

dales manor business park

UNIT P2 SOUTH CAMBRIDGE CB22 3TJ



TRISTAN
CAPITAL PARTNERS

CANMOOR

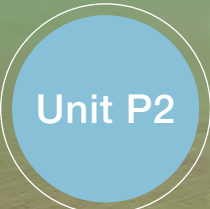
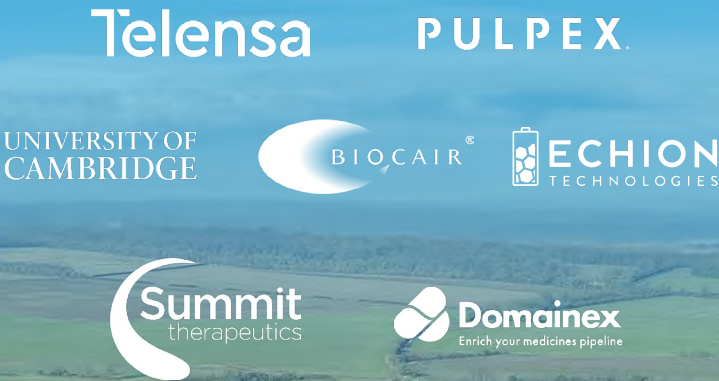


Modern Light Industrial Unit
To Let / For Sale
5,464 Sq Ft (507.62 Sq M)

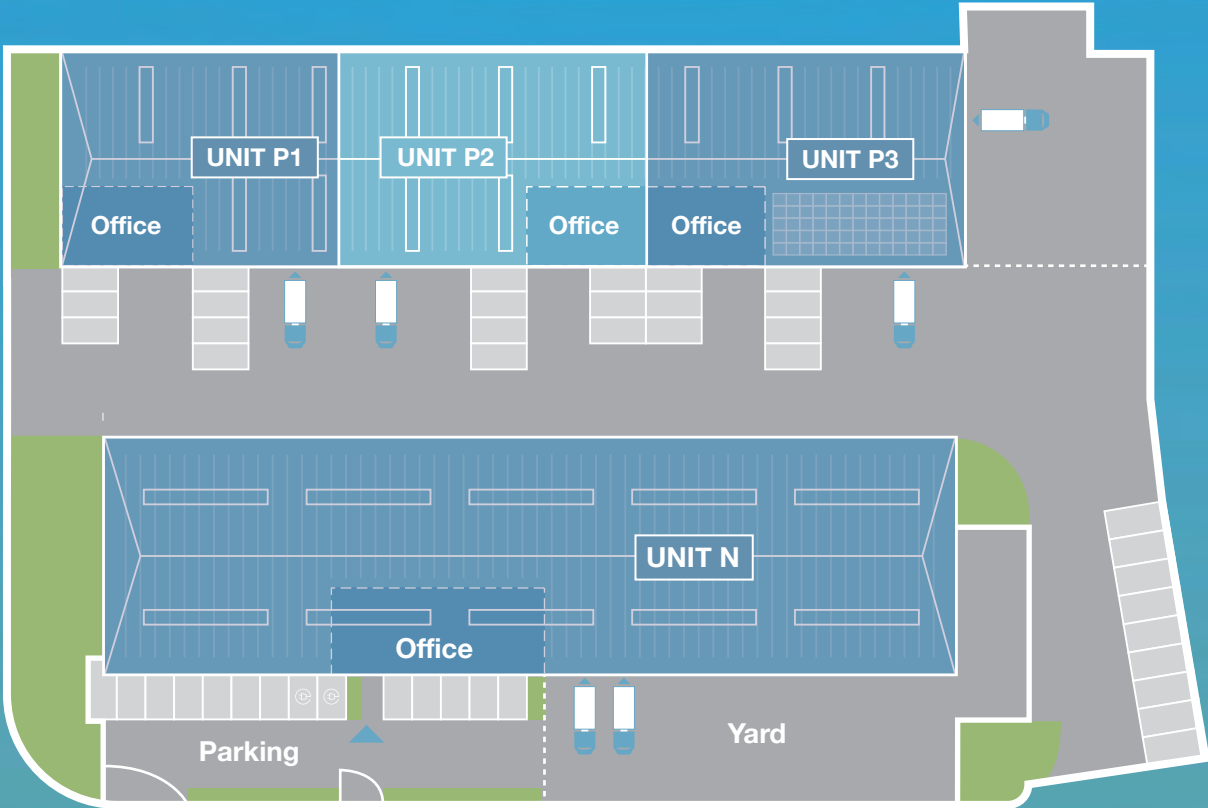
Discover the Future of Innovation at Dales Manor Business Park

Unit P2 has been comprehensively refurbished to a high quality specification that meets the demands of modern business. Purchasers will benefit from ground and first floor offices with new LED lighting and electric panel heating throughout. The property is available to let or for sale on a virtual freehold basis for a term of 999 years from 13 May 2003.

Unit P2 is situated in the same ownership as the nearby Accelerator Park, a dynamic hub for R&D, life sciences and production. This prime location boasts a vibrant blend of both global brands and local technology-based companies. The park has been designed to foster collaboration among like-minded businesses and individuals. Presently, our local occupiers include:



Specification



UNIT P2	SQ FT (GIA)	SQ M (GIA)
GF & Warehouse	4,818	447.60
FF Office	646	60.02
TOTAL	5,464	507.62



6.4 METRE
EAVES



LEVEL ACCESS
LOADING DOOR



7 CAR PARKING
SPACES



EPC
B(45)



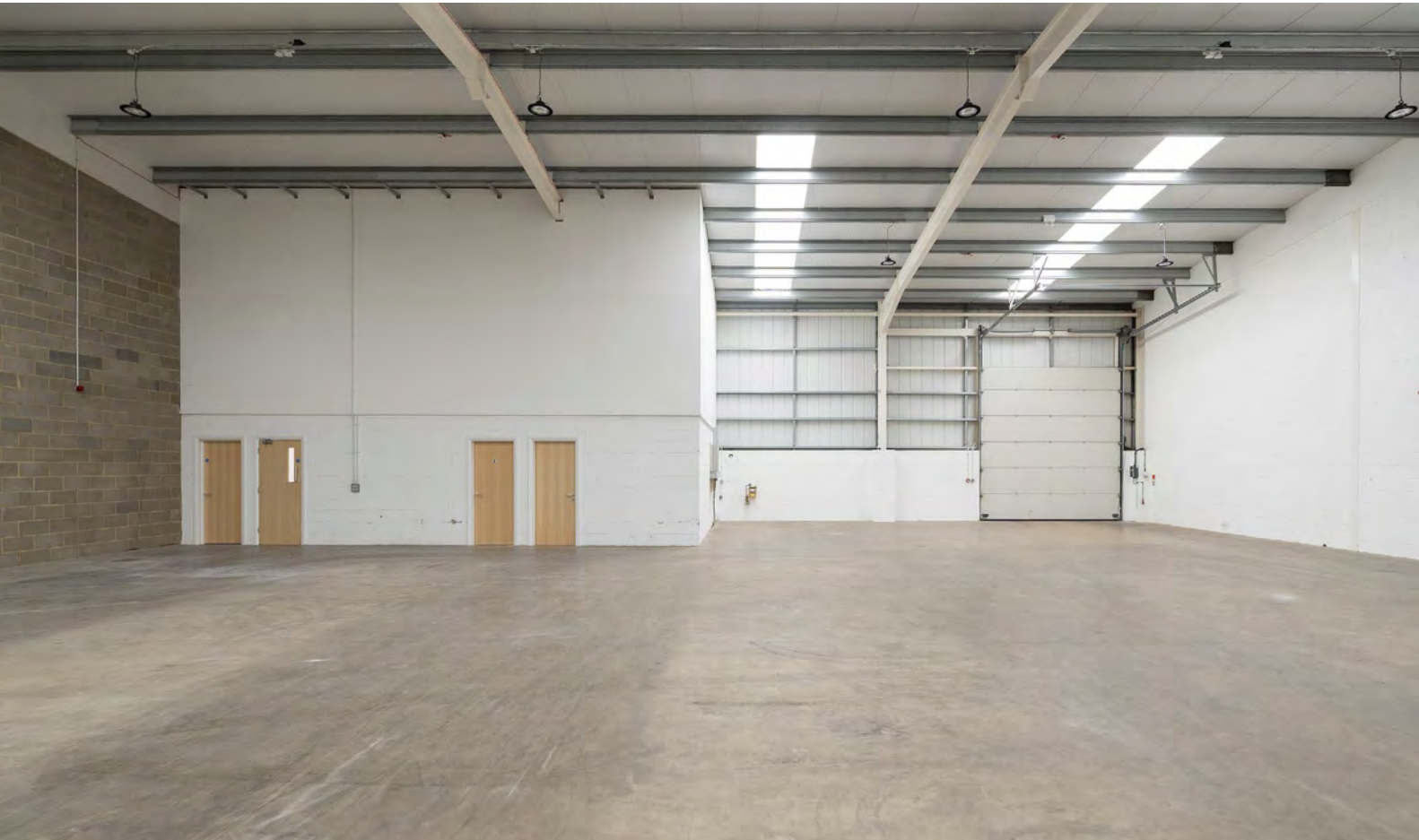
NEW LED LIGHTING
IN OFFICE



REFURBISHED FIRST
FLOOR OFFICES

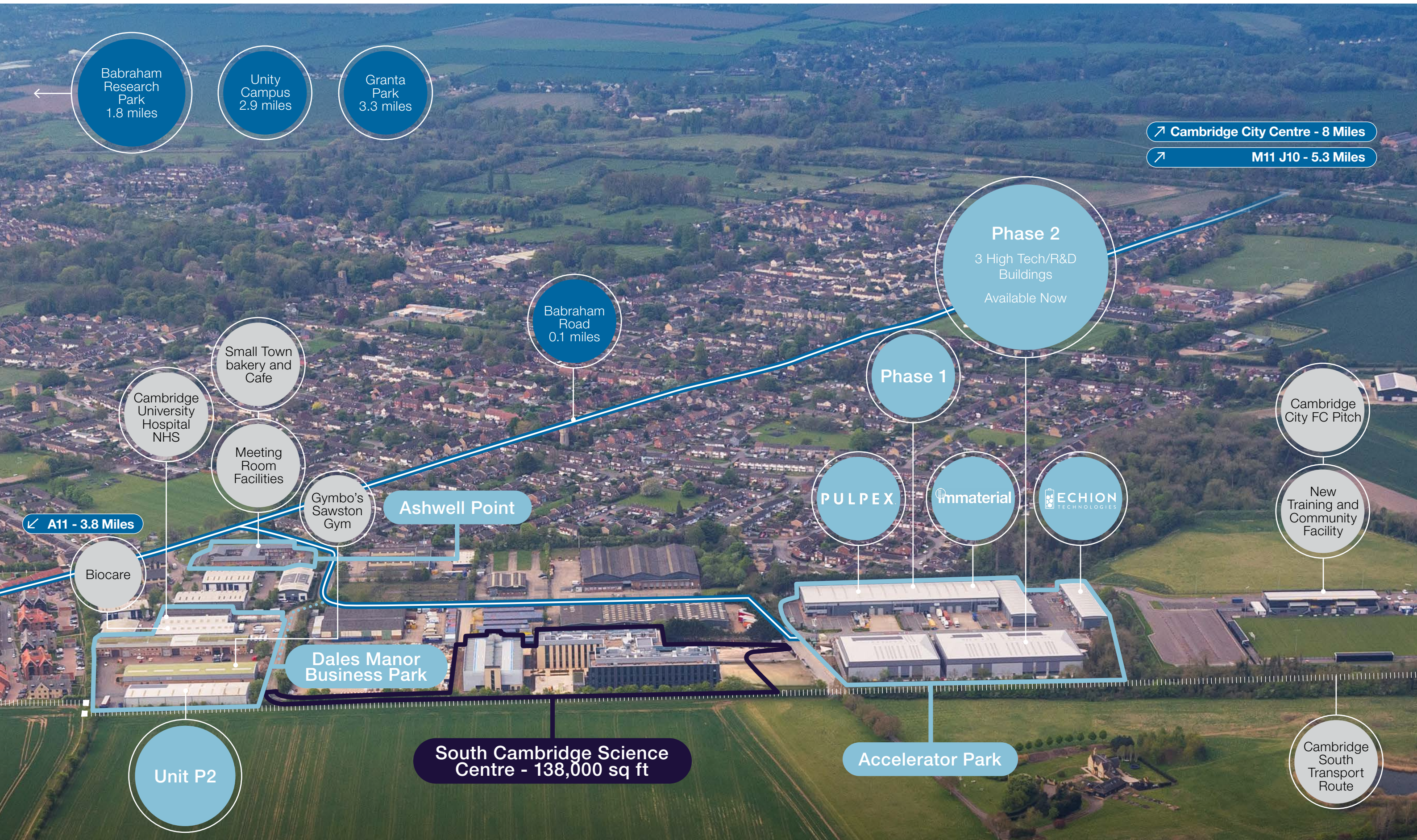
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Surrounded By Excellence

Dales Manor Business Park, just 7 miles south of Cambridge city center in Sawston, benefits from excellent road connections via the A505, providing access to major routes like the M11, A11, A1(M), and A14. Nearby, Great Shelford and Whittlesford Parkway villages offer convenient mainline rail connections to Cambridge/London Liverpool Street line. Frequent services from Cambridge City railway station connect to London's Kings Cross Station.



ROAD	MILES
A11	3.8
M11 J10	5.3
A1(M)	8
Cambridge	3,655
Stevenage	29.5
Central London	57

RAIL	MINS (From Cambridge)
Great Shelford	5
Cambridge North	8
Royston	20
Stevenage	41
Kings Cross	48

AIR	MILES
Cambridge	9.9
Stansted	23.6
Luton	38.8
London City	50.7
Heathrow	70.1

Joint agents:



Walter Scott
walter.scott@bidwells.co.uk
07918 081 533

Rory Banks
rory.banks@bidwells.co.uk
07976 832 083



Jamie Green
jamie.green@dtre.com
07776 161 534

Sam Cooper
sam.cooper@dtre.com
07880 585 950