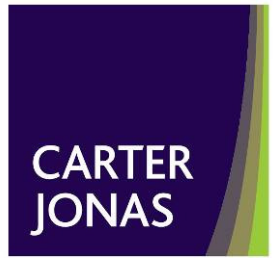


**Units B4 & B5 Beech House,
Melbourn Science Park,
SG8 6HB**



The Property People

TO LET

Versatile office space



79 – 373.60 sq m (854 – 4,021 sq ft)

T: 01223 368771

6-8 Hills Road, Cambridge, CB2 1NH

E: steven.harvey@carterjonas.co.uk

carterjonas.co.uk/commercial

LOCATION

The property is located on Melbourn Science Park in the village of Melbourn which is located off the A10 and A505.

Village amenities include a swimming pool, gym, golf centre, three public houses, butcher, delicatessen, building society, two supermarkets and two restaurants.

DESCRIPTION

The units are of a traditional brick and block construction under a pitched tiled roof. Internally they offer WC and kitchen facilities at ground floor level and otherwise open plan office areas at both ground and first floor level.

The Units benefit from suspended ceilings with recessed strip fluorescent lighting at ground floor and surface mounted at first floor, with air conditioning (a mixture of wall mounted and ceiling mounted cassettes) and three compartment perimeter trunking fitted throughout.

The accommodation is heated via a gas fired wet radiator system and the walls are generally plastered and painted and the space has metal framed double glazed window units throughout.

Units B4 and B5 can be let as a whole, separately or on a floor by floor basis.

There is ample on site parking for tenants.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), we estimate that the units have the following Net Internal Areas:

	sq m	(sq ft)
Unit B4		
Ground	108.46	(1,167)
First	79.34	(854)
Unit B5		
Ground	106.46	(1,146)
First	79.34	(854)
TOTAL	373.60	(4,021)

TERMS

The property is available on a new lease for a term to be agreed.

RENT

Upon application.

BUSINESS RATES

These units are yet to be individually assessed for Business Rates but interested parties should contact South Cambridgeshire District Council for further information.

ESTATE CHARGE & SERVICE CHARGE

There is an Estate Charge and Service Charge payable in respect of the maintenance and upkeep of the Park and buildings. Further information available upon request.

SERVICES, FIXTURES & FITTINGS

We have not made any inspection of the services or installations but understand that mains electricity, gas and water are available to the premises.

VAT

All rents, costs and prices are quoted net of VAT which may be payable. Any incoming tenants must settle themselves independently as to the instance of VAT in respect of the building.

LEGAL COSTS

Each party to bear their own.

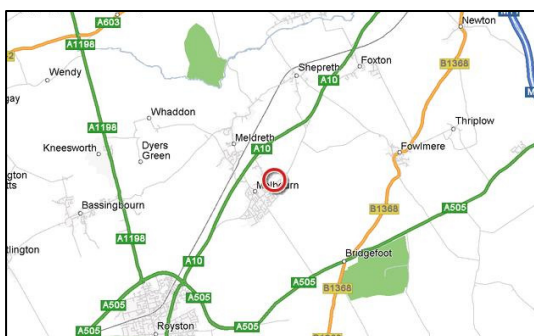
VIEWING

Strictly by appointment through Carter Jonas.

Steven Harvey
E: Steven.Harvey@carterjonas.co.uk
DD: 01223 346644

Duncan Quig
E: Duncan.Quig@carterjonas.co.uk
DD: 01223 346626

LOCATION



This map is for identification purposes only

March 2009