

Building 8200

12,880 sq ft (1,197 sq m)

**BRAND
NEW
OFFICE
TO LET**

This new detached Grade A office building has been speculatively developed by Rockspring and XLB Property.

The building is prominently set within 112 acres of business park with pleasant views over superb natural surroundings. 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 Park also includes a central lake feature and onsite cafe facilities.

Specification

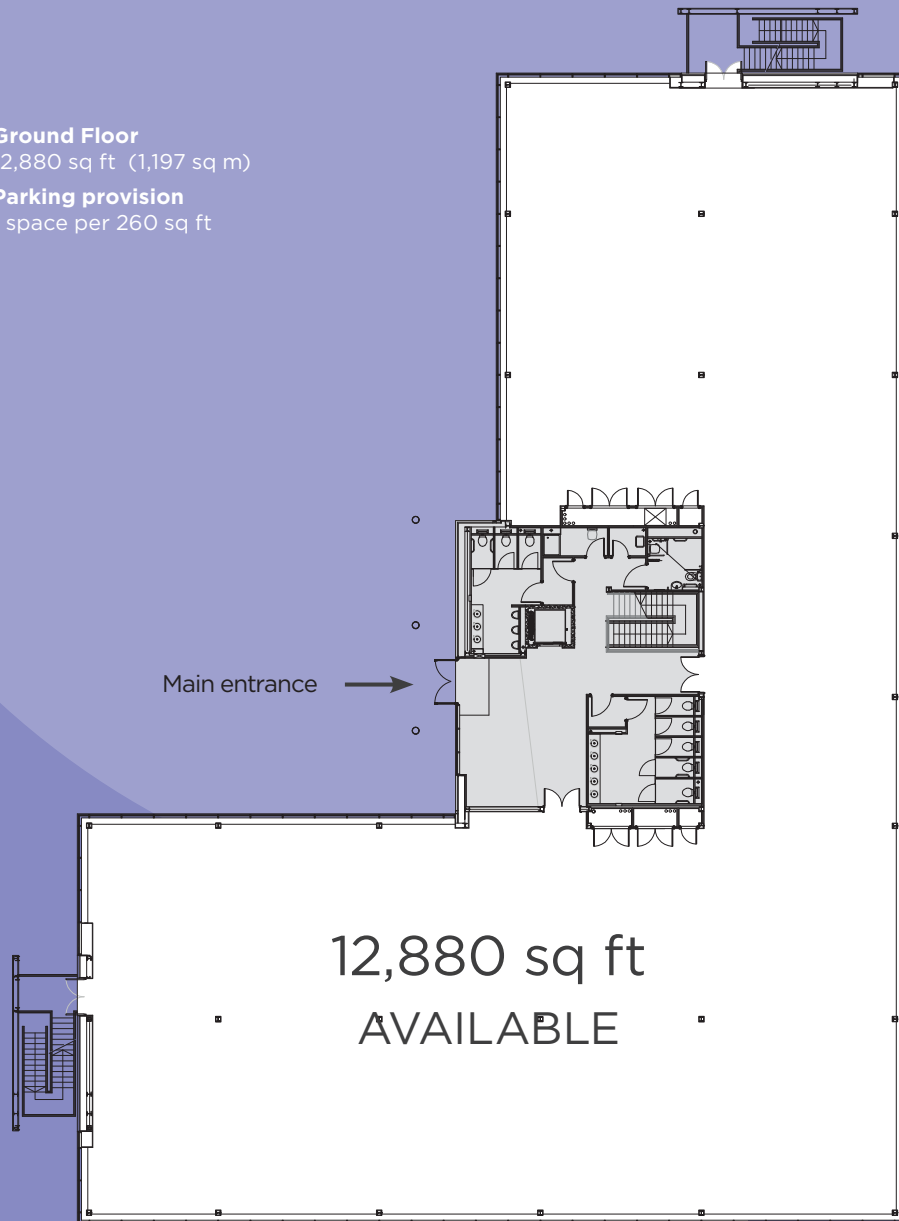
- Three pipe VRF heating and cooling via air source heat pumps
- Suspended ceilings
- 150mm fully accessible raised floors
- Recessed LG7 lighting
- 8 person hydraulic lift
- Male, female, and disabled WCs on each floor
- Shower facilities on each floor
- Floor to ceiling heights at ground floor capable of accommodating laboratory accommodation
- Additional drainage
- 1 : 260 SQ FT car parking ratio
- BREEAM Rating of "Very good"
- Construction and design warranties are available
- Covered bicycle parking
- 24 hour on site manned security and CCTV
- Internet facilities providing broadband and fibre optic links

EPC rating A(19)

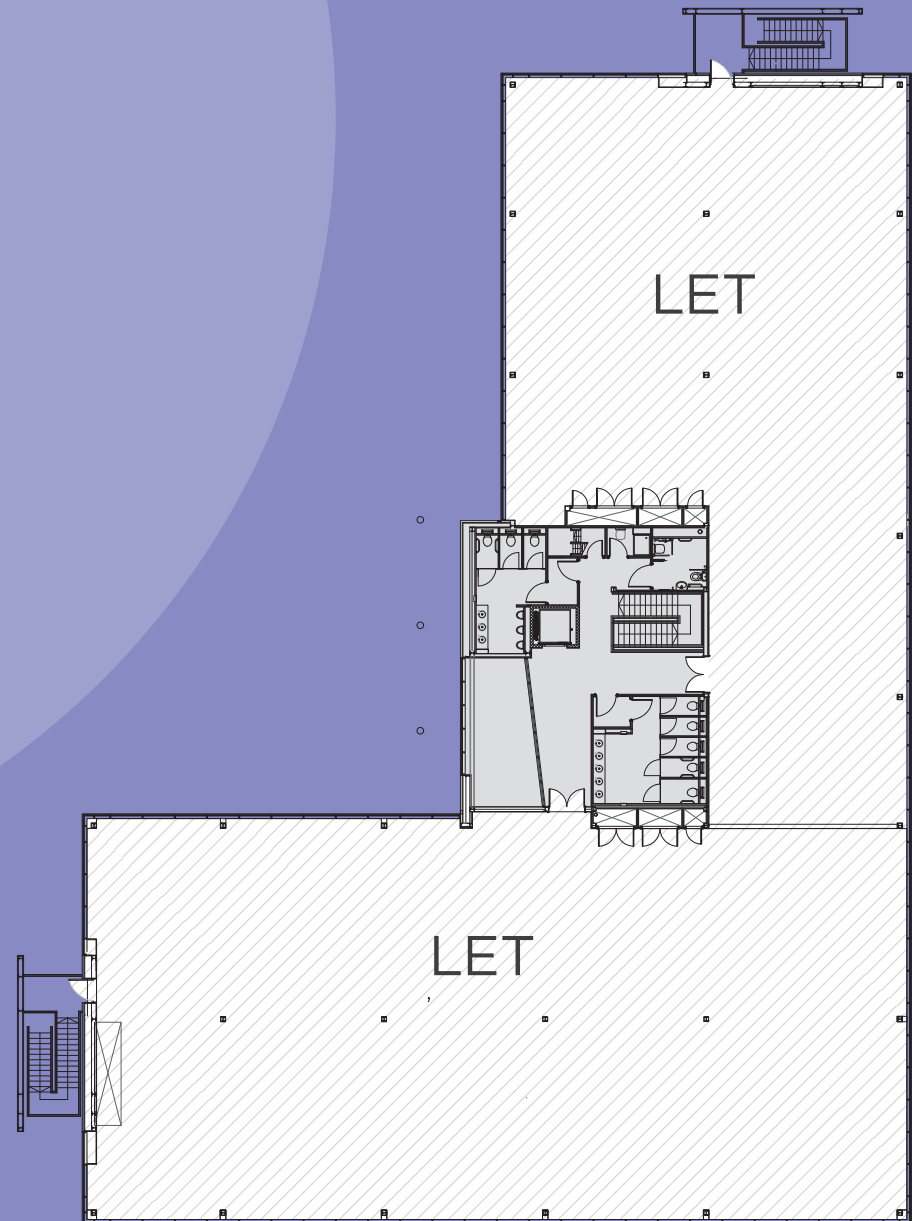


FLOOR PLANS 8200

Ground Floor
12,880 sq ft (1,197 sq m)
Parking provision
1 space per 260 sq ft



Ground Floor



First Floor

www.cambridgeresearchpark.com



For further information contact the agents:

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