



HOTEL SITE  
6000  
(3.61 ACRES)

# NEW HOTEL OPPORTUNITY

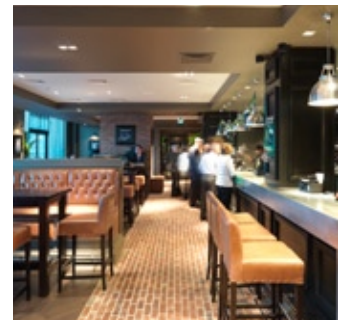
## IQ CAMBRIDGE

THE HOTEL SITE IS SITUATED TO THE WEST OF THE PARK WITH A LAKESIDE SETTING AND EXTENDS UP TO 4 ACRES.

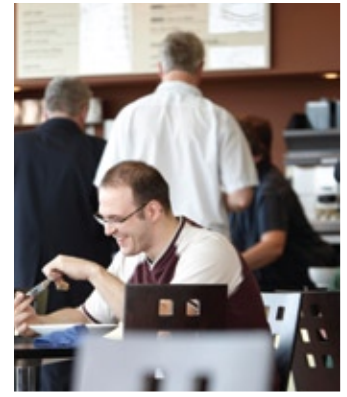
THERE IS OUTLINE PLANNING CONSENT FOR A 150 BEDROOM, 4 STAR CONFERENCE HOTEL WITH BAR, RESTAURANTS AND LEISURE FACILITIES INCLUDING A HEALTH AND FITNESS CLUB WITH SWIMMING POOL.

AN INFORMATION PACK IS AVAILABLE UPON REQUEST.

[WWW.IQ-CAMBRIDGE.COM](http://WWW.IQ-CAMBRIDGE.COM)



**SEGRO**  
WHERE BUSINESS WORKS



Located five miles north from Cambridge city centre, IQ Cambridge occupies 112 acres of landscaped grounds away from city centre congestion.

IQ Cambridge is easily accessible with direct access onto the A14, and subsequently the A10, on which the Park is based. Access can be achieved from both the M11 (South) and A1 (North). Waterbeach railway station is only a short distance from the park offering access to Cambridge Station in just six minutes. Ely, Stansted Airport and King's Cross stations are all within easy commuter distance.

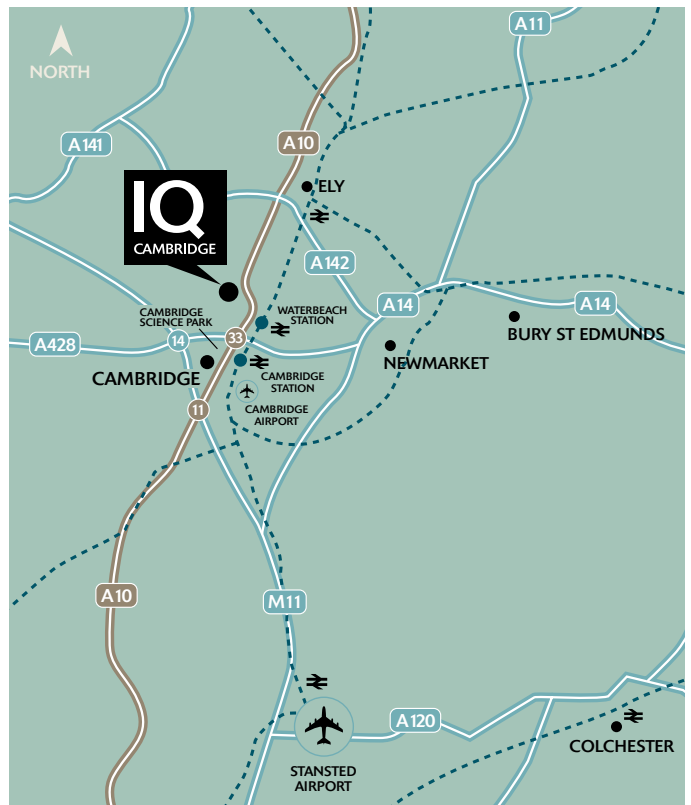
The park offers a range of amenities including; a nature reserve attractive landscaped areas incorporate extensive water features, lakeside areas, decks and jetties contributing to a stunning surrounding environment.

IQ Cambridge is currently home to approximately 20 companies employing in excess of 330 employees. The Park is also close to the St John's Innovation park, Cambridge Business Park and the Cambridge Science Park, located to the north of Cambridge and are home to over 150 companies employing in excess of 6,000 employees.

**OVER 330 EMPLOYEES ON IQ INCLUDING:**

- NEC PHILIPS, ANGIODYNAMICS (UK)
- MLM CONSULTING ENGINEERS
- CO-OPERATIVE FINANCIAL SERVICES
- PANALYTICAL LTD,
- HORIZON DISCOVERY LTD
- ELECHECK (EST) LIMITED
- VAILLANT

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**CAMBRIDGE CITY DEMOGRAPHICS:**  
 POPULATION: 122,800  
 EMPLOYMENT: 100,000  
 TOURISTS:  
 4,126,300 PER YEAR

**ELY DEMOGRAPHICS:**  
 POPULATION: 82,000  
 EMPLOYMENT: 24,500  
 TOURISTS:  
 1,000,000 PER YEAR