



CAPITALPARK
CAMBRIDGE

TO LET 5,750^{sq ft}
(534^{sq m})^{NIA}

CPC1 High quality refurbished
second floor office suite
available **Q4 2021**

The **perfect** work **life** balance



Showers



42 acre grounds



EV charging points



Tesco store adjacent



Staffed reception



Café



Air con



Regular bus service



Pilates studio



Solar shaded car park



Child nursery



Secure cycle parking



3 MILES FROM CAMBRIDGE CITY CENTRE

Capital Park provides high quality accommodation to office and high-tech companies seeking a world renowned Cambridge address. Set in 42 acres of mature parkland with an on site cafe and picnic areas, together with cycle and footpath links to the city centre, Capital Park offers a unique working environment. There is solar panel shading to the car park which provides green energy direct to CPC1 and the vehicle charging points.

CPC1



AMENITIES INCLUDE

- Pilates studio
- On site café
- Open green spaces in which to walk and unwind
- Sheltered picnic areas with benches
- Bright Horizons Day Nursery
- All site management and security is handled from an on-site office
- Broadband services to the park are provided by both BT and Virgin Media and full fibre optic capability is in place



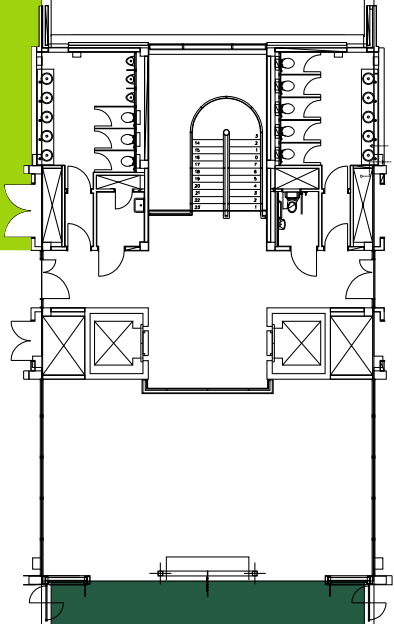
AMENITIES NEARBY

- Within a 5 minute walk of the park is a Tesco Superstore
- Fulbourn itself has several good quality pubs, and shops including a Co-Op store and post office
- Nearby Cherry Hinton has a selection of typical neighbourhood shops, pubs, banks and restaurants
- David Lloyd fitness centre with pool and Holiday Inn Express within 2 miles



5,750^{sq ft}
Available

CPC1



Indicative images - office suite and reception undergoing refurbishment



CPC1 BENEFITS FROM:

- Newly refurbished
- New LED panel lights
- New carpet
- Fan coil AC
- Fully accessible raised floor (150mm)
- Shower facilities
- 2 Passenger lifts
- Triple height impressive reception area
- 28 car parking spaces
- Covered bicycle parking
- Staffed reception

LOCATION

Car

15 minutes from Cambridge City Centre

Cambridge Station 3 miles

Cambridge City Centre 4 miles

M11 (J11 Intersection) 5 miles

Stansted Airport 27 miles

M25/M11 (J27 Intersection) 39 miles

Bus

30 minutes from Cambridge, every half an hour.

A fast and frequent bus service between Capital Park and Cambridge city centre and train station run at 20 minute intervals between 07:00 - 24:00 Mondays - Saturdays

Train

10 minutes drive from Cambridge Train Station

Travelling to Cambridge North Station... 5 mins

Travelling to Kings Cross Station 49 mins

Travelling to Liverpool St Station 1 hr 7 mins

Travelling to Stansted Airport..... 30 min

Air

Cambridge Airport 3 miles

Stansted Airport 27 miles

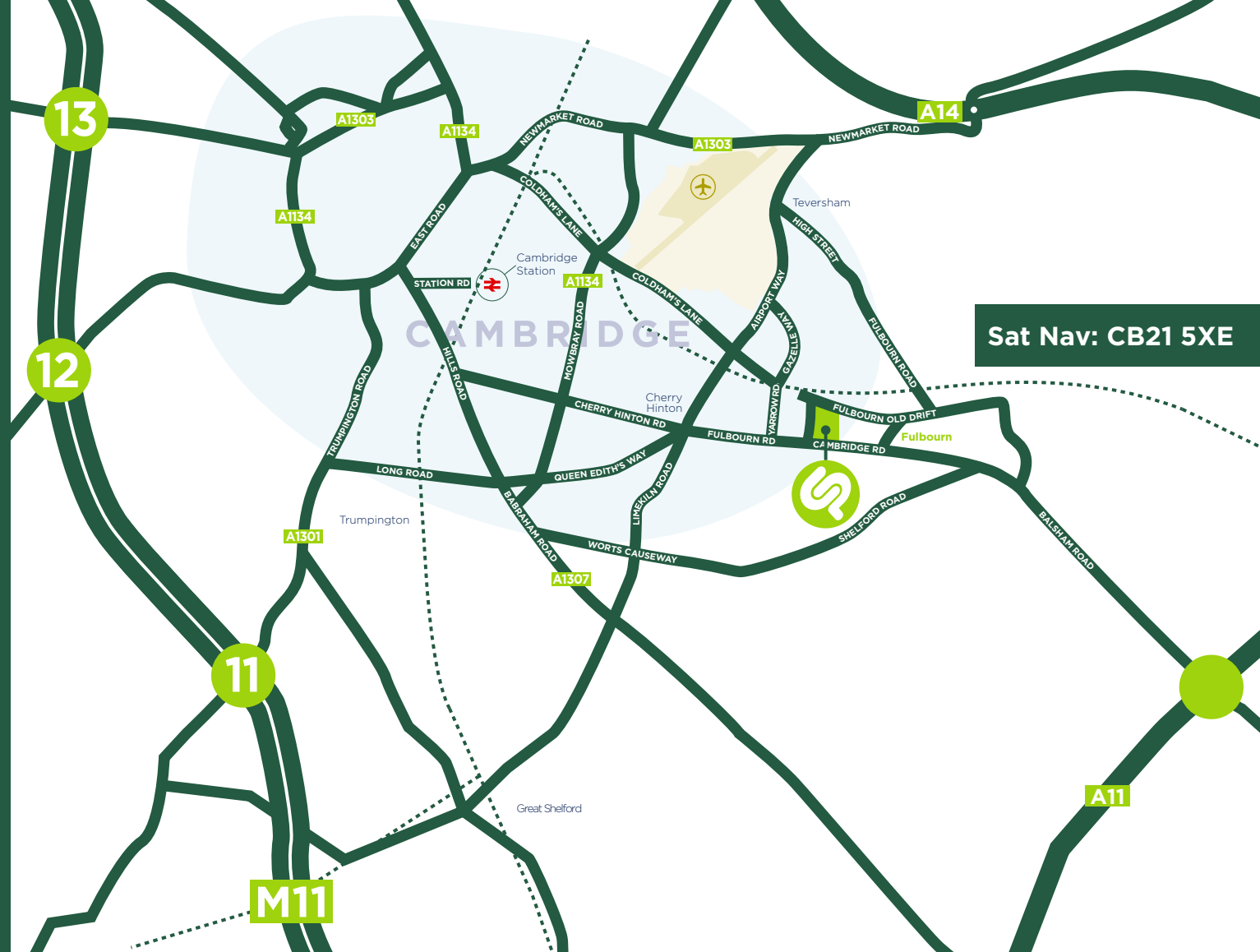
Luton Airport 40 miles

TERMS

A new lease upon terms to be agreed.

EPC

Details on application



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