

# LABORATORY CONVERSION OPPORTUNITY - TO LET

MATRIX HOUSE  
CAMBRIDGE BUSINESS PARK  
MILTON ROAD  
CAMBRIDGE  
CB4 0HH

**22,681 sq ft**  
**2,107 sq m**

- Detached self-contained building due to be converted to a laboratory with write-up accommodation
- Bespoke conversion opportunities available
- Occupying a prominent position on Cambridge Business Park
- Walking distance to Cambridge north railway station and Guided Busway
- Two miles north of Cambridge city centre
- On-site Park management and security



**Carter Jonas**

## LOCATION

Cambridge Business Park is strategically located approximately two miles north east of Cambridge city centre and 0.5 miles south of 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 with direct services to London Kings Cross and Liverpool Street.

## DESCRIPTION

The property comprises a detached self-contained building which is due to undergo comprehensive refurbishment and conversion to provide flexible laboratory and office accommodation split equally over two floors.

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.

## ACCOMMODATION

The property has an approximate Net Internal area of 22,681 sq. ft (2,107 sq. m).

## RENT

On application.

## TERMS

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

## RATEABLE VALUE

Current Rates Payable (2023/2024) £236,800 per annum. Interested parties are advised to make their own enquiries to Cambridge City Council Business Rates Department.

## SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of the estate.

## EPC

The property has an EPC of C (72).

## VAT

We understand VAT is payable on the rent.

## ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

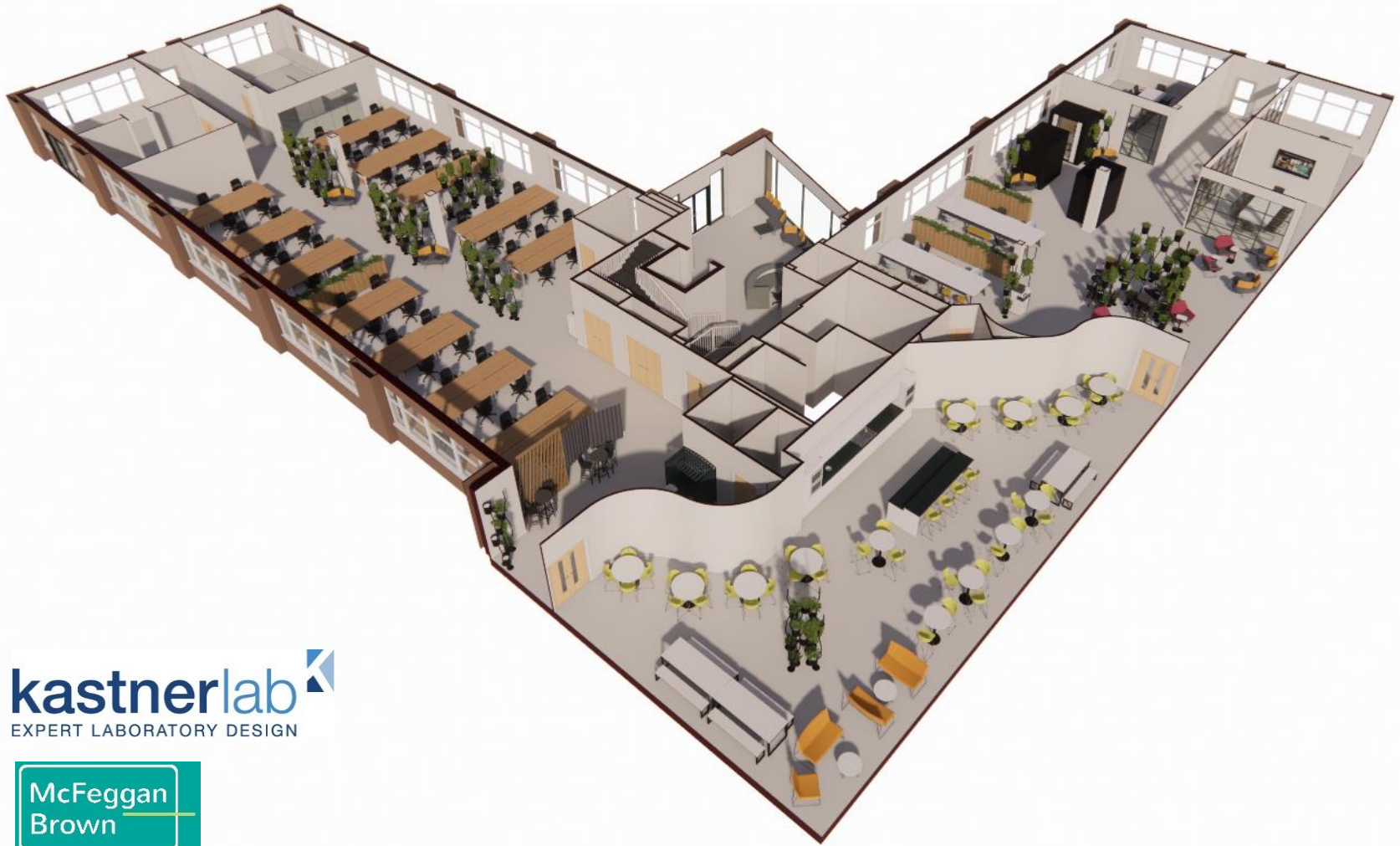
## VIEWING

Strictly by appointment via the agents.



# Carter Jonas

## GROUND FLOOR INDICATIVE OFFICE SPACE



**kastnerlab**  
EXPERT LABORATORY DESIGN

McFeggan  
Brown

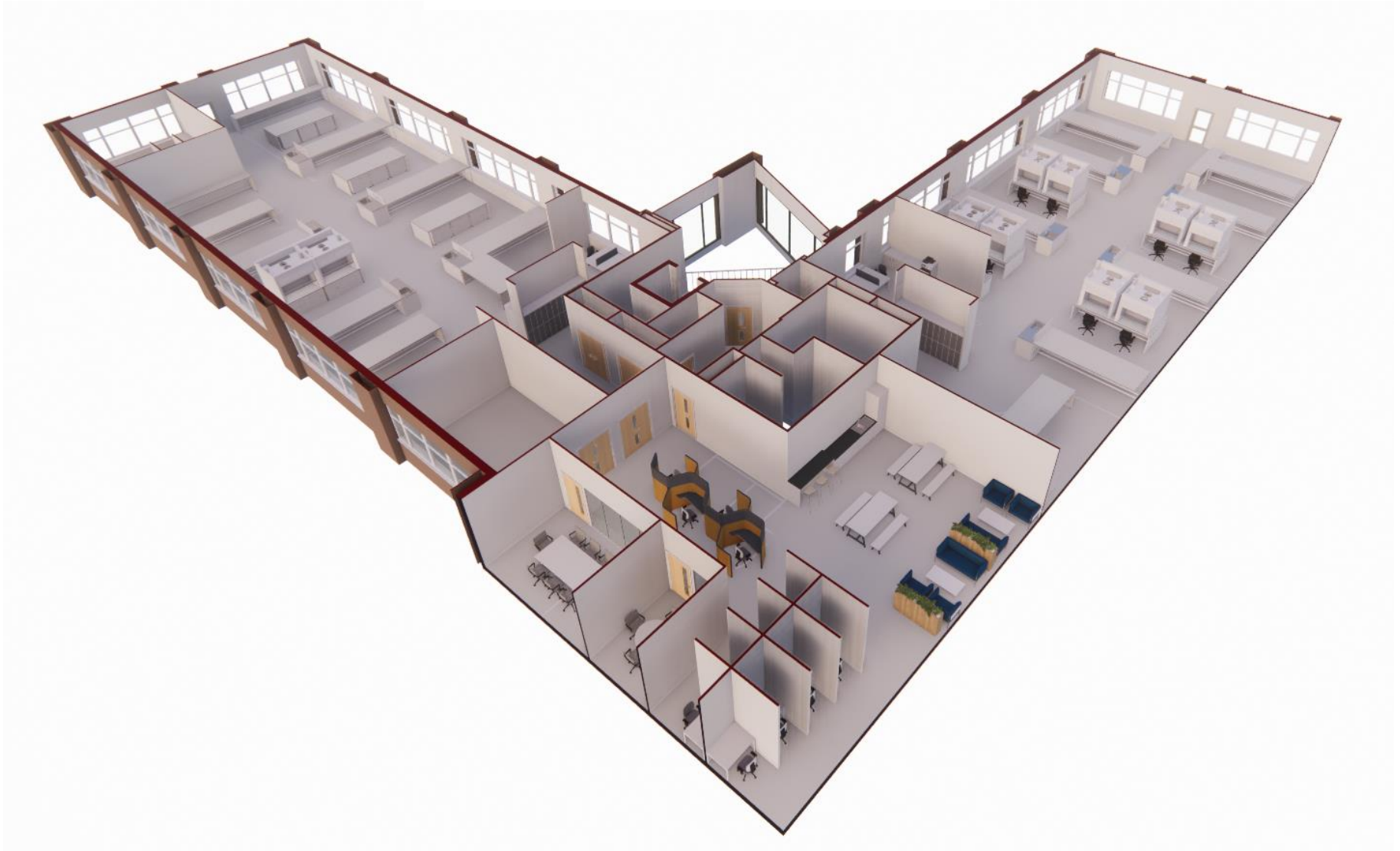


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**FIRST FLOOR  
INDICATIVE LABORATORY SPACE**



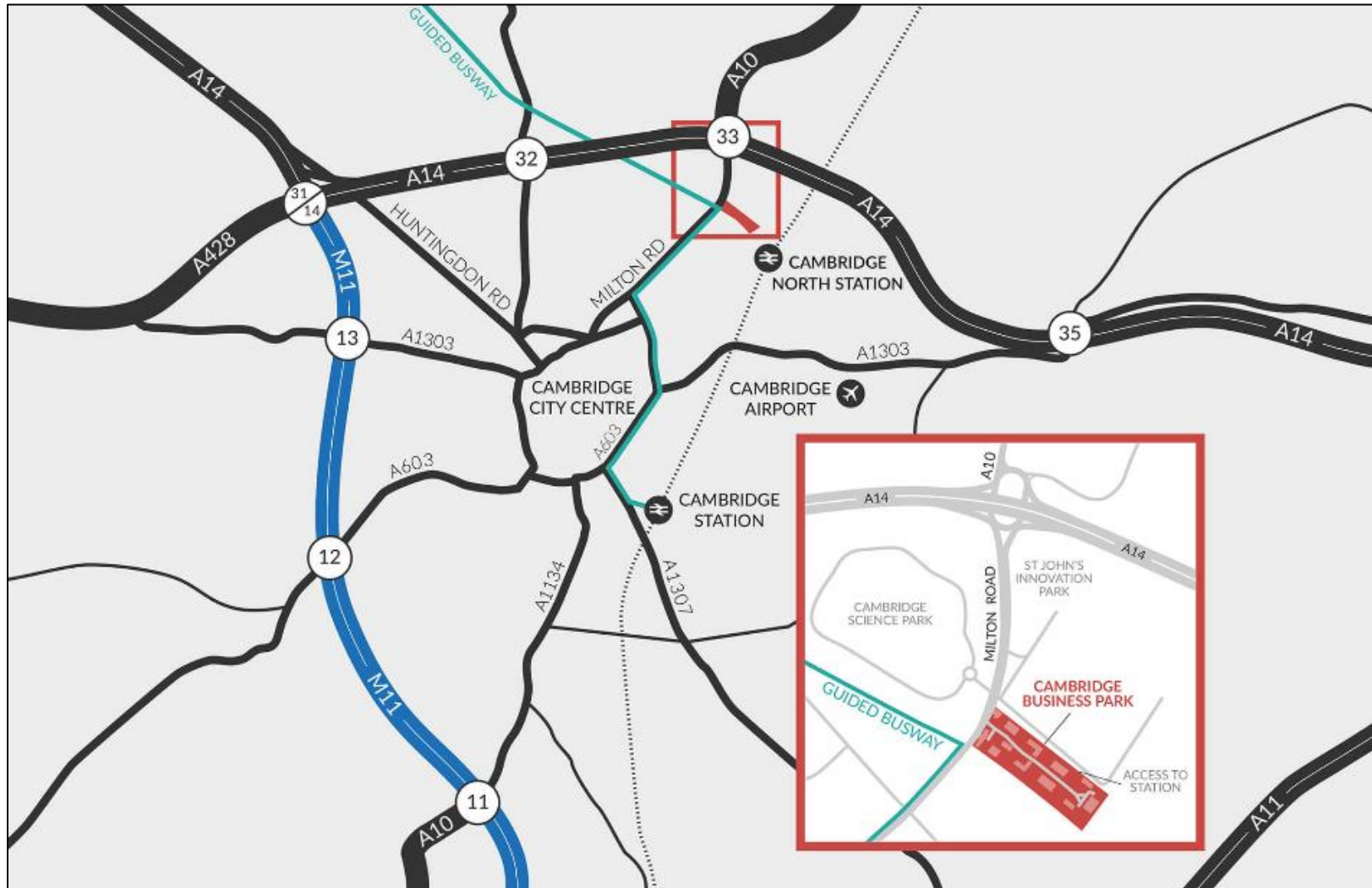
**Carter Jonas**



FIRST FLOOR  
AS PROPOSED



Carter Jonas



## LEASING AGENTS

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