



7200 Cambridge Research Park,  
Cambridge, CB25 9PD

To Be Refurbished | 3,670 – 9,081 SQ FT



## Summary



### Description

Located centrally within the inspirational setting of Cambridge Research Park, Building 7200 offers a collection of office suites, soon to be refurbished to CAT A, over both ground and first floors. The demises are accessed via access control doors.

The building boasts convenient parking at the front and rear, ample co-working space; including open desks and tucked-away nooks and a newly refurbished common area to the ground floor. The building is now home to a brand-new foyer and end of journey facilities, flexible working space and shared kitchen. The ground floor also hosts brand new showers, changing rooms and a dry room.

### Specification includes:

- Full access raised floors
- Air conditioning
- Suspended ceilings
- A passenger lift
- Kitchen
- 1:250 car parking ratio

### Additional information

#### Terms

Available by way of a direct lease with the landlord.  
Quoting rent available on application.

#### Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

#### Legal costs

All parties to bear their own legal costs.

#### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

Available upon request.

#### Postcode

CB25 9DP



## Accommodation

### NIA

Description	Sq ft
Ground Floor	3,670 – 4,550 sq ft
First Floor	3,724 – 4,531 sq ft
<b>Total</b>	<b>9,081 sq ft</b>



## Location

**Cambridge Research Park is well-established for world-class innovation, and well-loved for its open, green setting across 112 acres.**

Cambridge Research Park is a centre for R&D activity, located 1 mile from Waterbeach New Town and 3 miles from Waterbeach Train Station. The site is also a 5.5 mile journey from Cambridge North and 9 miles to either Ely or Cambridge city centre.

Cambridge Research Park's specialist ecosystem is overseen by a dedicated community manager. It offers an array of amenities including: new end-of-trip facilities, meeting and conference rooms, a full active events programme, and an on-site campus café with an outdoor terrace and stunning views over the lake.

The site provides tenants with vibrant park life, via numerous park events including; wellbeing sessions, networking evenings and health & fitness sessions. The park boasts an on-site café and meeting space with bookable meeting and conference spaces.





## Gallery



## Enquiries



**Tamarah Keir**  
07442 668 105  
[tamarah.keir@bidwells.co.uk](mailto:tamarah.keir@bidwells.co.uk)

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