

Building 8200

12,880 – 25,842 sq ft (1,196 – 2,400 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

Typical Floor Plan

First Floor

12,962 sq ft (1,204 sq m)

Ground Floor

12,880 sq ft (1,196 sq m)

Total Net Internal Area

25,842 sq ft (2,400 sq m)

Parking provision

98 car parking spaces

8200

Main entrance

Ground Floor Open Plan



www.cambridgeresearchpark.com



For further information contact the agents:



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