

cambourne business park

CAMBRIDGE

UP TO 29,243 SQ FT  
(2,715 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 29,243 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.

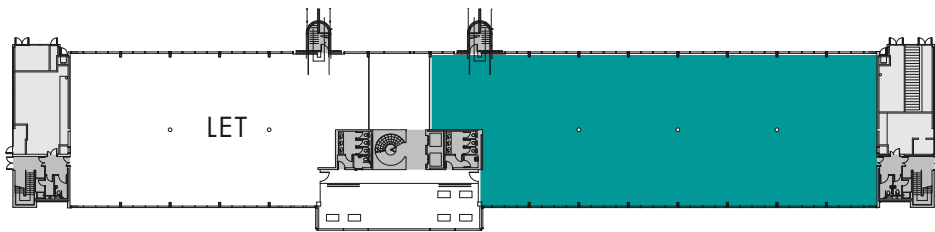
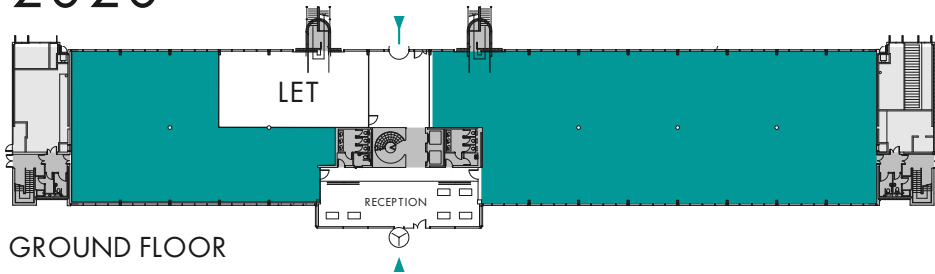
Cambourne Business Park is a thriving community of some of the UK's most pioneering businesses. The journey to the office is quick and stress free thanks to a modern and well connected dual carriageway as well as bus and cycle routes..



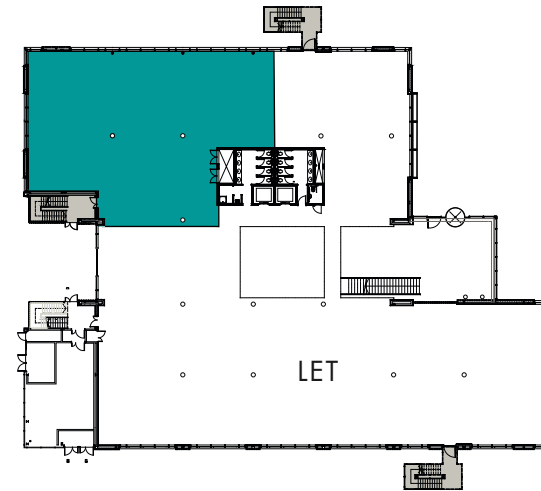
- Four pipe fan coil air conditioning
- Suspended ceiling with LED lighting
- 150mm full access raised floors
- Car parking ratio 1:250 sq ft
- 2 passenger lifts in each building
- Toilets and shower facilities within each building
- Breathtaking, triple-height receptions
- 24 hour security staff

# AVAILABILITY

2020



2030



## SCHEDULE OF AREAS (NIA)

FLOOR	SQ FT	SQ M
2020 Ground Floor Office West	4,877	453
2020 Ground Floor Office East	10,109	939
2020 1st Floor Office East	10,104	939
2030 Part 2nd Floor Office East	4,153	384
<b>Total</b>	<b>29,243</b>	<b>2,715</b>

