

CAMBRIDGE  
RESEARCH PARK

# Enterprise Phase II

AVAILABLE Q2 2026

HIGH-SPECIFICATION R&D, ADVANCED  
MANUFACTURING & STORAGE UNITS IN  
CAMBRIDGE NORTH'S INNOVATION CAMPUS

4,768–19,170 sq ft

TOGETHER WE THRIVE





Build  
connections,  
accelerate progress

An aerial photograph of Cambridge Research Park, showing a cluster of modern, two-story office buildings surrounded by lush green fields, trees, and a winding river. The park is well-established and integrated into the surrounding landscape.



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

Enterprise Phase II introduces a tight-knit cluster of two-storey best-in-class buildings with leading ESG credentials. Each of the high-specification units within draws on best practice and industry insight from across the UK's Golden Triangle and provides occupiers with flexible and adaptable space in which to grow and thrive.

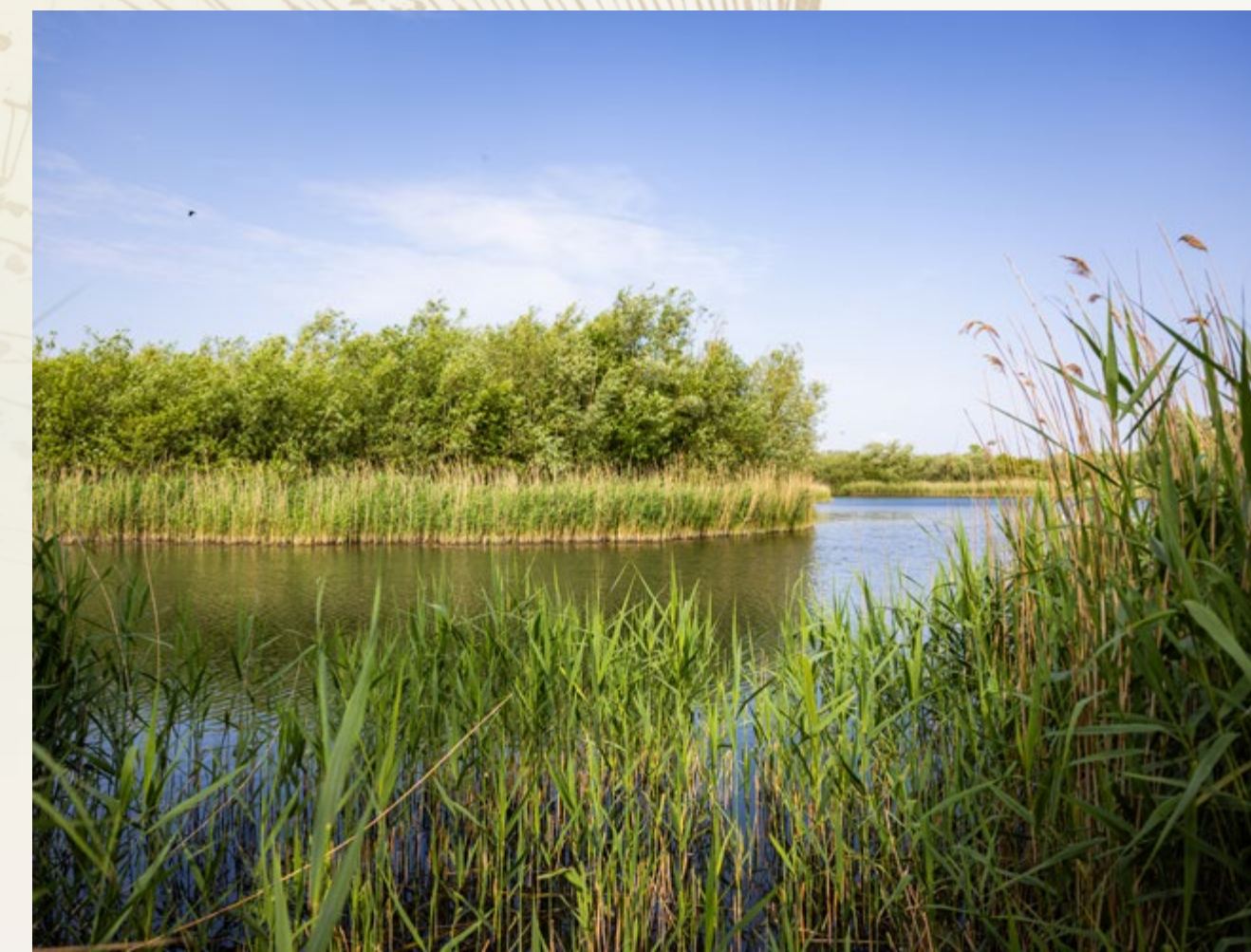
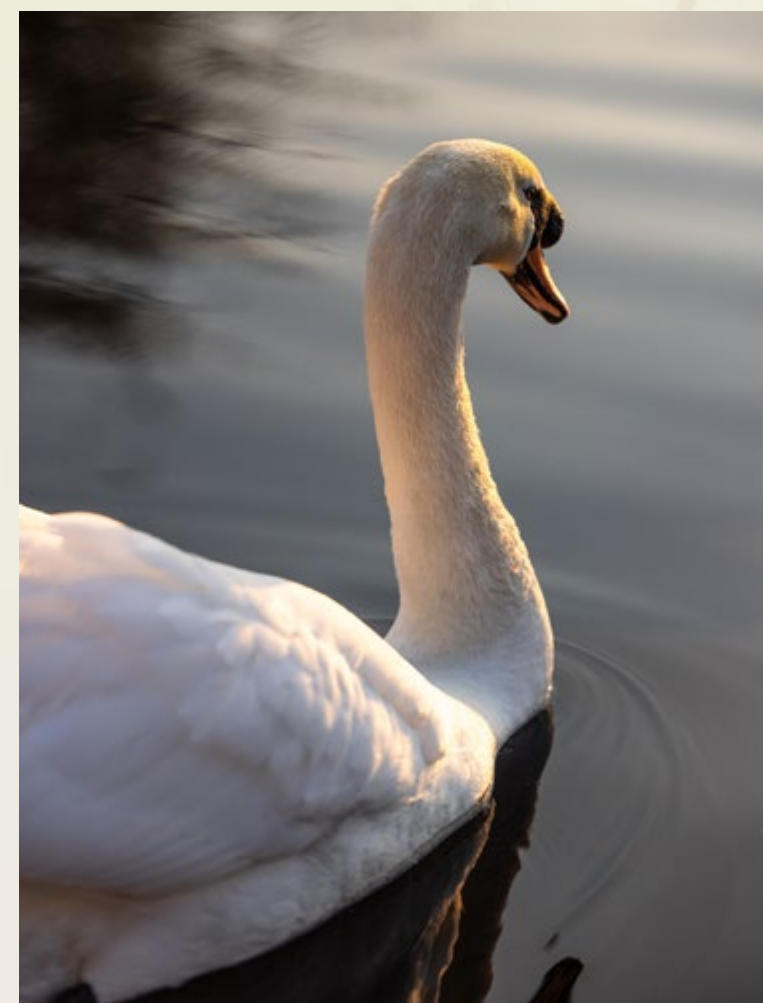
Find your innovation and production space in a dynamic, inspiring place where ideas take shape and scale.



# Flourish amidst nature's tranquillity

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 ideal for networking opportunities, a full active events' programme and an on-site campus café with outdoor terrace and stunning views over the lake.

With lots of outdoor space to explore – including a 38-acre nature reserve, lake waterfront and trails for walking, running and cycling – people and progress can thrive together.



# Work in a sustainable, biodiverse location



This scheme is designed to leading ESG specifications, including the following highlights:



## ON-SITE RENEWABLE ENERGY

Solar roof panels connect directly into each unit's electrical supply to help power day-to-day operations.



## BIODIVERSE, OUTDOOR SPACES

Enhanced landscaping creates greater connections to nature and the wider campus, with a 10.8% Biodiversity Net Gain.



## ENVIRONMENTALLY FRIENDLY DESIGN

Highly insulated buildings with electric heating and cooling (using air source heat pumps), roof lights for natural light, and LED lighting throughout.



## SUSTAINABLE TRANSPORT SOLUTIONS

Including cycle storage for 260 bikes and 131 electric vehicle charging points [59%], with the base infrastructure to increase this to all parking spaces.



## CARBON OFFSETTING ON CAMPUS

Planting further wildflower meadows and native trees within the site's own protected nature reserve, and on campus verges.

## TARGETING



BREEAM Outstanding



EPC A+ rating



The scheme is designed to fall below the target of 475–600 kgCO<sub>2</sub>/m<sup>2</sup> of embodied carbon in construction, with the units also aiming to be Net Zero Carbon in operation.



# Up to 90,511 sq ft for advanced research, prototyping and production

Each unit offers ancillary office space to the front elevation, with associated parking, service areas and landscaped grounds.






	GROUND FLOOR	FIRST FLOOR	TOTAL	CLEAR INTERNAL HEIGHT
UNIT	SQ FT /SQ M (GEA)	SQ FT /SQ M (GEA)	SQ FT /SQ M (GEA)	M
10	11,420 / 1,061	2,529 / 235	13,949 / 1,296	8
11	10,538 / 979	2,508 / 233	13,046 / 1,212	8
12	7,341 / 682	1,851 / 172	9,192 / 854	8
13	8,482 / 788	1,496 / 139	9,978 / 927	8
14	4,047 / 376	721 / 67	4,768 / 443	6.5
15	4,488 / 417	786 / 73	5,274 / 490	6.5
16	4,940 / 459	883 / 82	5,823 / 541	6.5
17	6,577 / 611	1,141 / 106	7,718 / 717	6.5
18	6,297 / 585	1,109 / 103	7,406 / 688	6.5
19	5,812 / 540	1,001 / 93	6,813 / 633	6.5
20	5,479 / 509	969 / 90	6,447 / 599	6.5



Be part of a  
specialist  
ecosystem

11 flexible units  
from 4,768 sq ft [443 sq ft] upwards,  
with interconnecting options

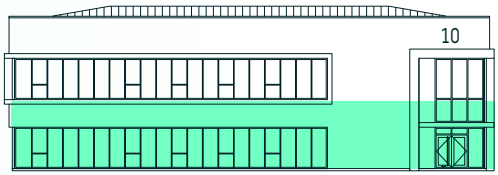
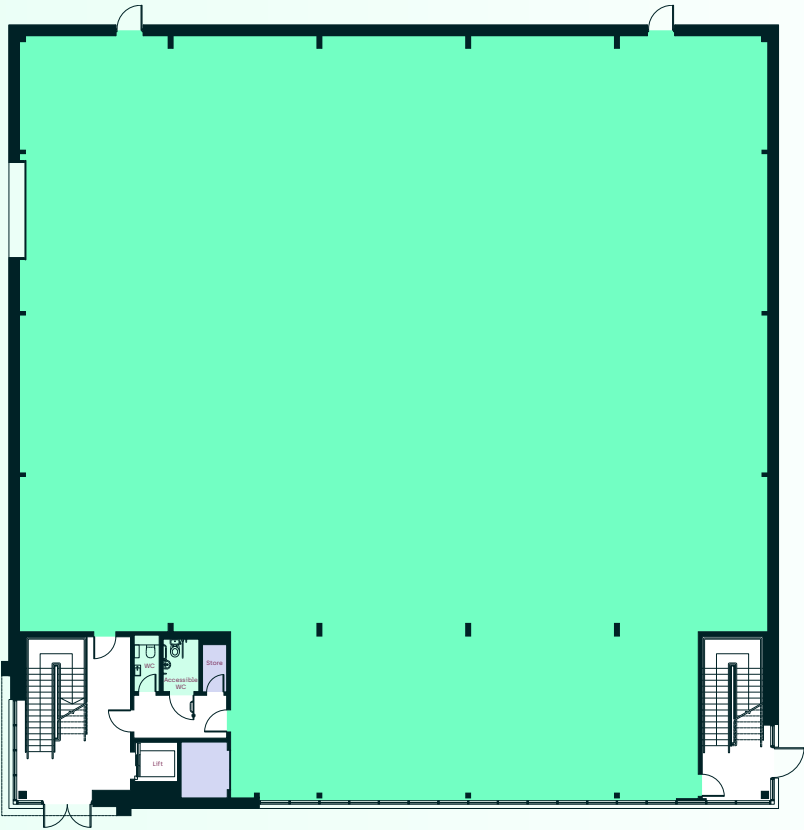
14–20%  
ancillary office space per unit

-  Bike storage
-  Gas storage location
-  Plant location

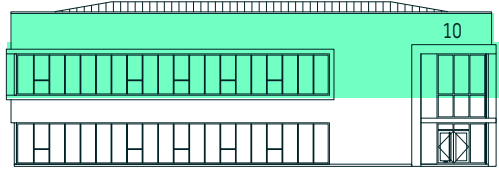
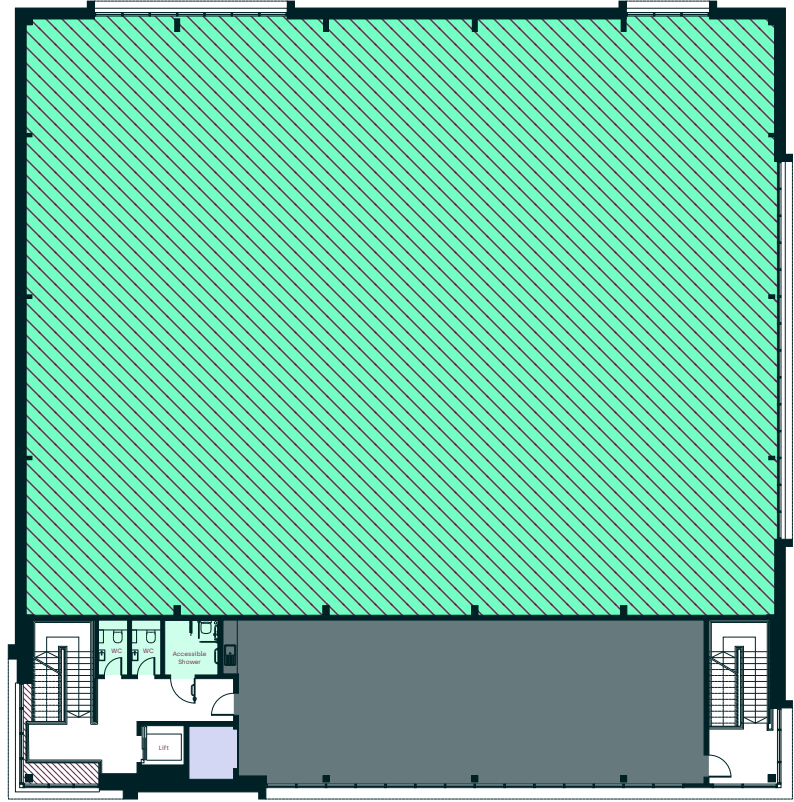
# Unit 10

GROUND FLOOR	FIRST FLOOR	TOTAL
SQ FT /SQ M	SQ FT /SQ M	SQ FT /SQ M
11,420 / 1,061	2,529 / 235	13,949 / 1,296

GROUND FLOOR



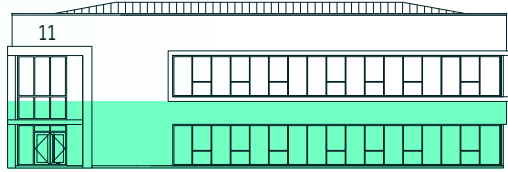
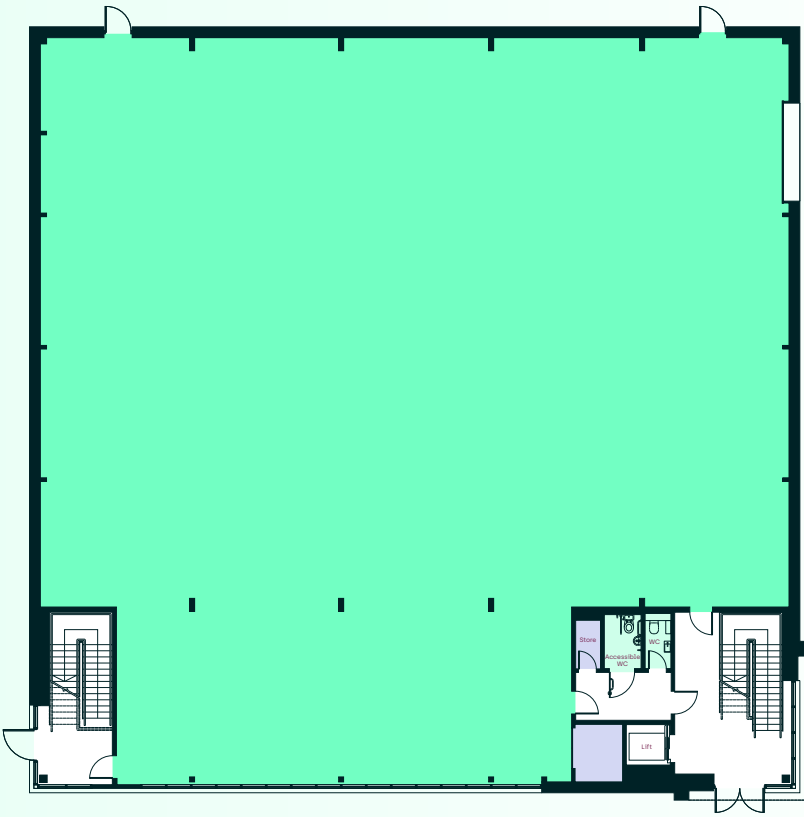
FIRST FLOOR



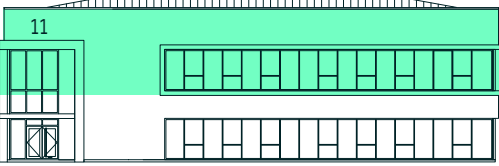
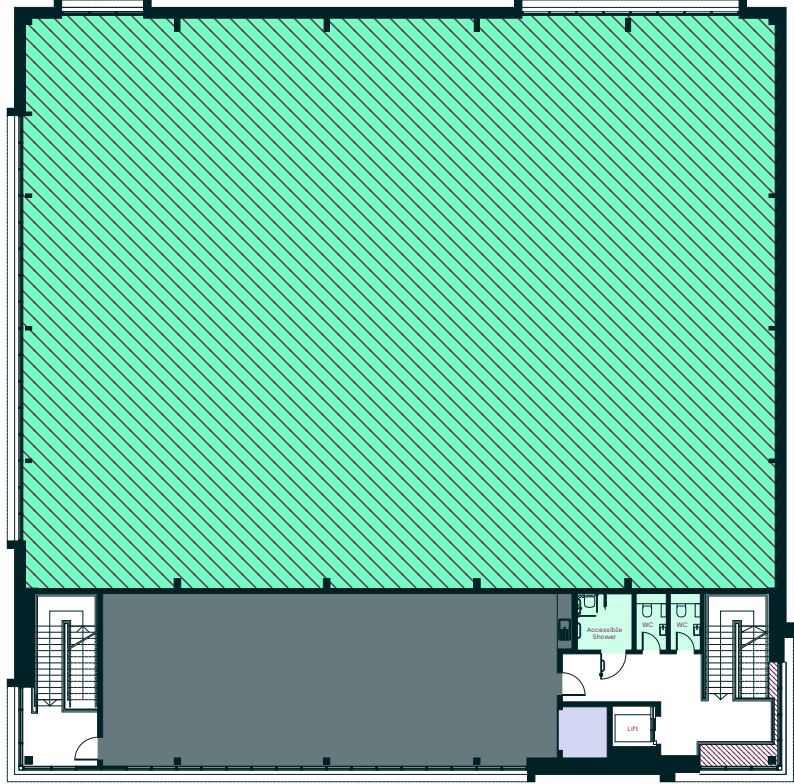
# Unit 11

GROUND FLOOR	FIRST FLOOR	TOTAL
SQ FT /SQ M	SQ FT /SQ M	SQ FT /SQ M
10,538 / 979	2,508 / 233	13,046 / 1,212

GROUND FLOOR



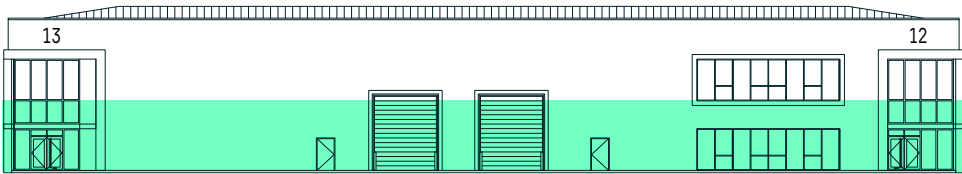
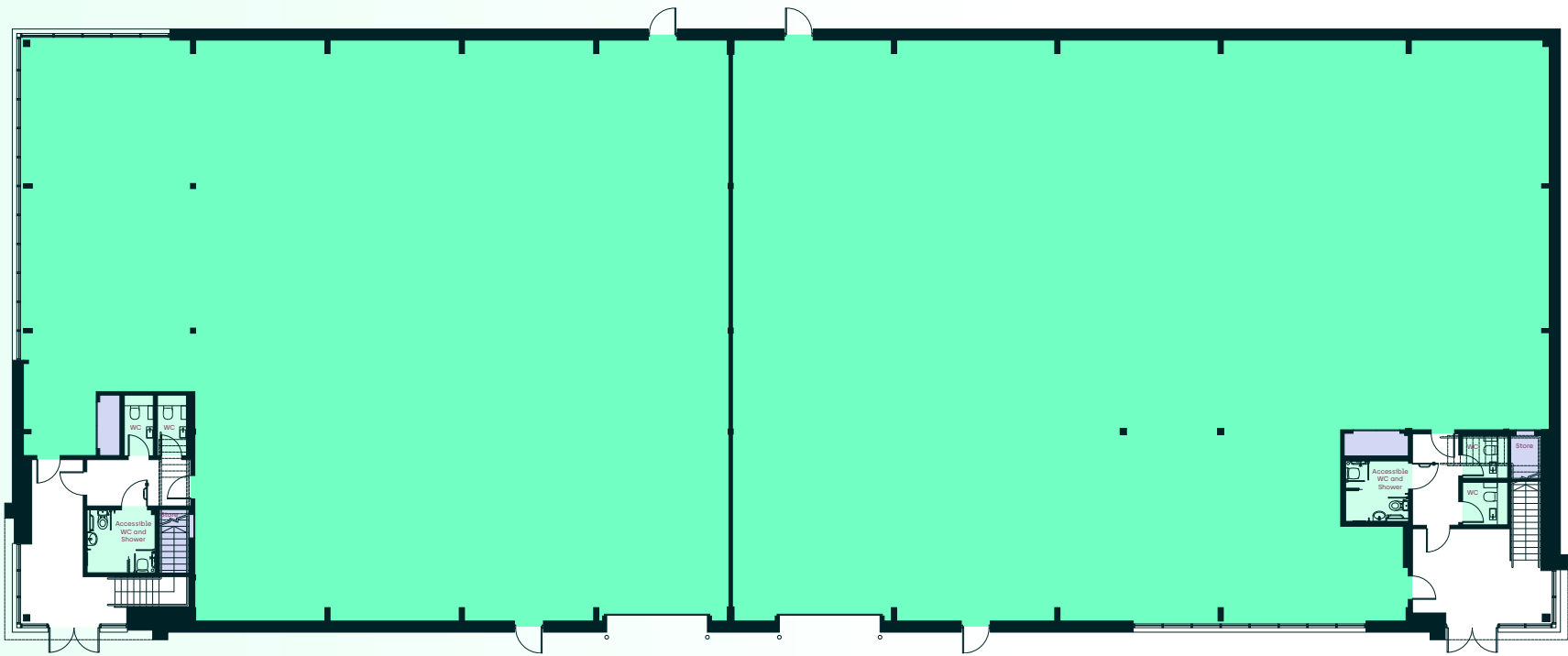
FIRST FLOOR



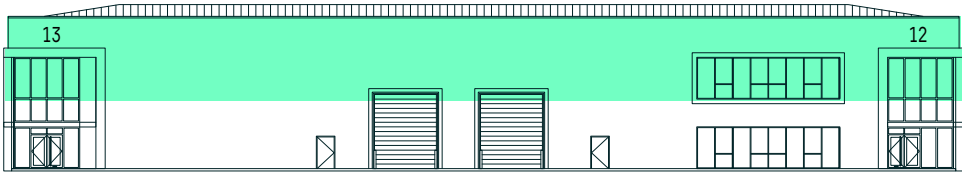
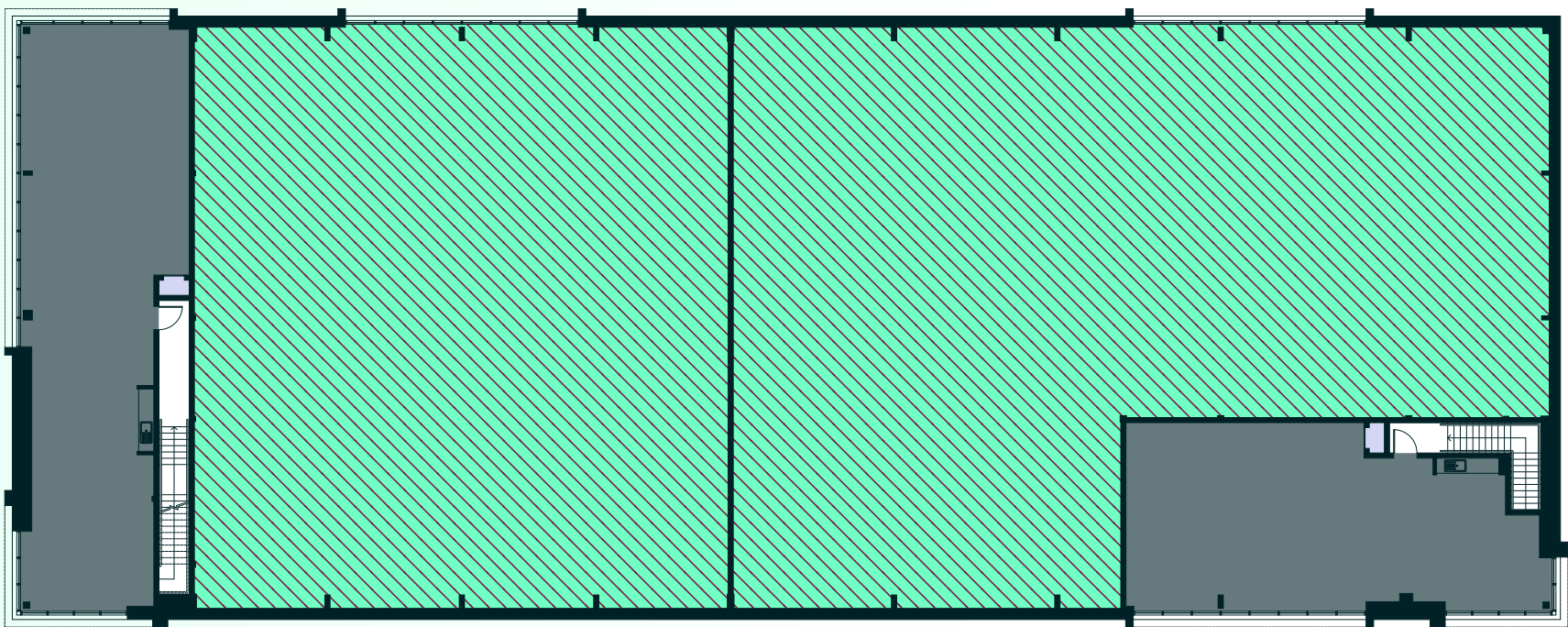
# Units 12–13

	GROUND FLOOR	FIRST FLOOR	TOTAL
UNIT	SQ FT /SQ M	SQ FT /SQ M	SQ FT /SQ M
12	7,341 / 682	1,851 / 172	9,192 / 854
13	8,482 / 788	1,496 / 139	9,978 / 927

GROUND FLOOR



FIRST FLOOR



Available R&D

Available Offices

WCs

Risers/Cupboards

Core

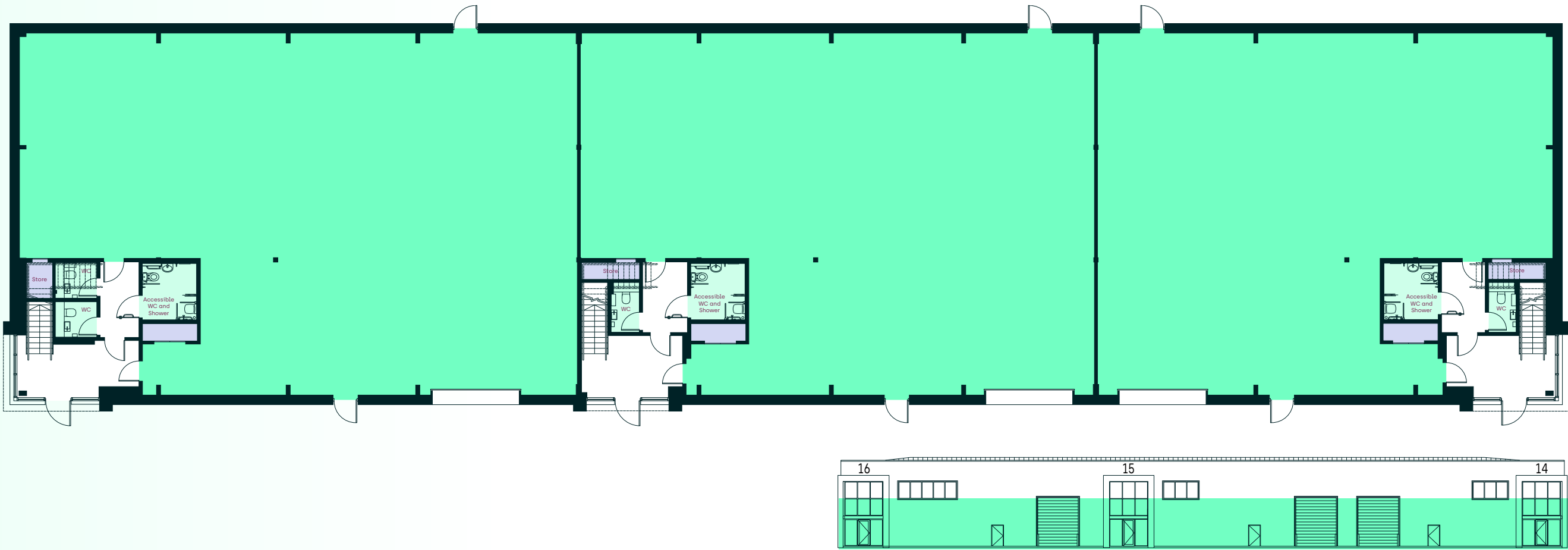
Potential mezzanine floor



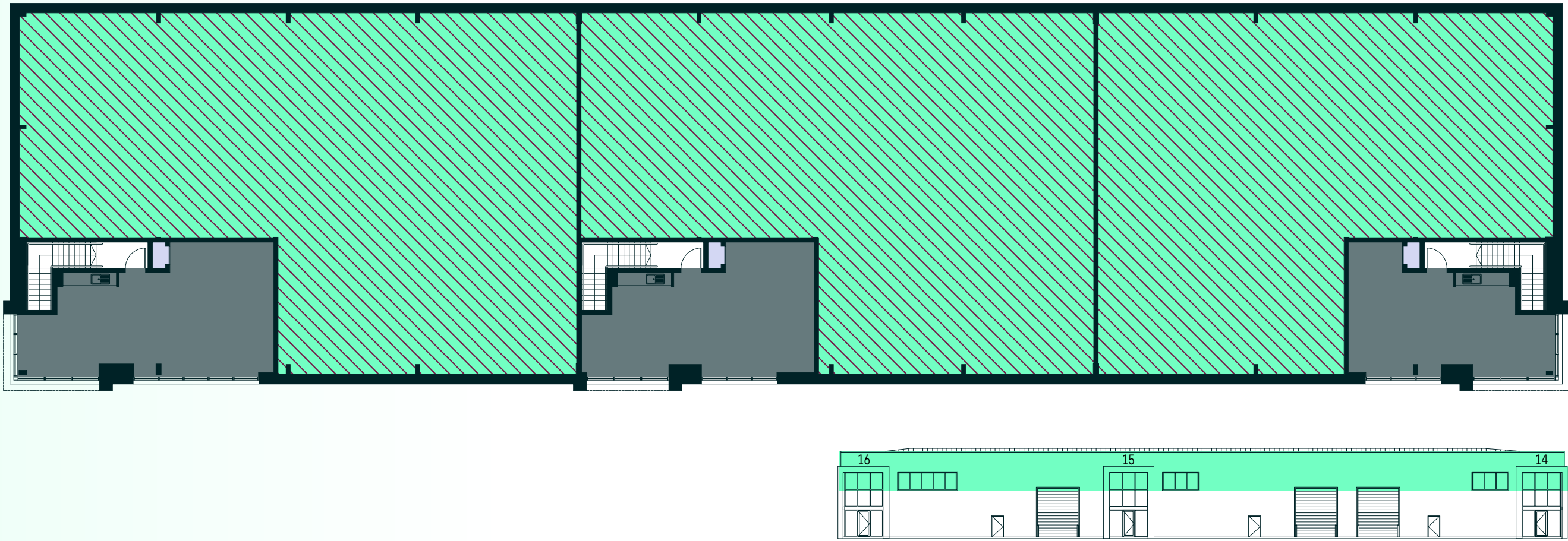
# Units 14–16

	GROUND FLOOR	FIRST FLOOR	TOTAL
UNIT	SQ FT /SQ M	SQ FT /SQ M	SQ FT /SQ M
14	4,047 / 376	721 / 67	4,768 / 443
15	4,488 / 417	786 / 73	5,274 / 490
16	4,940 / 459	883 / 82	5,823 / 541

GROUND FLOOR



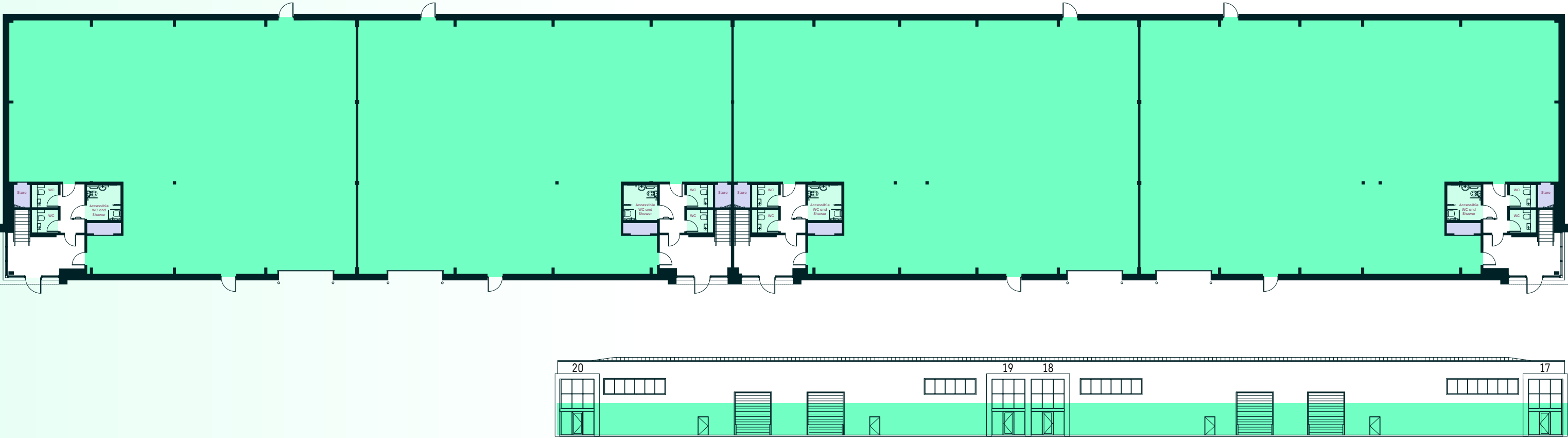
FIRST FLOOR



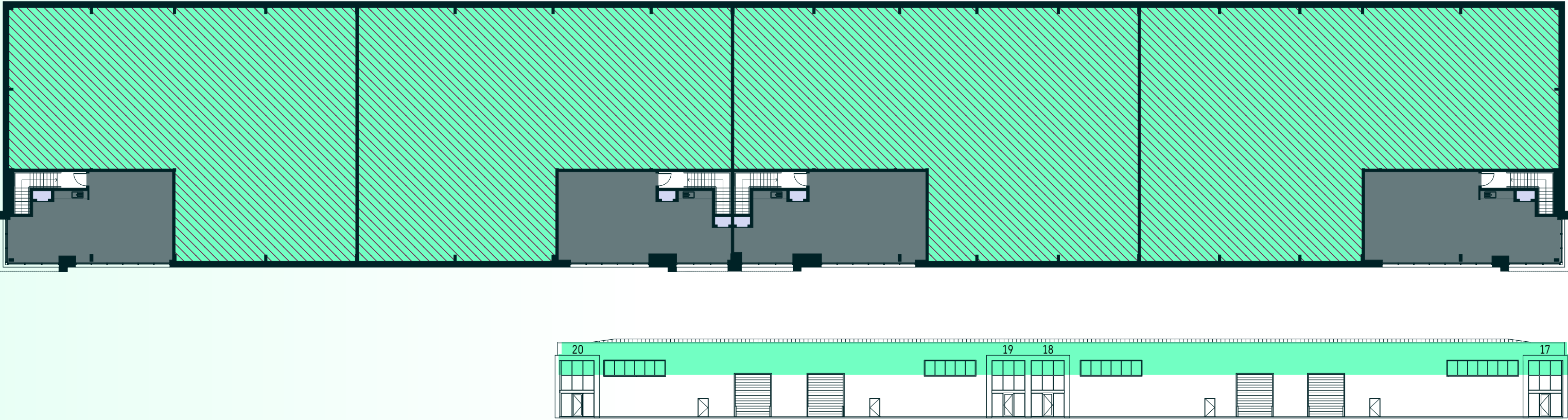
# Units 17–20

	GROUND FLOOR	FIRST FLOOR	TOTAL
UNIT	SQ FT /SQ M	SQ FT /SQ M	SQ FT /SQ M
17	6,577 / 611	1,141 / 106	7,718 / 717
18	6,297 / 585	1,109 / 103	7,406 / 688
19	5,812 / 540	1,001 / 93	6,813 / 633
20	5,479 / 509	969 / 90	6,447 / 599

GROUND FLOOR



FIRST FLOOR



- Available R&D
- Available Offices
- WCs
- Risers/Cupboards
- Core
- Potential mezzanine floor

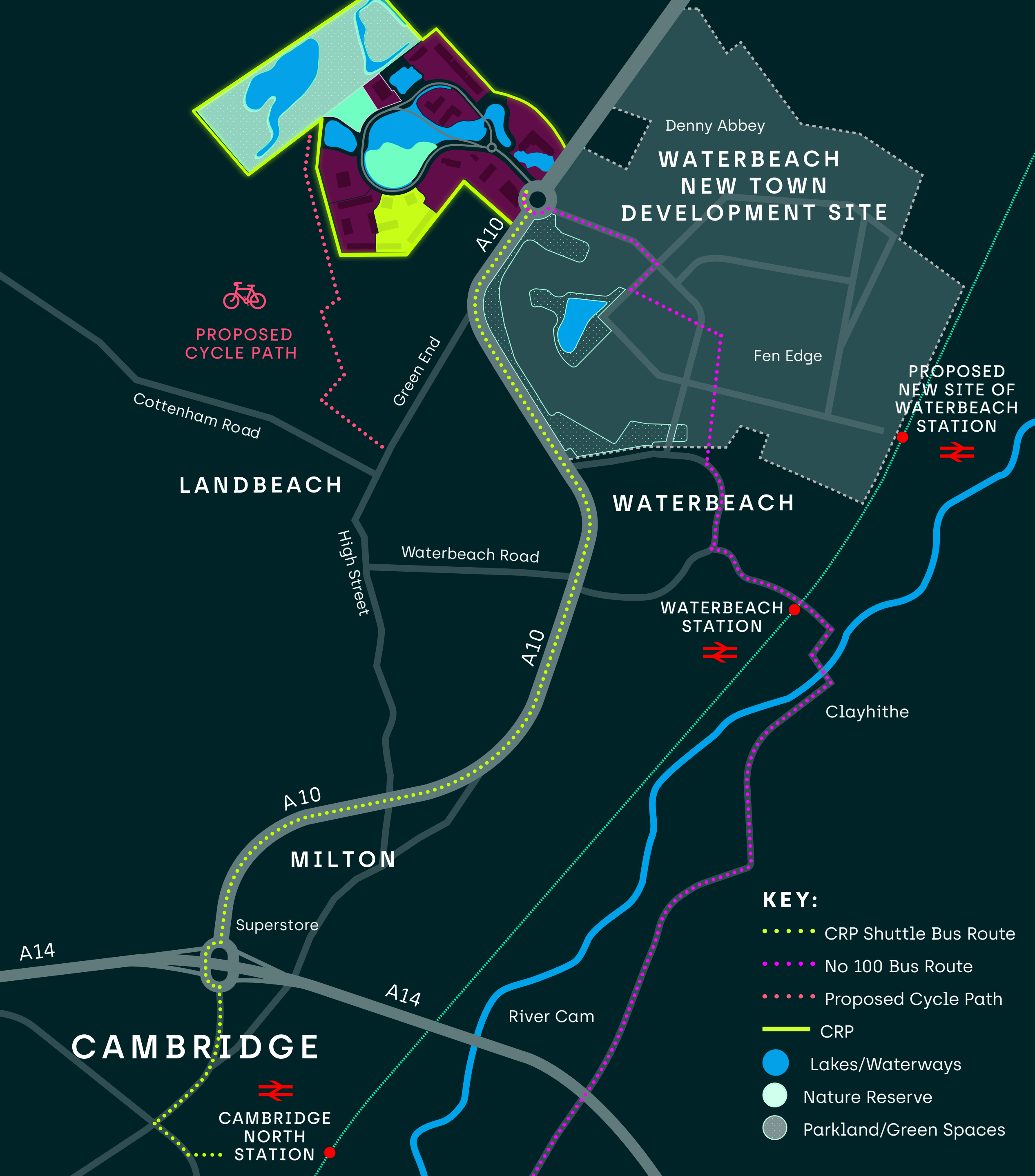


- Enterprise Phase II
- Development plots
- Cambridge Research Park
- Nature Reserve

- 1 Entrance
- 2 No 100 Bus Stop
- 3 Community Manager Office

- Park Amenities**
- Nature Reserve
  - Shuttle Bus Stops

- Amenities** 2500
- The Boardwalk Café
  - Meeting Rooms
  - JLL Management Office



# Find your campus space

0.5 miles

to Waterbeach New Town

3 miles

to Waterbeach Station

5.5 miles

to Cambridge North Station

9 miles

to Ely or central Cambridge

9 mins

to A14

12 mins

to M11

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**FOR MORE INFORMATION PLEASE CONTACT  
ONE OF OUR LETTING AGENTS:**

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