

cambourne business park

CAMBRIDGE

UP TO 29,258 SQ FT  
(2,718 SQ M)  
CONTEMPORARY GRADE A OFFICE SPACE  
TO LET

GREAT FOR BUSINESS, PERFECT FOR PEOPLE

[www.cambourneoffices.com](http://www.cambourneoffices.com)  
CB23 6DW

# 2020 AND 2030 ARE TWO INDIVIDUAL BUILDINGS PROVIDING UP TO 29,258 SQ FT OF GRADE A OFFICE AVAILABILITY ON PHASE II OF CAMBOURNE BUSINESS PARK



The local setting includes a lake and 50 acres of landscaped grounds, threaded with woodland paths, cycle routes and bridleways. The buildings have award-winning Grade A space, sophisticated building management and an impressive double-height reception.

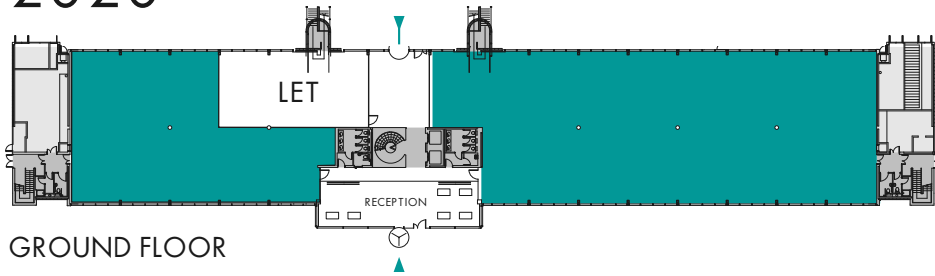
Cambourne Business Park is a thriving community of some of the UK's most pioneering businesses. The journey to the office is quick and stress free thanks to a modern and well connected dual carriageway as well as bus and cycle routes..



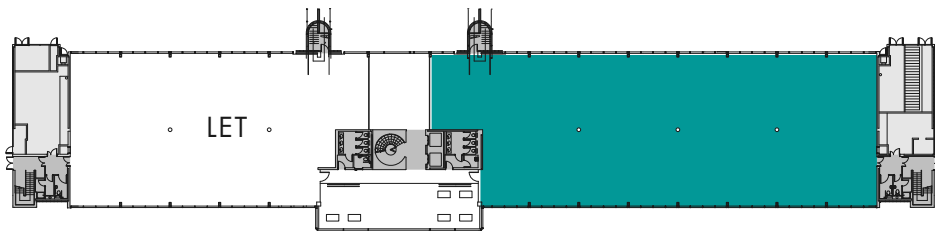
- Four pipe fan coil air conditioning
- Suspended ceiling with LED lighting
- 150mm full access raised floors
- Car parking ratio 1:250 sq ft
- 2 passenger lifts in each building
- Toilets and shower facilities within each building
- Breathtaking, triple-height receptions
- 24 hour security staff

# AVAILABILITY

2020

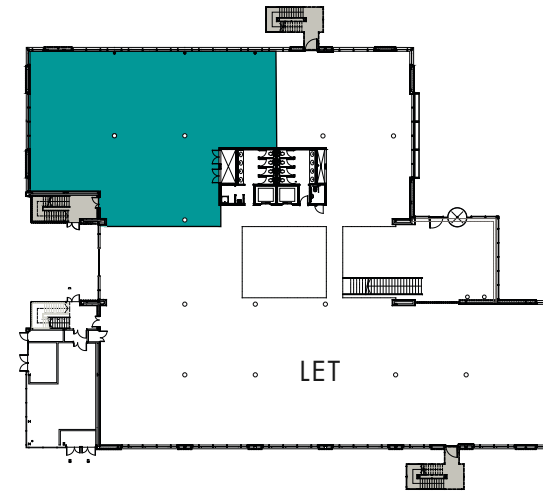


GROUND FLOOR



1st FLOOR

2030



2nd FLOOR

## SCHEDULE OF AREAS (NIA)

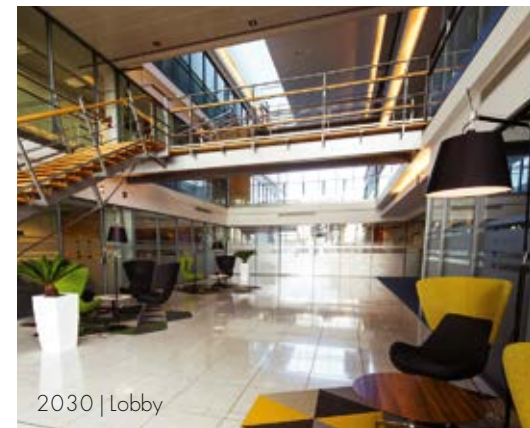
FLOOR	SQ FT	SQ M
2020 Part Ground Floor	10,108	939
2020 Part Ground Floor	4,911	456
2020 Part First Floor	10,104	939
2030 Part Second Floor	4,135	384
<b>Total</b>	<b>29,258</b>	<b>2,718</b>



2030 | First floor



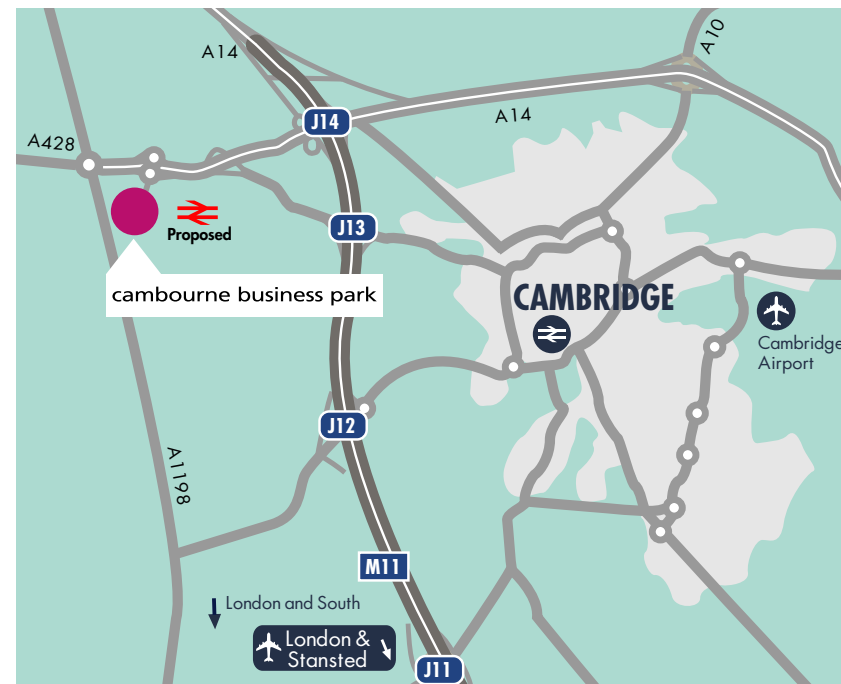
2020 | Front



2030 | Lobby



2030 | Front



## LOCATION

Cambourne Business Park is located approximately 9 miles west of Cambridge, set in a picturesque parkland with lakes, cycleways and footpaths. Cambourne is a new town with approximately 3,500 homes and a further 1,000 to be built shortly, together with extensive amenities and facilities, and with a proposed train station within the east-west rail to be functional by 2030. Cambourne train station will be an integral part of the new east-west rail line, a major project to establish a strategic railway connecting East Anglia with Central, Southern and Western England.

Local facilities include: a 4 star hotel with conference facilities, supermarket, petrol station, community centre, medical centre and a high street including shops and offices. There is also a nursery, three primary schools and a new secondary school in Cambourne. The scheme accommodates for occupiers including MTK Wireless, U-Blox, Sure Petcare, The ONE Group, Vinci Construction, Carl Zeiss, Regus, Bellway

## ACCOMMODATION

The areas are based on a Net Internal Basis, all figures quoted are for guidance purposes only.

## TERMS

The property is available to let on effectively full repairing and insuring lease terms direct with the landlord. Please contact the letting agents for further details.

## EPC

The Energy Performance Assessment rating:  
 Building 2020 D-84  
 Building 2030 C-60  
 Please contact the letting agent for a copy.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT.

For enquiries, please contact our joint agents:



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