

cambourne business park

CAMBRIDGE

UP TO 36,896 SQ FT  
(3,428 SQ M)  
CONTEMPORARY GRADE A OFFICE SPACE  
**TO LET**

GREAT FOR BUSINESS, PERFECT FOR PEOPLE

[www.cambourneoffices.com](http://www.cambourneoffices.com)

CB23 6DW

# 2020 AND 2030 ARE TWO INDIVIDUAL BUILDINGS EXTENDING TO UP TO 36,896 SQ FT SQ FT, ON CAMBOURNE BUSINESS PARK.



The environment features a lake and 50 acres of landscaped grounds, threaded with woodland paths, cycle routes and bridleways. The buildings have award-winning grade A space, sophisticated building management and an impressive double-height reception.

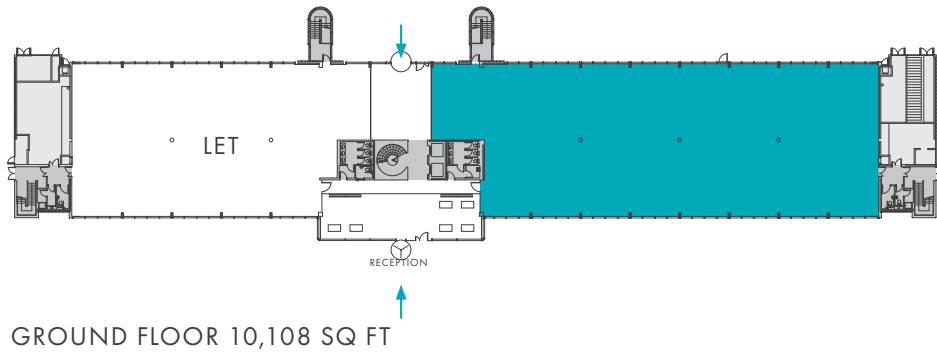


Cambourne Business Park is a thriving community of some of the UK's most pioneering businesses. The journey to the office is quick and stress free thanks to a dual carriageway.

- Four pipe fan coil air conditioning
- Suspended ceiling with LED lighting
- 150mm full access raised floors
- Car parking ratio 1:250 sq ft
- 2 passenger lifts in each building
- Toilets and shower facilities
- Dramatic, double-height receptions
- 24 hour security staff
- Exclusive entrance to ground floor 2030

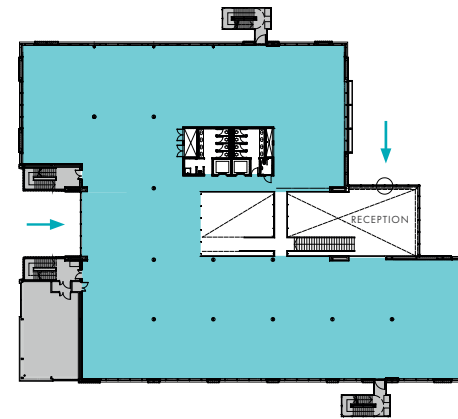
# AVAILABILITY

2020

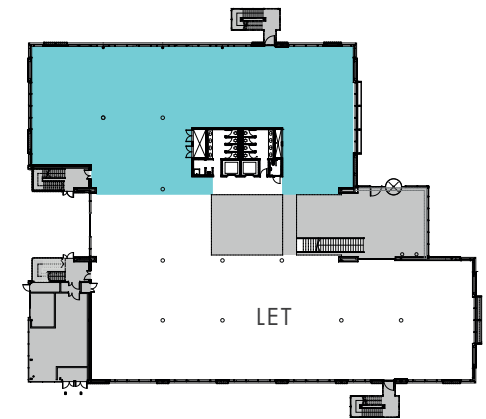


GROUND FLOOR 10,108 SQ FT

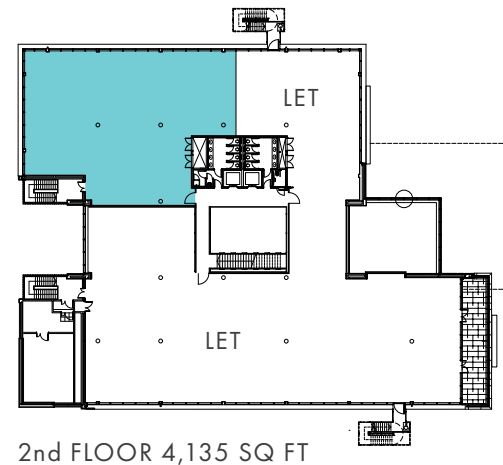
2030



GROUND FLOOR 15,930 SQ FT  
(Available in whole or potentially in part)



1st FLOOR 6,723 SQ FT



2nd FLOOR 4,135 SQ FT

## SCHEDULE OF AREAS

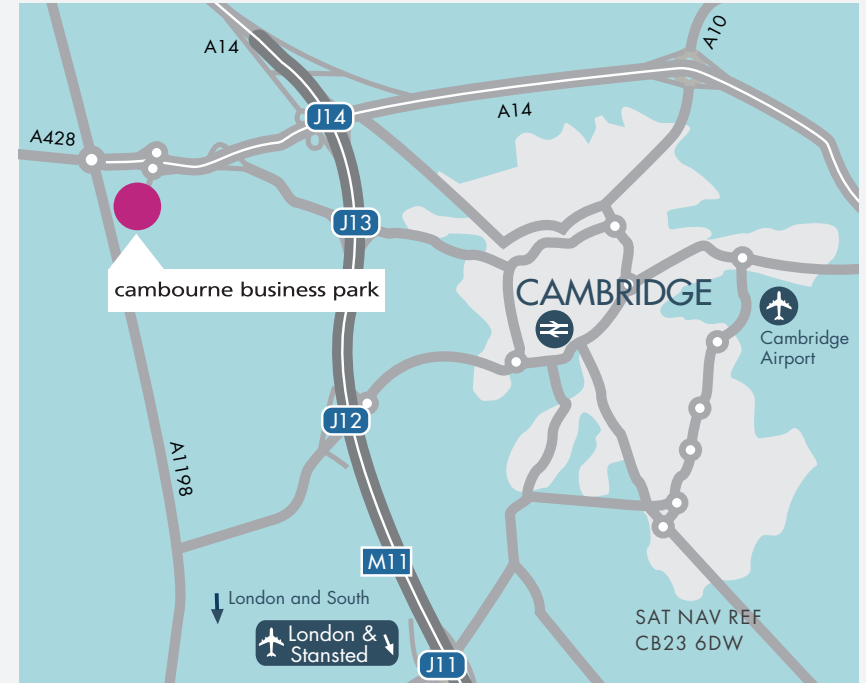
| FLOOR          | SQ FT         | SQ M         |
|----------------|---------------|--------------|
| 2030 Ground    | 15,930        | 1,480        |
| 2030 1st Floor | 6,723         | 625          |
| 2030 2nd Floor | 4,135         | 384          |
| 2020 Ground    | 10,108        | 939          |
| <b>TOTAL</b>   | <b>36,896</b> | <b>3,428</b> |



2020



2020



## LOCATION

Cambourne Business Park is located approximately 9 miles west of Cambridge, set in a picturesque parkland with lakes, cycleways and footpaths. Cambourne is a new town with approximately 3,500 homes and a further 1,000 to be built shortly, together with extensive amenities and facilities.

These include a 4 star hotel with conference facilities, supermarket, petrol filling station, community centre, medical centre and a high street including shops and offices. There is also a nursery, three primary schools and a new secondary school in Cambourne.

## ACCOMMODATION

The areas are based on a Net Internal Basis, all figures quoted are for guidance purposes only.

## TERMS

The property is available to let on effectively full repairing and insuring lease terms direct with the landlord. Please contact the letting agents for further details.

## EPC

The property has an Energy Performance Assessment rating of 84 (Band D) for 2020 and 60 (Band C) for 2030. Please contact the letting agent for a copy.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT.

For enquiries, please contact our joint agents:



**William Clarke**

T +44 (0)1223 347294  
E wclarke@savills.com

**Rob Sadler**

T +44 (0)1223 347000  
E rsadler@savills.com

[www.savills.co.uk](http://www.savills.co.uk)



**Bridget Partridge**

T +44 (0)1223 559481  
E bridget.partridge@bidwells.co.uk

**Will Heigham**

T +44 (0)1223 559443  
E will.heigham@bidwells.co.uk

[www.bidwells.co.uk](http://www.bidwells.co.uk)

For more information, visit [www.cambourneoffices.com](http://www.cambourneoffices.com)

Savills, Bidwells and their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills and Bidwells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition.

Compiled: April 2019.