

# 296 CAMBRIDGE SCIENCE PARK

MILTON RD | CAMBRIDGE CB4 0WD

FITTED OFFICES **TO LET**  
8,127 SQ FT (755 SQ M)



**DTRE**



# INVESTMENT SUMMARY



Self-contained first floor office suite



Fully fitted



Kitchen / break out



Meeting rooms



Shower



Male / Female WC's



Ample parking including EV points



Impressive shared reception



Door security and Alarm





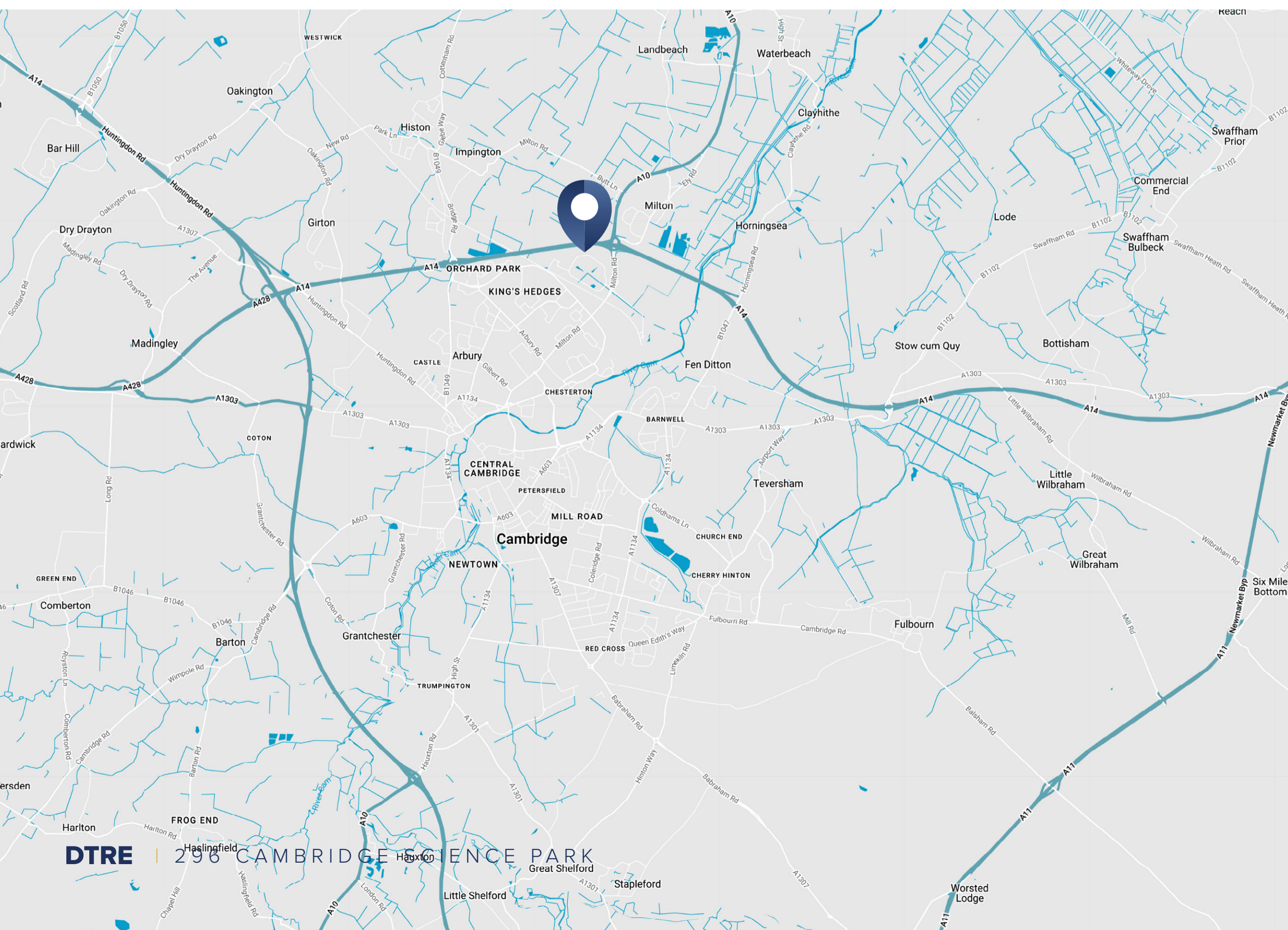
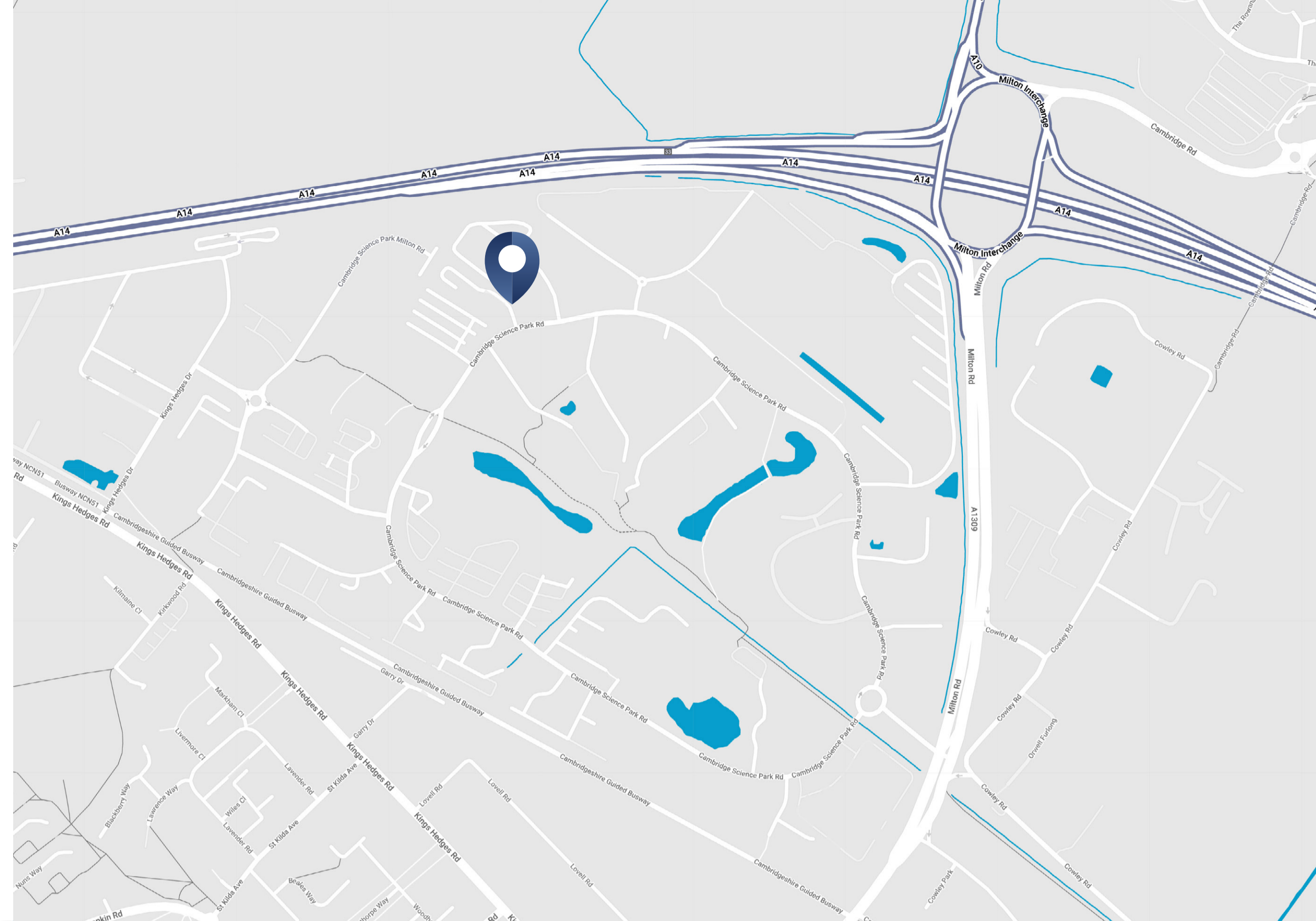
# SITUATION

The Unit 296 is situated on Cambridge Science Park, which is home to more than 130 companies across 150 acres.

The building is located just 1.5 miles from Cambridge North Station which provides frequent services to London Kings Cross within 60 minutes. The guided Busway links to the city centre and Huntingdon / St Ives.

The City has an extensive road network with the A14 dual carriageway linking the city with the Midlands. The M11 and M25 provide a direct route to London. London Stansted is just 32 miles by car.

Journey Time by Car	Miles
A14 (Junction 33)	0.5
Cambridge Town Centre	3.5
M11 (Junction 14)	4.8
Stanstead Airport	34
Peterborough	41
Luton Airport	44
M25 (Junction 27)	46
Central London	67
Felixstow Port	69
Birmingham	98



## CAMBRIDGE SCIENCE PARK

CSP has a thriving community and on site amenities include:

-  **Co-working & Café**  
(The Bradfield Centre)
-  **Barbers**
-  **Car Share Club**
-  **Brighton Horizons nursery**
-  **Cash Machine**
-  **Gym & Fitness Studio**
-  **Security Patrols**





## TERMS

The space is available by way of subletting to 2030. Consideration will be given to splitting the floor plate.

## CONTACT

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# DTRE

Further information – to include energy performance certificates and data site access is available upon request.

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