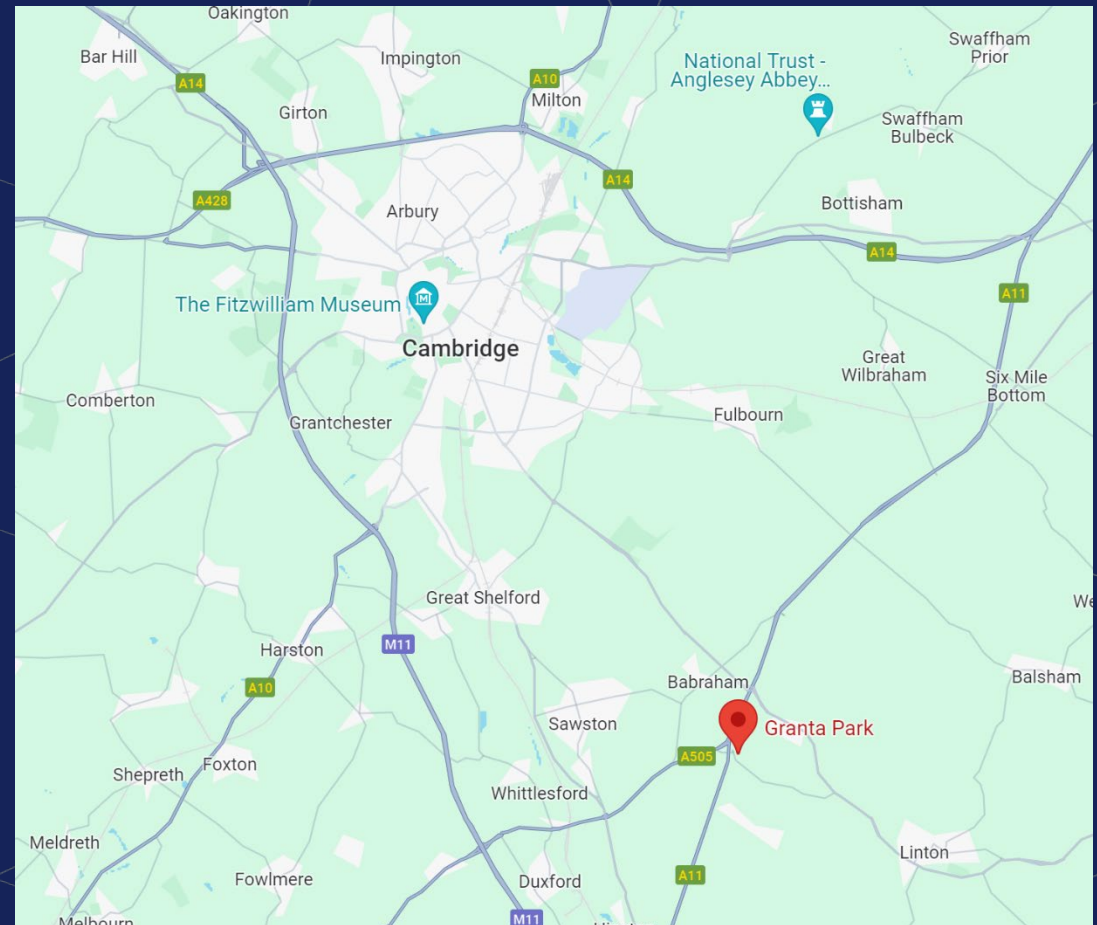
LOCATION

Granta Park is a high-quality science park located in the heart of the Cambridge Science Cluster and is home to companies including Gilead, Pfizer, Illumina, Nxera & Sphere Bio.

The Park is only a few minutes' drive from the M11 Motorway and Cambridge city centre (9 miles) and is ideally placed for companies focussed on Cambridge and who also value excellent access to Stanstead Airport London as well as connections to the A1 (M) and M25.

A frequent public bus and train service runs from Cambridge city centre and links in with the Granta Park commuter bus which runs from Cambridge train station with stops including Whittlesford Parkway train station.

Cycle routes provide a cycle link between Cambridge and Granta Park as well as the villages to the south of Cambridge including Trumpington, Great Shelford, Sawston and Babraham.



DESCRIPTION

The space is located on the ground floor of Riverside 3 and benefits from:

Specification includes:

- Open plan Cat A office space
- Goods in / out access
- LED lighting
- VRF air conditioning
- Fitted lab space
- Generous parking
- Fitted kitchenette and meeting rooms
- Piped gas lines
- Separate amenity on Granta Park: Apiary (dedicated 40,000 sq ft building) & The Clubhouse (further café / breakout space overlooking cricket pitch).





Terms

Terms to be discussed. Available by way of new lease direct from Landlord.

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

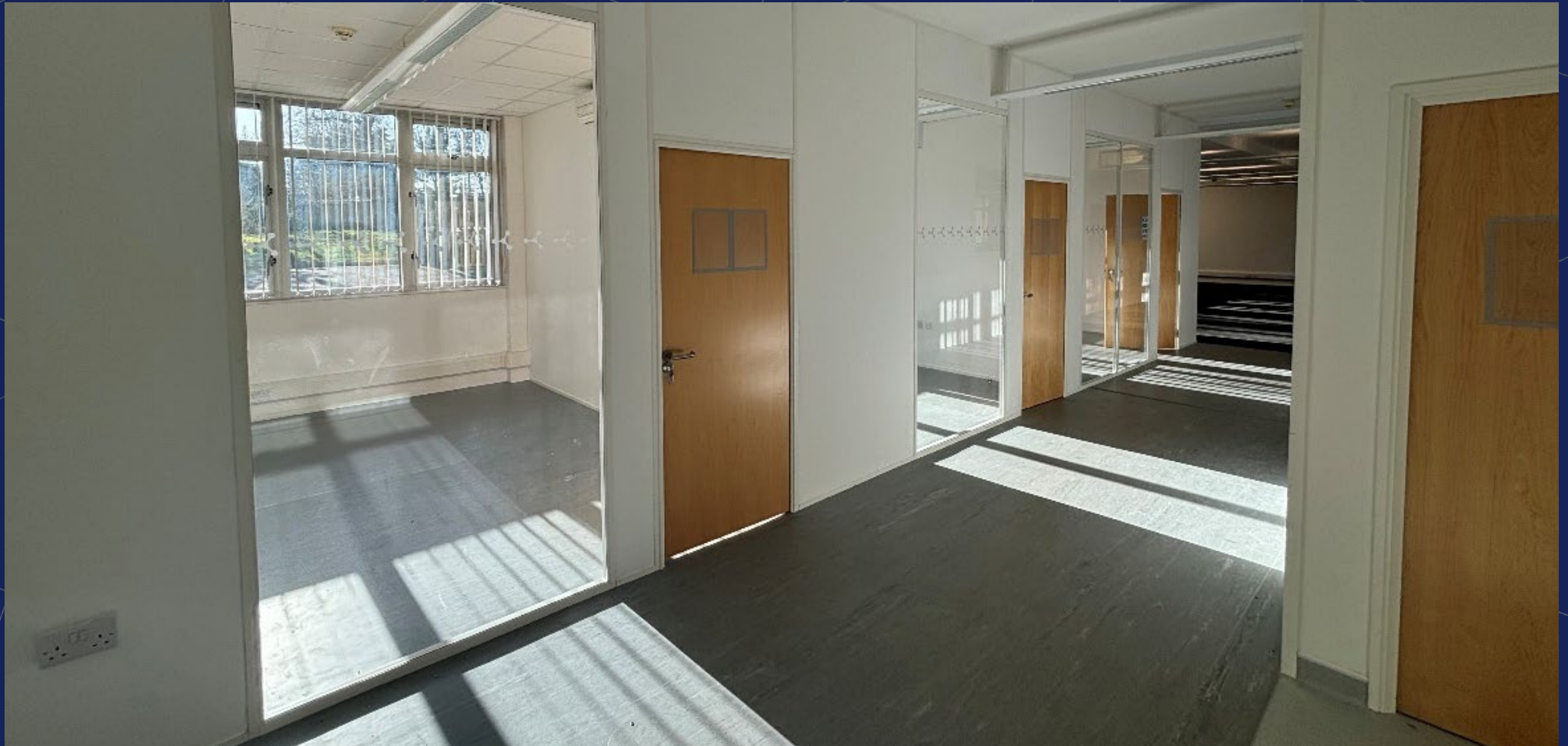
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