



**AGENCY**

**OFFICE**

## **CPC3, CAPITAL PARK, FULBOURN, CAMBRIDGE, CB21 5XH**

### **DESCRIPTION**

CPC3 is a striking Grade A headquarters office building offering a total of 27,219 sq ft. There is currently 6,585 sq ft of space available on the ground floor east suite. The suite is available by way of a sublease expiring April 2021.

Capital Park is situated within 42 acres of mature parkland. The available suite provides a high quality accommodation opportunity for office and high tech companies currently searching in the Cambridge locality. The suite will also benefit from 30 car parking spaces at a competitive ratio of 1:220 sqft.

Amenities offered on site include a café, Pilate's studio and sheltered picnic areas, alongside cycle and footpath links into the city centre.

The building is a 5 minute walk to a Tesco Superstore as well as being 1 mile from a David Lloyd Fitness Centre.

### **LOCATION**

Capital Park offers a strategic location close to the Cambridge City Centre. Capital Park benefits from a frequent bus service between the Park, Cambridge city centre and train station. This service runs at 20 minute intervals from 7am to midnight at 20 minute intervals.

Capital Park has strong connectivity in all forms of transport. The building is a 6 minute drive to the A11 and a further 5 minutes to reach the M11 leading towards central London. CPC3 is 2 miles from Cambridge Station which offers services to Kings Cross in 52 minutes. It also is 30 minute drive from London Stansted International airport.

Cambridge is well known for its famous university, making Capital Park a desirable location attracting a highly skilled workforce. When not hard at work, Cambridge offers a variety of opportunities to entertain or relax. There are plentiful green spaces, shops and many bars and restaurants all in close proximity of one other.



**TENURE** LEASEHOLD


**SIZE** 6,585 SQ FT

### **KEY FEATURES**

- ▶ Furniture could be included subject to agreement
- ▶ Air conditioning
- ▶ Suspended ceilings
- ▶ Fully carpeted raised floors
- ▶ Onsite café
- ▶ Male, Female and disabled W/C's on Grd floor
- ▶ Shower facilities
- ▶ Striking double height glass fronted reception
- ▶ 30 Car parking spaces (1:220 sq ft)


### **FOR FURTHER INFORMATION**

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## ACCOMMODATION

Floors / Units	Size
Ground Floor	6,585 sq ft
<b>Total</b>	<b>6,585 sq ft</b>

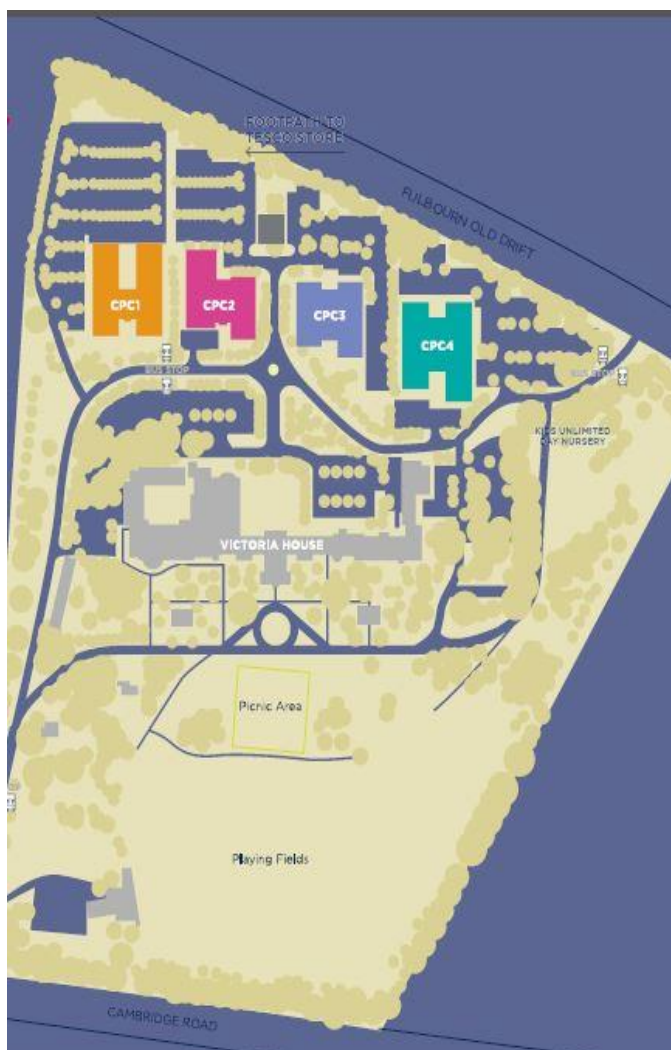
**Rent:** £29.00 per sq ft

**Rates:** c.£11.02\* per sq ft

**Service Charge:** £5.63 per sq ft

\*Relevant enquiries should be made to the Local Authority.

**December 2017**



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