

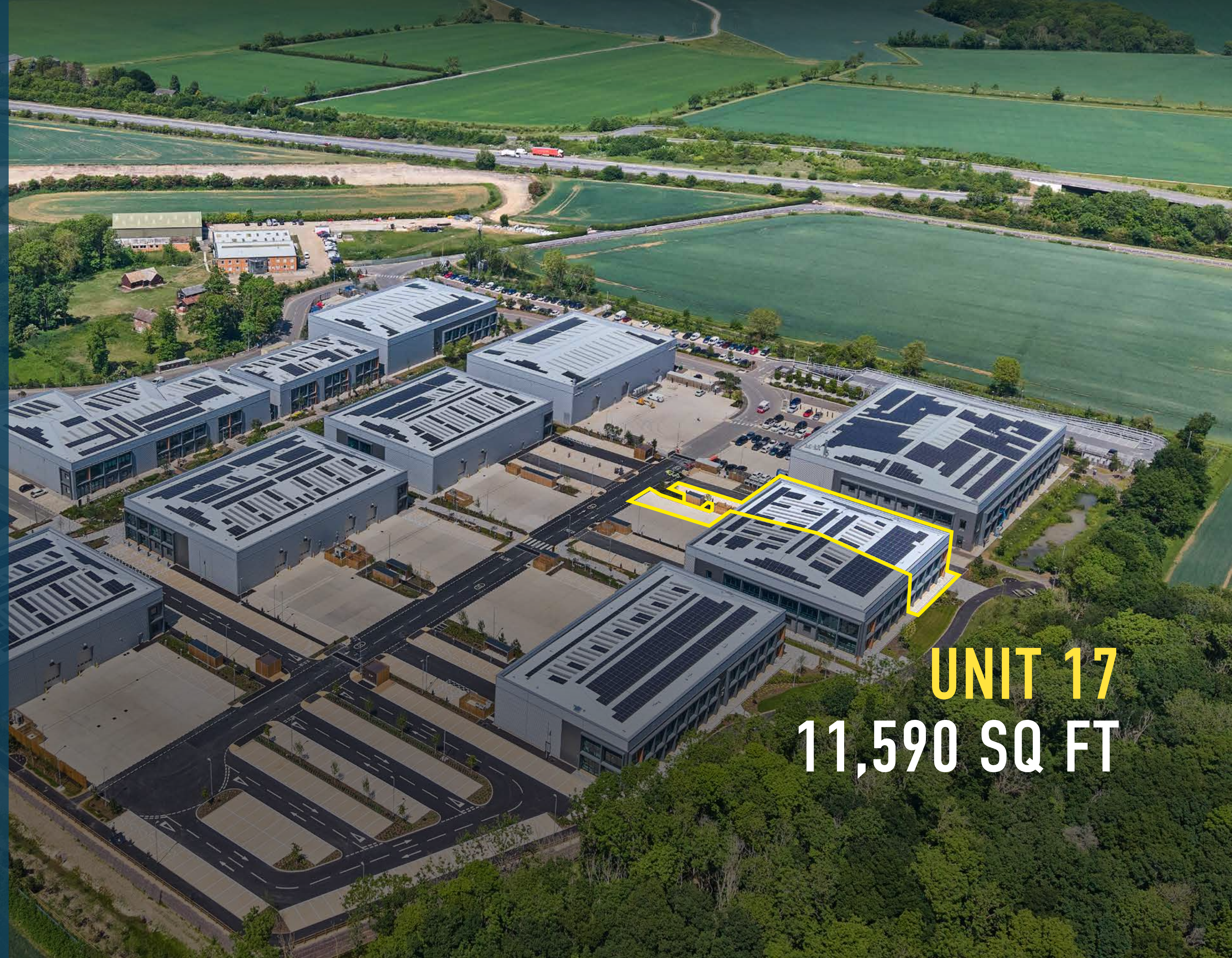
BOURN QUARTER²

CAMBRIDGE • CB23 7FW

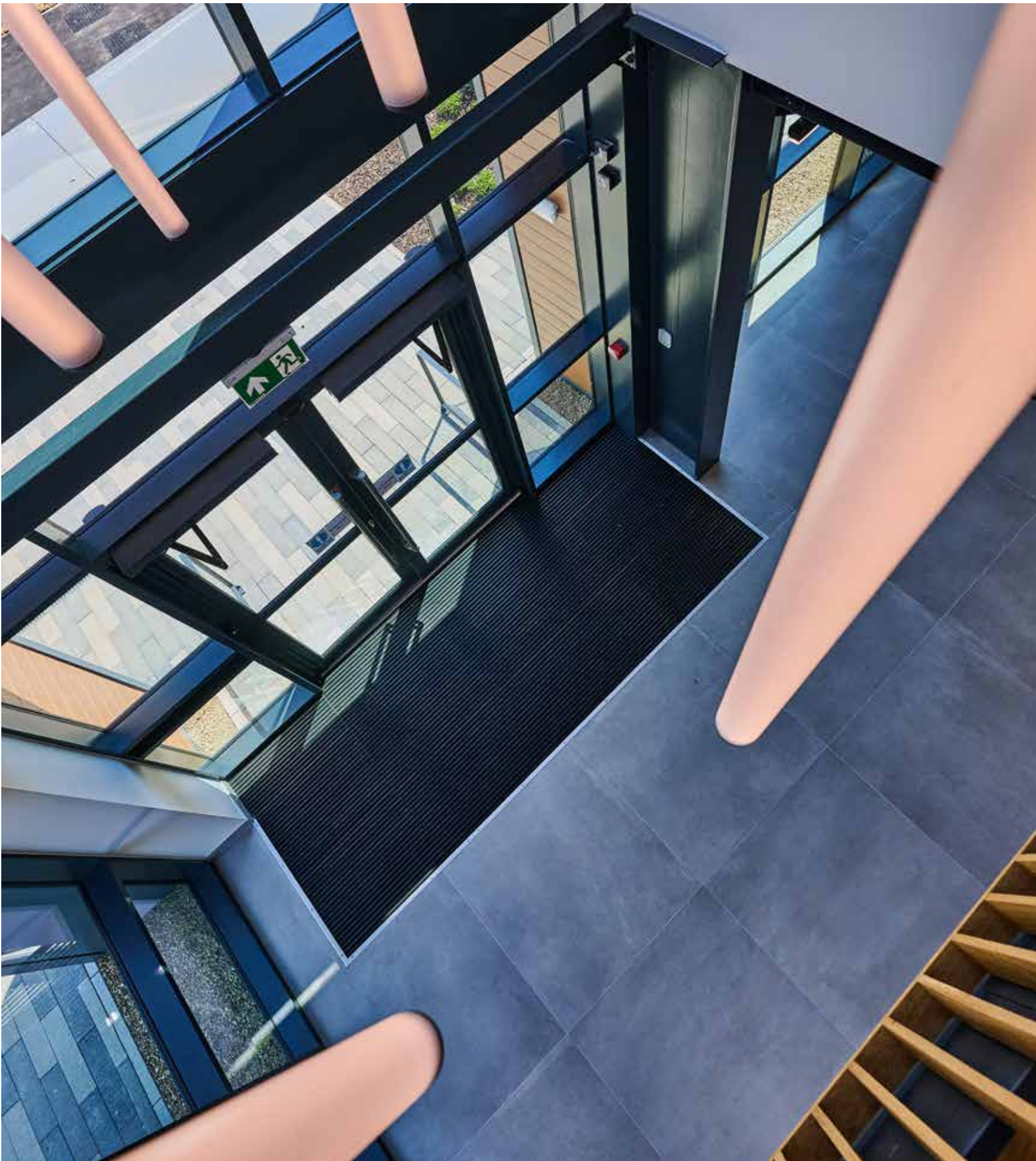
RESEARCH & DEVELOPMENT.
LIFE SCIENCES.

PRODUCTION & STORAGE.

IMMEDIATELY AVAILABLE TO LET



UNIT 17
11,590 SQ FT



COVERED CYCLE
STORAGE
E-BIKE CHARGING
POINTS

138kVA INITIAL
POWER ALLOCATION



8.5M CLEAR EAVES
HEIGHT

UNIT 17 CUTTING-EDGE SPECIFICATION INCLUDES:

GROUND FLOOR

- 1 level access door
- 50kn/m² floor loading
- 8.5m clear internal height
- Passenger lift
- Extensive roof lights and warehouse windows

FIRST FLOOR

- Category A office specification
- LED lighting with PIR system throughout
- State of the art VRF heating and cooling system
- Raised access floor with 150mm clear void
- High specification WCs and showers
- Floor to ceiling glazing for excellent natural light

POWER

138kVA with the potential to increase subject to availability

EXTERNAL FEATURES

- Car parking in 31m service yard and in communal locations
- Motorcycle spaces available
- 10 covered cycle storage spaces with e-bike charging points
- 29 car parking spaces allocated including 8 EV charging points
- Enlarged external plant and bin storage compounds

ENVIRONMENTAL

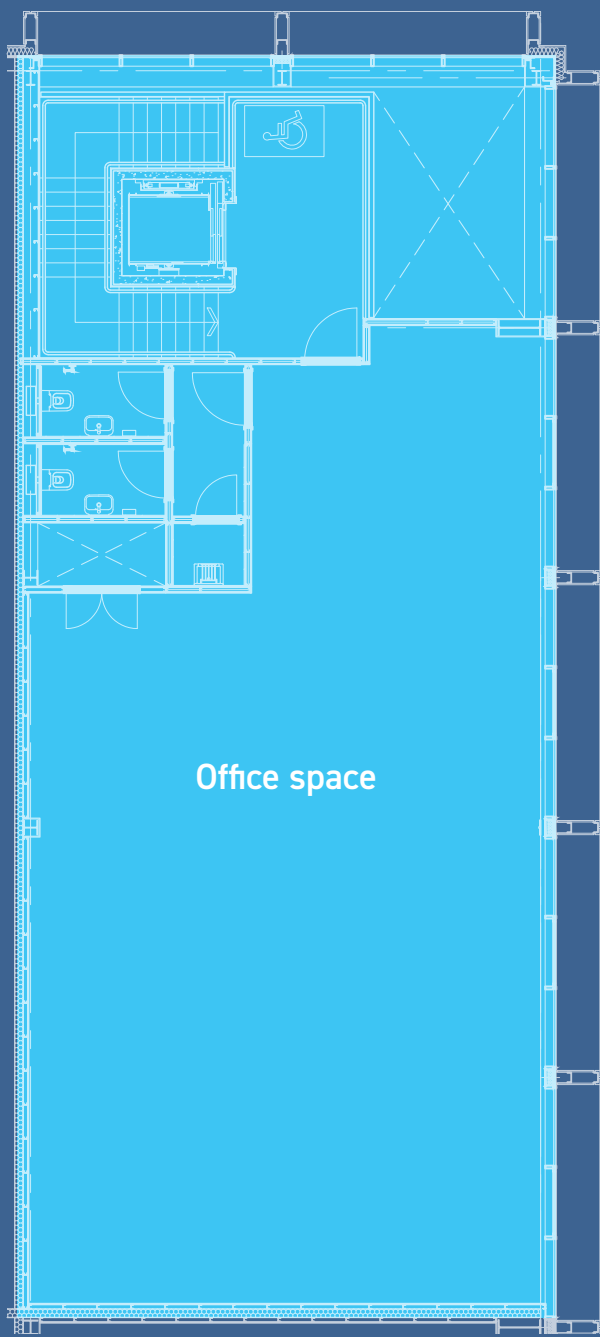
- EPC A
- BREEAM EXCELLENT
- Net Zero Carbon capable
- 75kWp Photovoltaic array
- Future provision for battery storage installations
- High-tech remote energy monitoring system with online portal

Bourn Quarter is a best-in-class development - a scheme that has prioritised sustainability and efficiency above all else - offering space for a broad spectrum of businesses requiring R&D, light manufacturing, office and warehouse facilities.

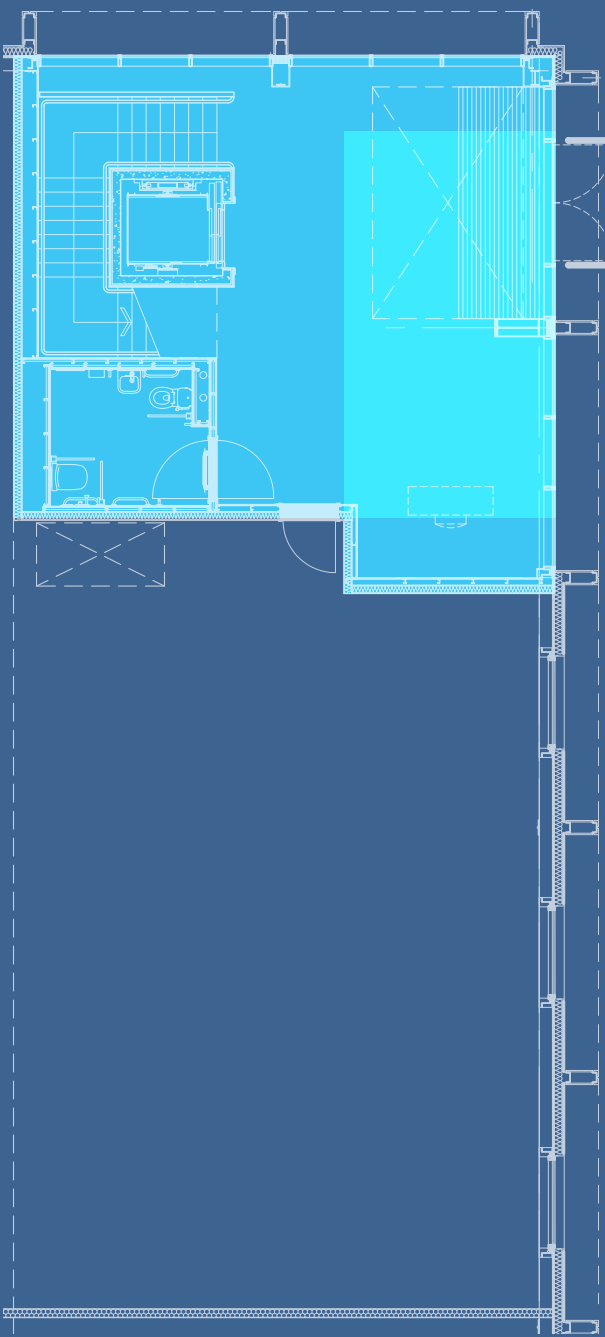
**BOURN
QUARTER²**

UNIT 17 11,590 SQ FT

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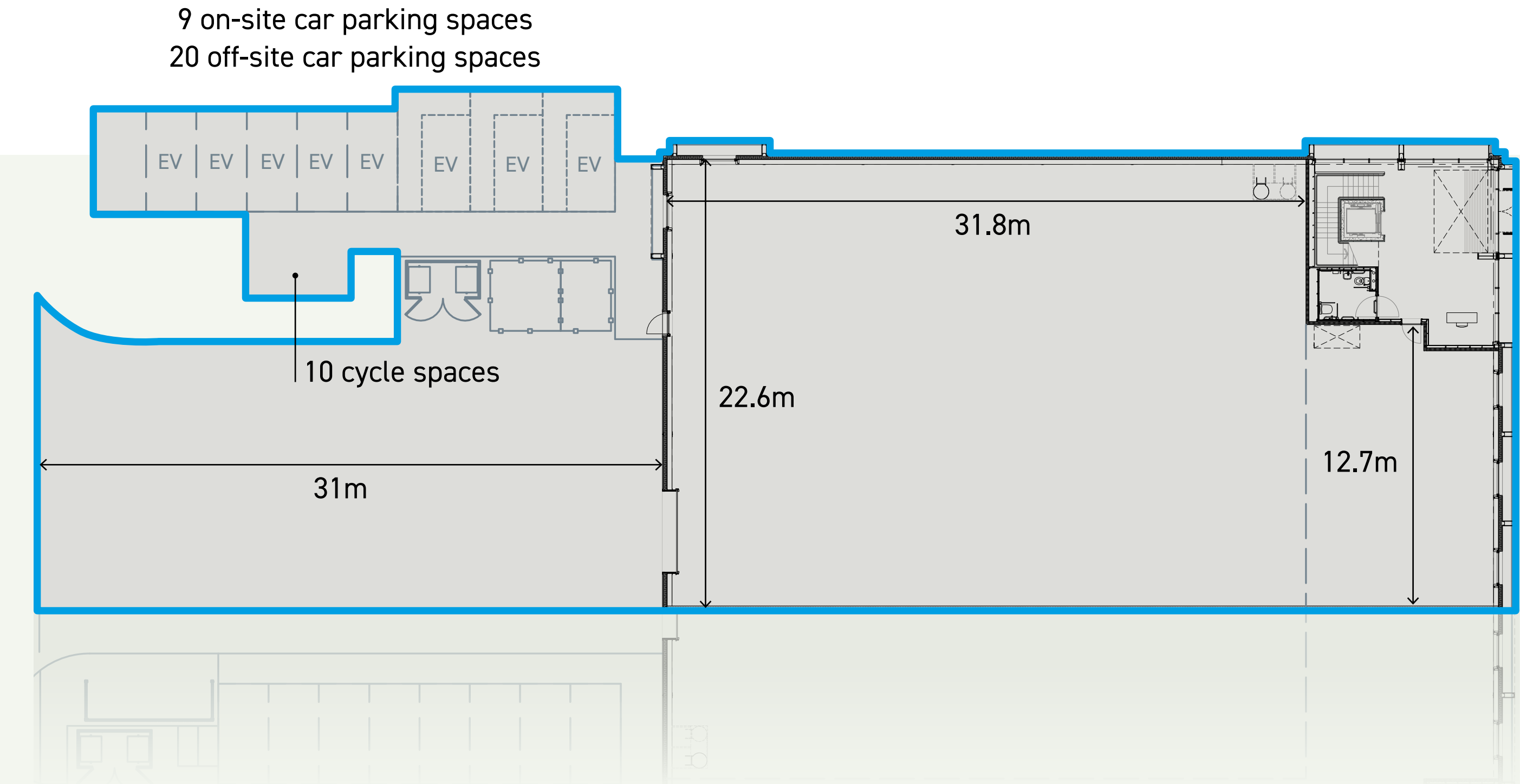


FIRST FLOOR



GROUND FLOOR

FLEXIBLE AND ADAPTABLE
OFFICE SPACE

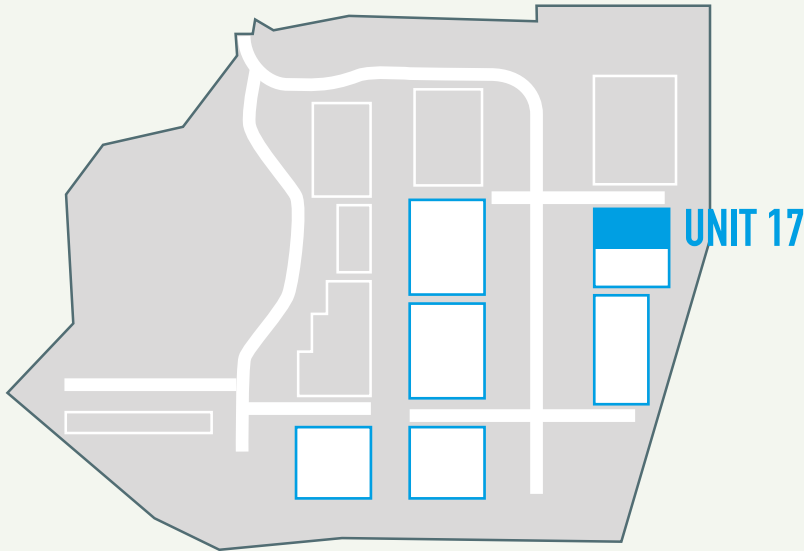


UNIT 17	SQ M	SQ FT
Ground floor	893	9,614
First floor	184	1,976
Total (GIA)	1,077	11,590

Unit 17 is a standalone 11,590 sq ft building featuring exceptional warehouse and office space, with the flexibility to provide limitless potential.

DOWNLOAD FLOOR PLANS

3D SITE PLAN / VIRTUAL TOUR



Indicative masterplan

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A development by:



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