

cambourne business park

CAMBRIDGE

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 69 (Band C). 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.



UP TO 32,759 SQ FT
(3,044 SQ M)
CONTEMPORARY GRADE A OFFICE SPACE
TO LET

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Compiled: July 2018.

GREAT FOR BUSINESS, PERFECT FOR PEOPLE

www.cambourneoffices.com
CB23 6DW

2020 AND 2030 ARE TWO INDIVIDUAL BUILDINGS EXTENDING TO UP TO 32,759 SQ FT, ON CAMBOURNE BUSINESS PARK.

AVAILABILITY



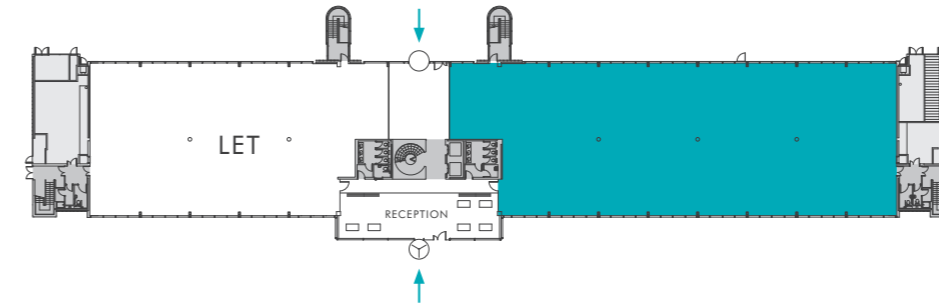
The environment features a lake and 50 acres of landscaped grounds, threaded with woodland paths, cycle routes and bridleways. The buildings have award-winning grade A space, sophisticated building management and an impressive double-height reception.



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

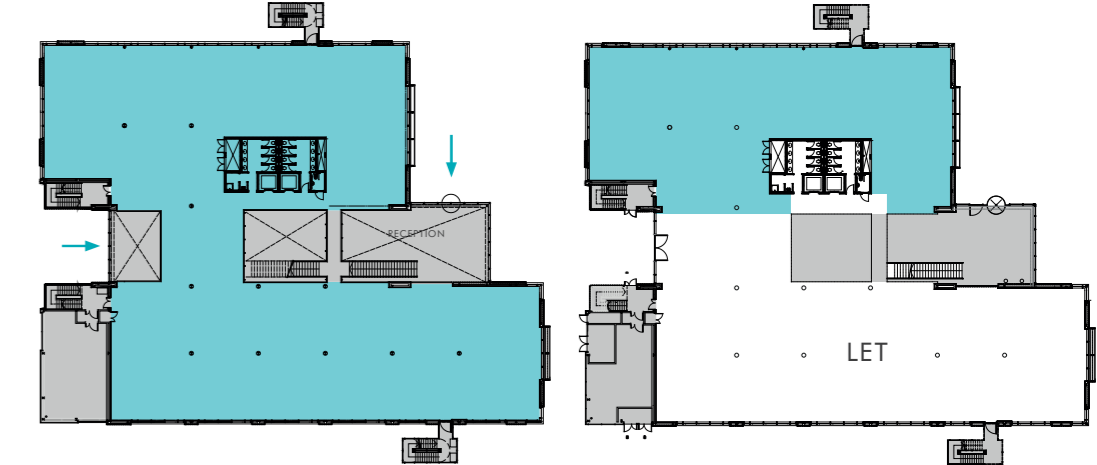
2020



GROUND FLOOR 10,106 SQ FT
(Available in whole or potentially in part)



2030



GROUND FLOOR 15,930 SQ FT

1st FLOOR 6,723 SQ FT



SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
2030 Ground	15,930	1,480
2030 1st Floor	6,723	625
2020 Ground	10,106	939
TOTAL	32,759	3,044