

# GRADE A OFFICE SPACE TO LET

## Building 7300

2,290 – 5,038 sq ft (213 – 468 sq m)

# GRADE A OFFICE SPACE

Building 7300 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 available suites provide **Grade A accommodation**, and the building features an elegant covered walkway. **Each unit has its own entrance** and the Park also includes a central lake feature and onsite cafe facilities.

## Specification

- VRV air-conditioning
- Suspended ceilings
- Recessed lighting
- Full access raised floors with 200mm void
- 2.9 M clear floor to ceiling height
- 1.5 M planning grid
- Generous parking ratio
- Dedicated entrance available
- EPC Rating D(86)
- 24 hour on site manned park security and CCTV

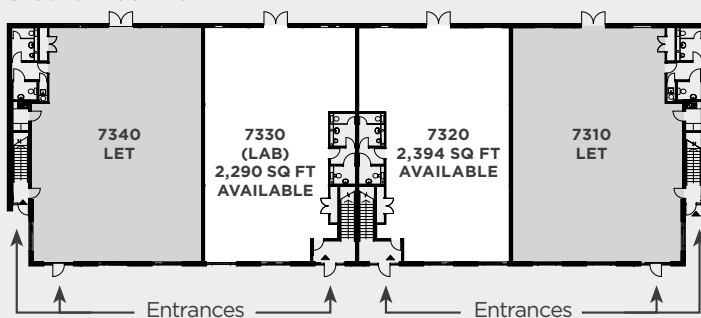




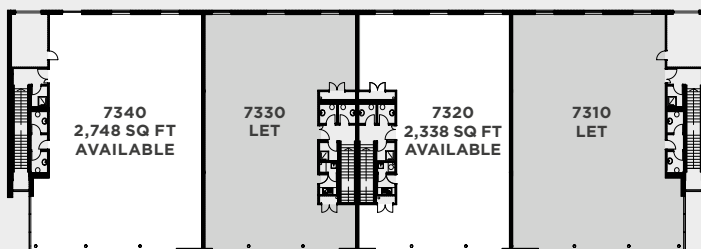
# FLOOR PLANS

## 7300

Ground Floor Plan



First Floor Plan



### AVAILABILITY

<b>Suite 7320</b>	SQ FT	SQ M
Ground Floor	2,394 sq ft	222 sq m
First Floor	2,338 sq ft	217 sq m
<b>Suite 7330</b>	SQ FT	SQ M
Ground Floor	2,290 sq ft	213 sq m
<b>Suite 7340</b>	SQ FT	SQ M
First Floor	2,748 sq ft	255 sq m
<b>Total</b>	9,770 sq ft	907 sq m



[www.cambridgeresearchpark.com](http://www.cambridgeresearchpark.com)

For further information contact the agents:

  
**BIDWELLS**

01223 841 841

[bidwells.co.uk](http://bidwells.co.uk)

Bridget Partridge  
D: 01223 559 481  
[bridget.partridge@bidwells.co.uk](mailto:bridget.partridge@bidwells.co.uk)

[savills.co.uk](http://savills.co.uk)

  
**savills**

**01223 347 000**

William Clarke  
D: 01223 347 294  
[wclarke@savills.com](mailto:wclarke@savills.com)

**xl**b****

**CHEFFINS**

01223 213666

Steven Harvey  
D: 01223 271 941  
[steven.harvey@cheffins.co.uk](mailto:steven.harvey@cheffins.co.uk)

 **Cambridge  
Research Park**

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