

**GRADE A
OFFICE SPACE
TO LET**

Building 7400

Part First Floor – 4,932 sq ft (458.19 sq m)



GRADE A OFFICE SPACE

Building 7400 is prominently set within 112 acres of business park and the characteristic glazed curve of the building provides expansive views over the lake and landscaped grounds.

Designed with flexibility and divisibility in mind, it will suit a range of office and R&D occupiers seeking **high profile, modern HQ style** accommodation.

The available space at first floor level is newly refurbished to an exceptional standard with an **elegant curved design with lake views.**

Along with the central lake the Park features walkways, grassed areas and seating and includes onsite café facilities.

Specification

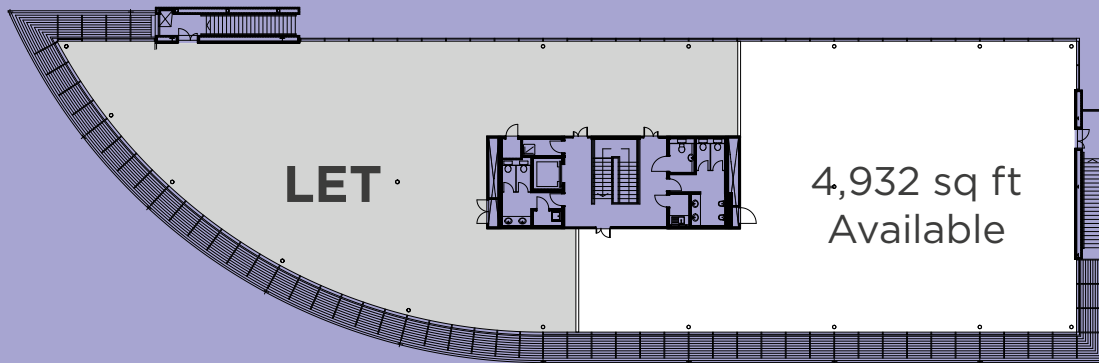
- Three pipe VRF heating and cooling
- Suspended ceilings
- LG7 compatible lighting
- Full access raised floors with 200mm void
- 2.9 M clear floor to ceiling height
- 1.5 M planning grid
- Passenger lift
- WCs at each level with additional shower facilities
- 1 : 209 SQ FT car parking ratio
- Covered bicycle parking
- EPC Rating D(86)
- 24 hour on site manned park security and CCTV



FLOOR PLANS

7400

Part First Floor – 4,932 sq ft (458.19 sq m)



www.cambridgeresearchpark.com

For further information contact the agents:



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