

Just bring yourself, your laptop and whatever else lives on your desk...



Our collection of new **Plug&Play** office suites at Cambridge Research Park is specifically designed for ambitious new businesses or start-ups. A range of flexible spaces accommodating from 6 desks are available, all fully furnished, **connected and ready to go**.



VIRTUAL TOUR

Click to view tour



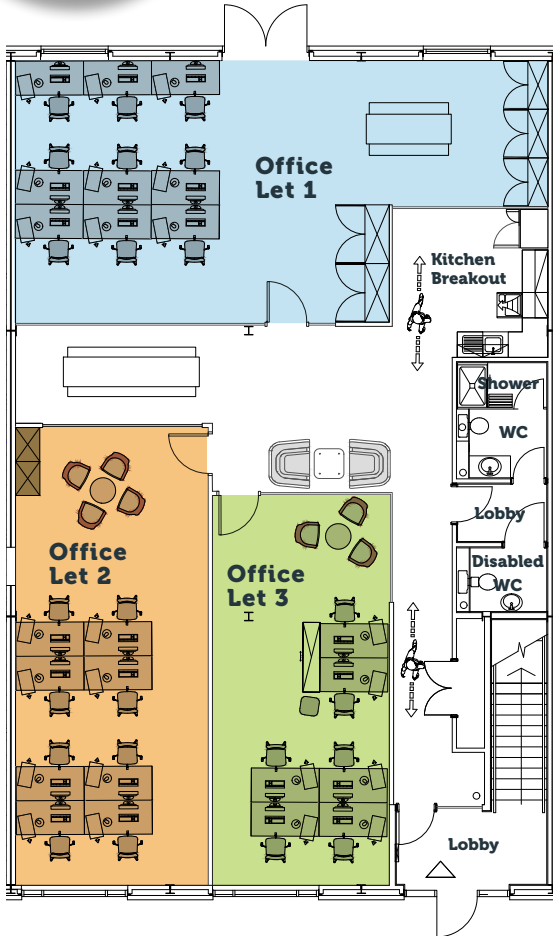
Building 7300 Grade A office suites from 38.2 m² / 411 sq ft





GRADE A PLUG & PLAY OFFICE SUITES

Building 7300 is prominently set within 112 acres of business park campus with a growing community of 1,500+ employees benefiting from superb natural surroundings.



- Secure, self-contained office suites
- Workstations set-up and ready for your laptop, tablet or preferred device
- Broadband fibre installed - simply plug in and connect
- Wifi available throughout
- Bench style tables ideal for meetings and presentations
- Break-out space for informal meetings and collaboration
- Stylish & contemporary WCs and shower facilities
- Brand new VRF heating & cooling system
- 24/7 onsite security & CCTV
- Includes shuttle bus service from Cambridge North station
- Includes parking for all wheels - cars & bicycles

AVAILABILITY

Office	Area	Number of desks (1600mm x 800mm)
Let 1	75.5m ² / 812 sq ft	up to 9
Let 2	48.9m ² / 526 sq ft	up to 8
Let 3	38.2m ² / 411 sq ft	up to 6

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Let 2 48.9m² / 526 sq ft up to 8

Let 3 38.2m² / 411 sq ft up to 6

IMPORTANT NOTICE

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Cheffins, Savills and Bidwells LLP have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Cheffins, Savills and Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health and Safety, please ensure that you take due care when inspecting the property. June 2020.

For more information please contact one of our letting agents.



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Our short form **pre-qualified lease** agreements mean that, subject to a few simple checks, all you'll need do is tick a few boxes and sign on the dotted line to move in.

You'll pay a simple, competitive **all-inclusive monthly cost** for your rent and service charge, and you'll benefit from great, brand new amenities including **rest rooms** and a fabulous **kitchen/break-out area** as well as ample allocated parking.

Cambridge Research Park is a thriving business community **conveniently located** off the A10.

