

BUILDINGS 6200 & 6300

The second phase midtech development at Cambridge Research Park will consist of two new detached highly specified units, suitable for production, research and warehouse use. The units include high quality fitted offices, service loading areas and generous car parking.





ENTERPRISE ZONE

Cambridge Research Park has been awarded Enterprise Zone status, giving occupiers on the development benefits including a potential business rate discount for five years.







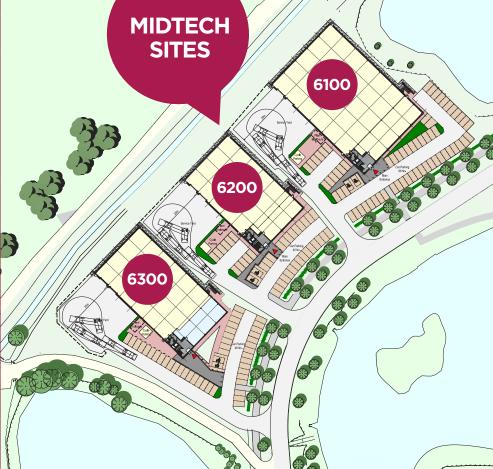
Specification

Office space:

- Impressive double height reception
- Fully accessible raised floor
- Suspended ceilings
- Recessed LG7 lighting
- Three pipe VRF heating and cooling system via air source heat pumps
- 8 person hydraulic lift
- WCs on ground and first floor
- Shower on ground floor
- · Ability to construct a mezzanine floor (subject to planning)
- 24 hour on site security
- BREEAM rating of 'Very good'
- Anticipated EPC Rating A
- Internet facilities providing broadband and fibre optic links

Lab/R&D/Production space:

- Left as shell for occupiers' fit out
- 2 loading doors
- Power floated concrete floor with loading of 40KN/m²
- Clear internal height of 8m
- External plant enclosure
- Potential to provide a secure yard.



For further information contact the agents:





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