



**TO LET** 5,785<sup>sq ft</sup>  
(537<sup>sq m</sup>)<sup>NIA</sup>

**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 a solar car port system 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

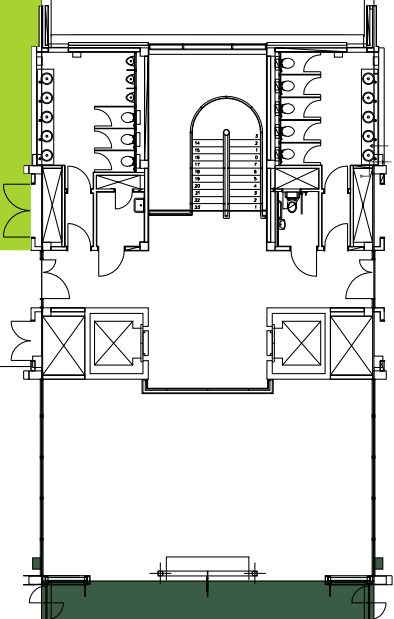
- Within a 5 minute walk of the park is a Tesco Superstore
- Fulbourn itself has several good quality pubs, and shops including a Co-Op store and post office
- Nearby Cherry Hinton has a selection of typical neighbourhood shops, pubs, banks and restaurants
- David Lloyd fitness centre with pool and Holiday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





**5,785<sup>sq ft</sup>  
Available**

**CPC1**



Office suite and indicative image of reception, which is 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 ..... 3 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

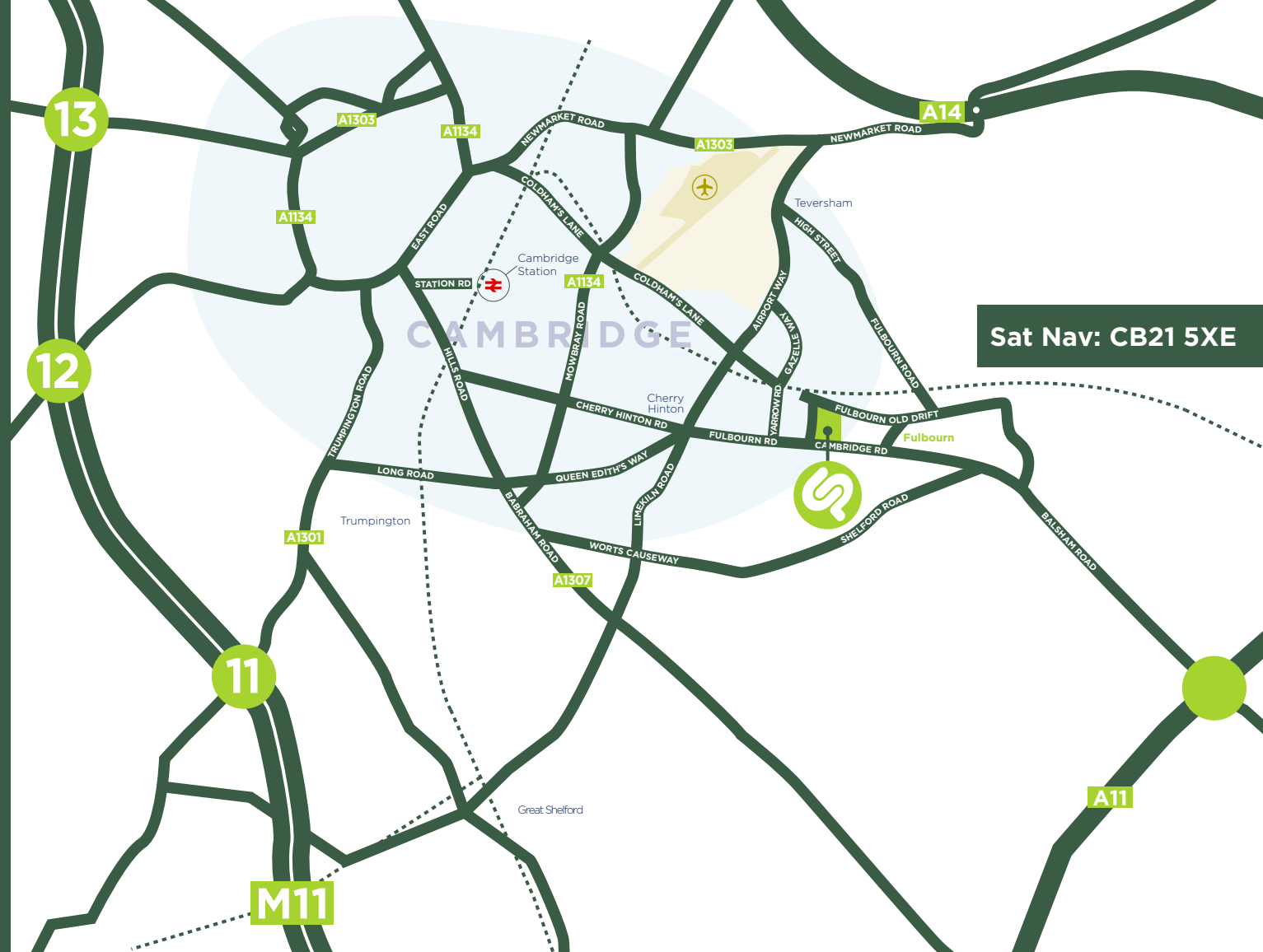
# TERMS

A new lease upon terms to be agreed.

# EPC

Details on application

[www.capital-park.com](http://www.capital-park.com)



**For further information please contact:**



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