



cambourne business park

CAMBRIDGE

3,476 – 33,408 SQ FT  
(323 – 3,104 SQ M)

CONTEMPORARY GRADE A OFFICE SPACE

AVAILABLE NOW  
TO LET

GREAT FOR BUSINESS, PERFECT FOR PEOPLE

[www.cambourneoffices.com](http://www.cambourneoffices.com)  
CB23 6DW



# 2010, 2020 AND 2030 ARE THREE INDIVIDUAL BUILDINGS, EXTENDING TO 125,000 SQ FT, ON CAMBOURNE BUSINESS PARK.



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.

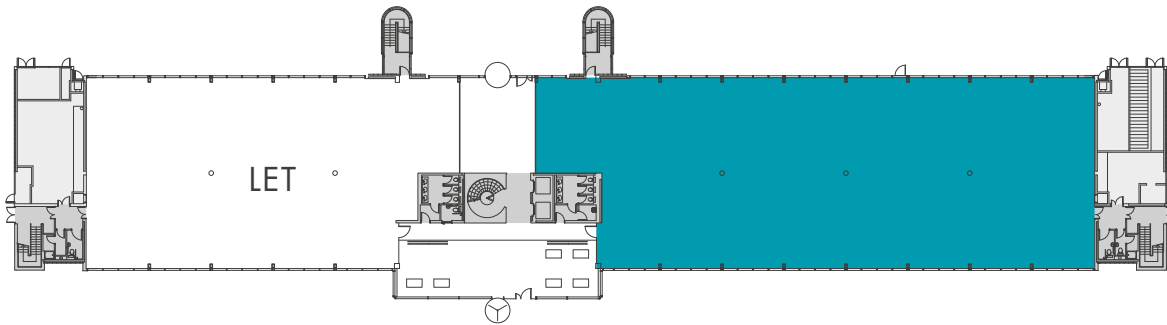


Cambourne Business Park is a thriving community of some of the UK's most pioneering businesses. The journey to the office is quick and stress free thanks to a dual carriageway.

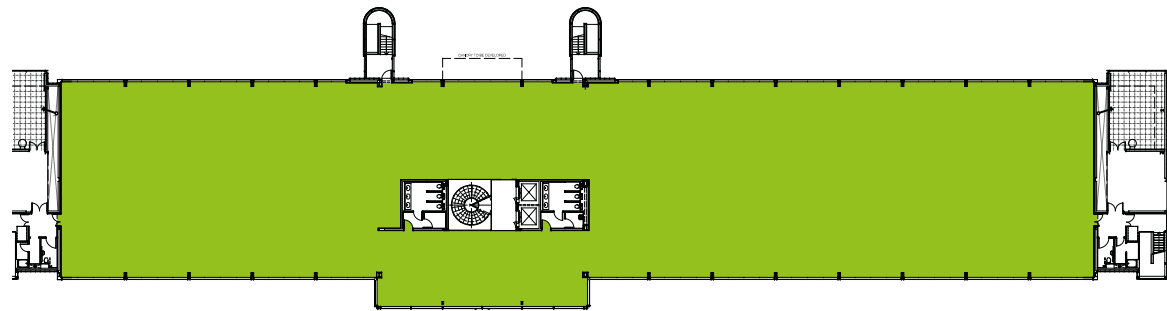
- Four pipe fan coil air conditioning
- Suspended ceiling with recessed lighting
- 150mm full access raised floors
- Car parking ratio 1:250 sq ft
- 2 passenger lifts
- Toilets and shower on each floor
- Dramatic, double-height receptions
- 24 hour security staff

# AVAILABILITY

2020

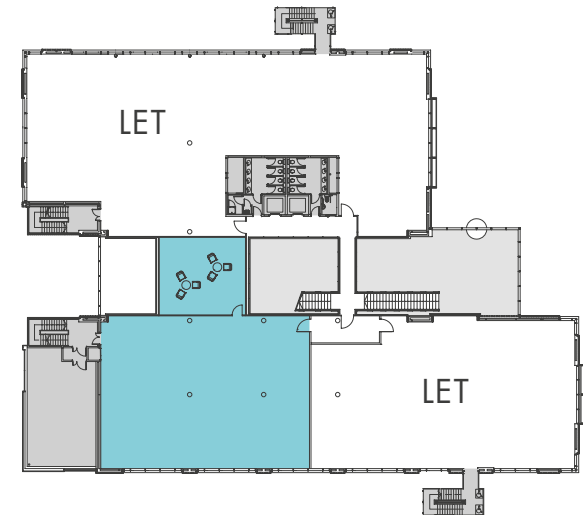


GROUND FLOOR 10,106 SQ FT  
(Available in whole or in part.)



SECOND FLOOR 19,044 SQ FT  
(Available in whole or in part.)

2030



FIRST FLOOR 3,476 – 4,258 SQ FT

## SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
2020 Ground	10,106	939
2020 Second	19,044	1,769
2030 First	4,258	396
TOTAL	33,408	3,104





## 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 property has been measured 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.

For enquiries, please contact our joint agents:



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Compiled: March 2016.