

GRADE A OFFICE / LAB SPACE TO LET

# Building 7300

**Suite 7310:** Total 5,587 sq ft  
Ground floor lab 2,833 sq ft  
First floor office 2,754 sq ft

**Suite 7320:**  
Ground and first floor from  
2,290 sq ft up to 4,657 sq ft







**Building 7300 is prominently set within 112 acres of business park with pleasant views over superb natural surroundings.**

Designed with flexibility and divisibility in mind it suits a range of office and R&D occupiers seeking high profile, modern HQ style accommodation.

Both 7310 and 7320 have their own entrance from an elegant covered walkway and provide Grade A accommodation.





View from first floor of 7320

## General specification

- New VRV air-conditioning
  - Suspended ceilings
  - Recessed lighting
  - Full access raised floors with 200mm void
  - 2.9 m clear floor to ceiling height
  - 1.5 m planning grid
- Generous parking ratio
  - Dedicated entrance available
  - EPC Rating D(86)
  - 24 hour on site manned park security and CCTV
  - New male, female, accessible WCs and shower
  - Covered bicycle parking

## Ground floor 7310

- Lab fit-out
- Vinyl flooring
- Data/Power trunking
- Double door rear loading





Computer generated image

## Ground floor

The ground floor space of 7320 is bright and welcoming and can be easily configured to allow for socially distanced work stations as well as break-out areas. The space is suitable for office or lab/R&D use.

The ground floor space of 7310 is fitted out for lab use and includes separate working rooms. It also benefits from double door rear loading.



Images show ground floor of 7320





Computer generated image

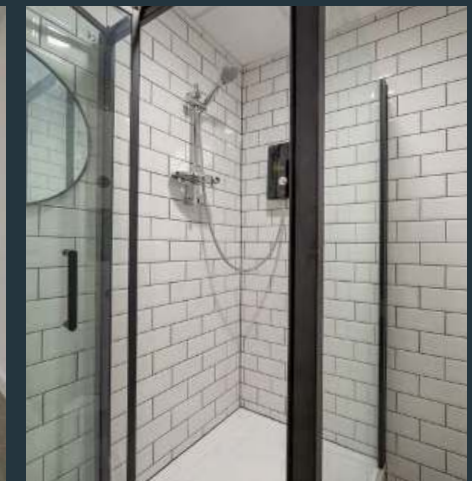
## First floor

The first floors of both 7310 and 7320 benefit from large floor-to-ceiling windows which maximise the inflow of natural light. These open plan spaces lend themselves to a variety of desk and breakout area configurations.

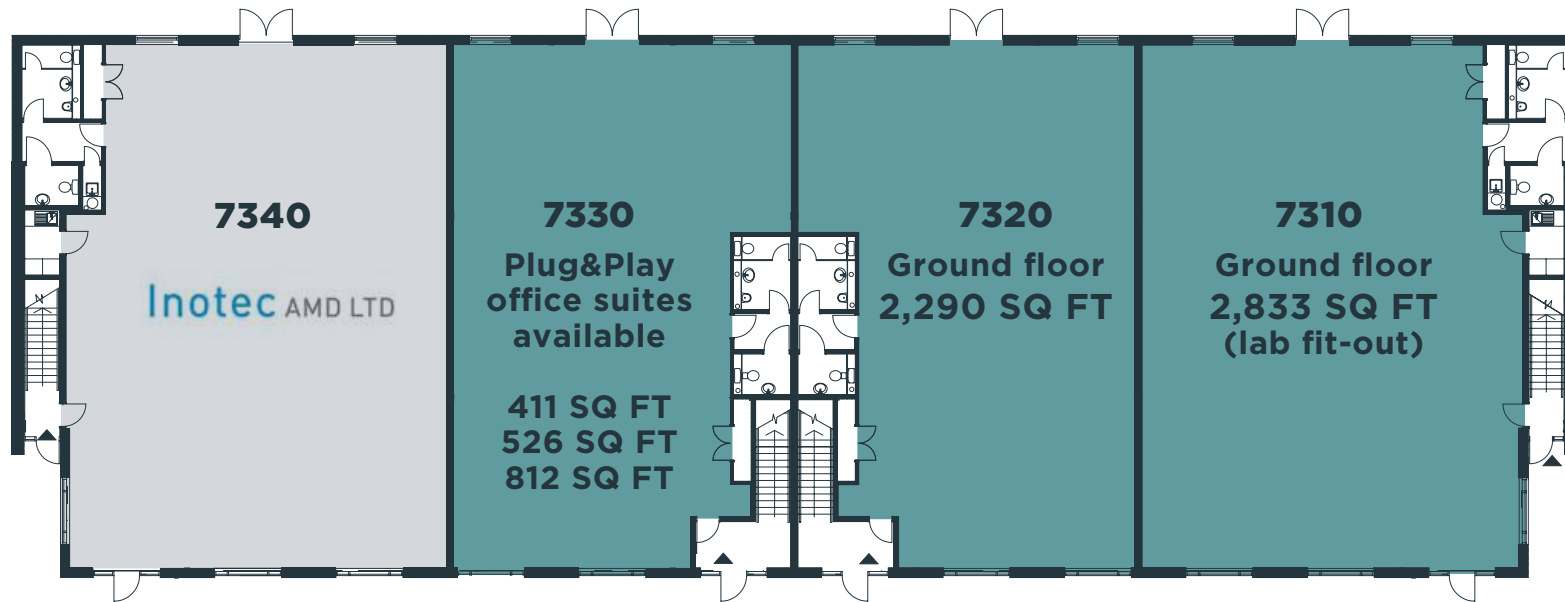
The first floor of 7310 is pre-fitted with three meeting rooms and a good quality kitchen/breakout area.



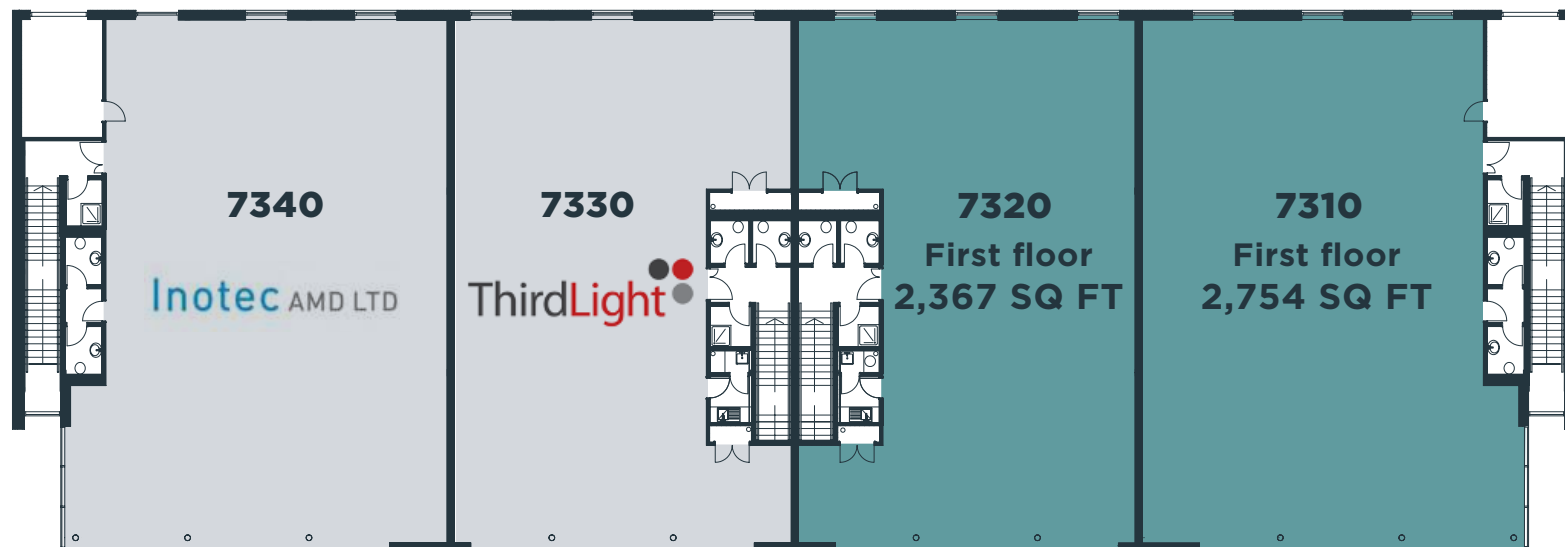
Images show first floor of 7320



## Building 7300 Ground Floor



## Building 7300 First Floor







Nature Reserve

Building 7300

celixica

ONE BROKER  
INSURANCE

STEMCELL  
TECHNOLOGIES

seapura

Vindis

ST. JAMES'S PLACE  
WEALTH MANAGEMENT

horizon  
INSPIRED CELL SOLUTIONS

The Boardwalk  
Centre



Shuttle  
Bus stop



Entrance

stobbs

highways  
england

A10

KIER

Cambridge Research Park

TeraView

GRIFOLS

Enterprise

oval  
MEDICAL TECHNOLOGIES

CAMBRIDGE  
PHARMA  
AN SME LTD COMPANY

biochrom

AMT  
APPLIED  
MEDICAL  
TECHNOLOGY

Ely  
9 miles



Central  
Cambridge  
7 miles



Waterbeach  
Station  
3 miles

Cambridge  
North  
Station  
5.5 miles



Development plots



## ENTERPRISE ZONE

Cambridge Research Park has been awarded Enterprise Zone status, giving potential occupiers on the development benefits including a business rate discount of up to 100% for five years.





For more information please contact one of our letting agents.



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