



OFFICE TO LET

5100 CAMBRIDGE RESEARCH PARK

Beach Drive, Cambridge, CB25 9TL

SELF CONTAINED 22,000 SQ FT OFFICE PROPERTY WITH SEPARATE GATEHOUSE LOCATED ON A RENOWNED RESEARCH PARK NORTH OF CAMBRIDGE.

2,369 TO 22,678 SQ FT (220.09 TO 2,106.86 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk



DETAILS

DESCRIPTION

Self contained property in secure location with own gatehouse, constructed in 2008. 80 private car spaces. Benefitting from Grade A specification including air conditioning, raised access floors and metal tile ceiling.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	8,269	768.22	Available
1st - offices	12,040	1,118.55	Available
2nd	2,369	220.09	Available
Total	22,678	2,106.86	

KEY FEATURES

- 80 car spaces
- Secure site with gatehouse
- Air conditioned
- Raised access floors
- Showers
- Catering facility
- WCs on each floor

OUTGOINGS

- Rates:
- EPC: D (88)

5100 CAMBRIDGE RESEARCH PARK

Beach Drive, Cambridge, CB25

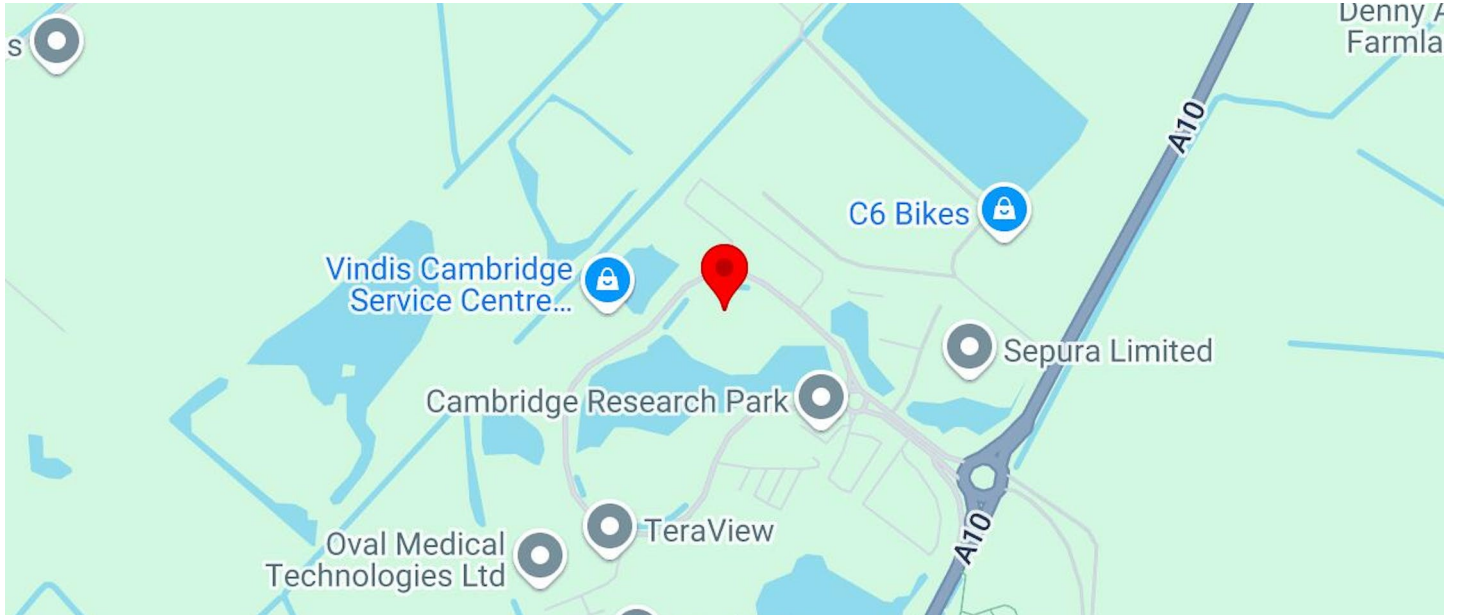
TO REQUEST A VIEWING CALL US



BNP PARIBAS
REAL ESTATE

www.realestate.bnpparibas.co.uk

LOCATION



Cambridge Research Park is one of the leading Cambridge science and commercial locations, lying 5 miles to the north of the city centre and close to the A14 bypass, A10 and M11.

CONTACT US

Will Foster
will.foster@realestate.bnpparibas

James Little
07350 404 732
james.little@realestate.bnpparibas

BNP Paribas Real Estate (City Agency)
24 Savile Row, London, W1S 2ES

www.realestate.bnpparibas.co.uk

realestate.enquiries@bnpparibas.com
[linkedin.com/company/bnp-paribas-real-estate/](https://www.linkedin.com/company/bnp-paribas-real-estate/)
[@BNPPRE_UK](https://twitter.com/BNPPRE_UK)

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Generated by Agentsinsight / Generated on 23/01/2025