

ENTERPRISE@CRP

5,500 sq ft – 16,000 sq ft
(500 sq m – 1,500 sq m)

**NEW
BUSINESS
UNITS
TO LET**

Enterprise is set within 112 acres of business park and designed to satisfy those occupiers who require a combination of office space, research & development and production/storage space.



Office Space

- Suspended ceilings
- Recessed LG7 Lighting
- Air conditioning and raised floors (Unit 1 & 4)
- WC facilities
- Additional mezzanine capability
- Broadband and fibre optic links
- Construction and design warranties are available

Lab R&D Production

- Warehouse finished to shell
- 3 phase power supply
- Floor loading of 32.5KN/m²
- Minimum eaves height 6.5m (8m on Unit 4)
- Loading doors
- Roof lights
- WCs and shower facilities

External Areas

- Demised parking at 1:354 sq. ft
- Covered bicycle parking
- External yard
- 24 hour manned security & CCTV
- Onsite Cafe
- EPC A Rating
- BREEAM rating 'Very good'

ENTERPRISE ZONE

Cambridge Research Park has been awarded Enterprise Zone status, giving potential occupiers on the development benefits including a business rate discount of up to 100% for five years.

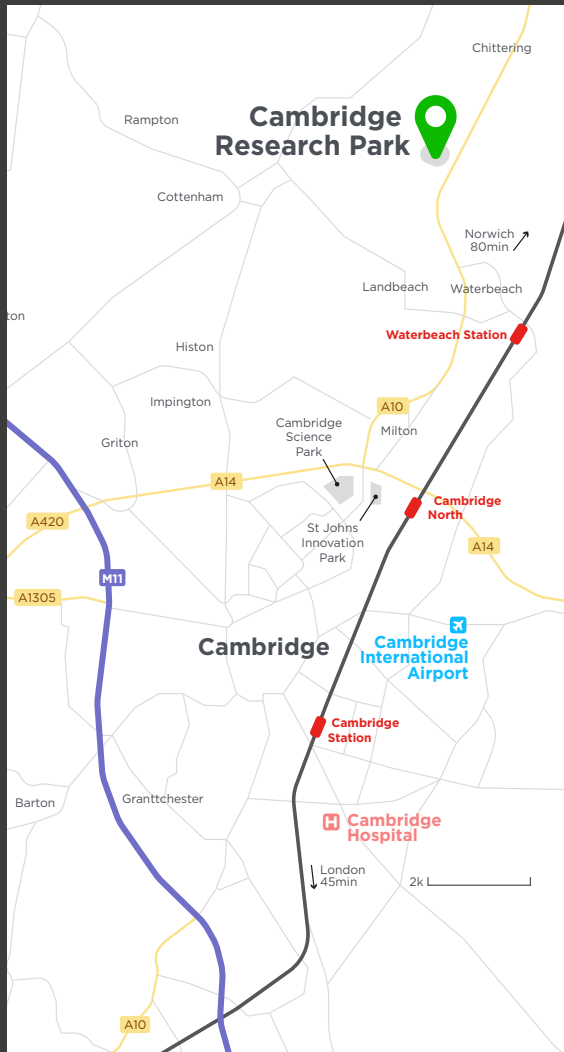


AVAILABILITY



Unit	Ground Floor	First floor	Total	Car spaces
1	8,981	1,682	10,663	30
2	5,840	1,121	6,961	18
3	7,717	1,486	9,203	23
4	13,415	2,731	16,146	43
5	6,338	1,221	7,559	20
6	4,505	928	5,433	18
7	5,452	1,071	6,523	17
8	5,012	980	5,882	15
9	6,564	1,323	7,887	17
Total (GEA)	63,824	12,543	76,367	201

Area shown in sq ft



 **Cambridge Research Park**
www.cambridgeresearchpark.com


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 **ROCKSPRING** 


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