

DTRE

TO LET

First Class Office R&D Space
42,500 sq ft
Self Contained Building

Building B,
Cambridge
Business Park,
Cambridge,
CB4 0WZ





LEASING SUMMARY

- **Headquarters office comprising three floors**
- **Large efficient floorplates for R&D use**
- **Up to 42,500 sq ft NIA**
- **138 car parking spaces (1: 287 sq ft)**
- **Situated in the heart of Cambridge Business Park**
- **A short walk from Cambridge North Station and close to A14, A10 and M11**

Situation Map



SITUATION

Building B is one of the best connected buildings in Cambridge, located on Cambridge Business Park, opposite the world-renowned Cambridge Science Park.

The property is located on the northern fringe of the city, close to J33 of the A14 and the A10 interchange and just three miles from the M11.

The new Cambridge North rail station is just a short walk from the office. There are also cycle tracks, walkways and the Guided Busway running past the Business Park.

Site Plan



| | Sq Ft | Sq M |
|--------------|---------------|-----------------|
| Second Floor | 13,435 | 1,248.15 |
| First Floor | 13,435 | 1,248.15 |
| Ground Floor | 13,435 | 1,248.15 |
| Atrium | 2,201 | 204.48 |
| TOTAL | 42,506 | 3,948.93 |

DESCRIPTION

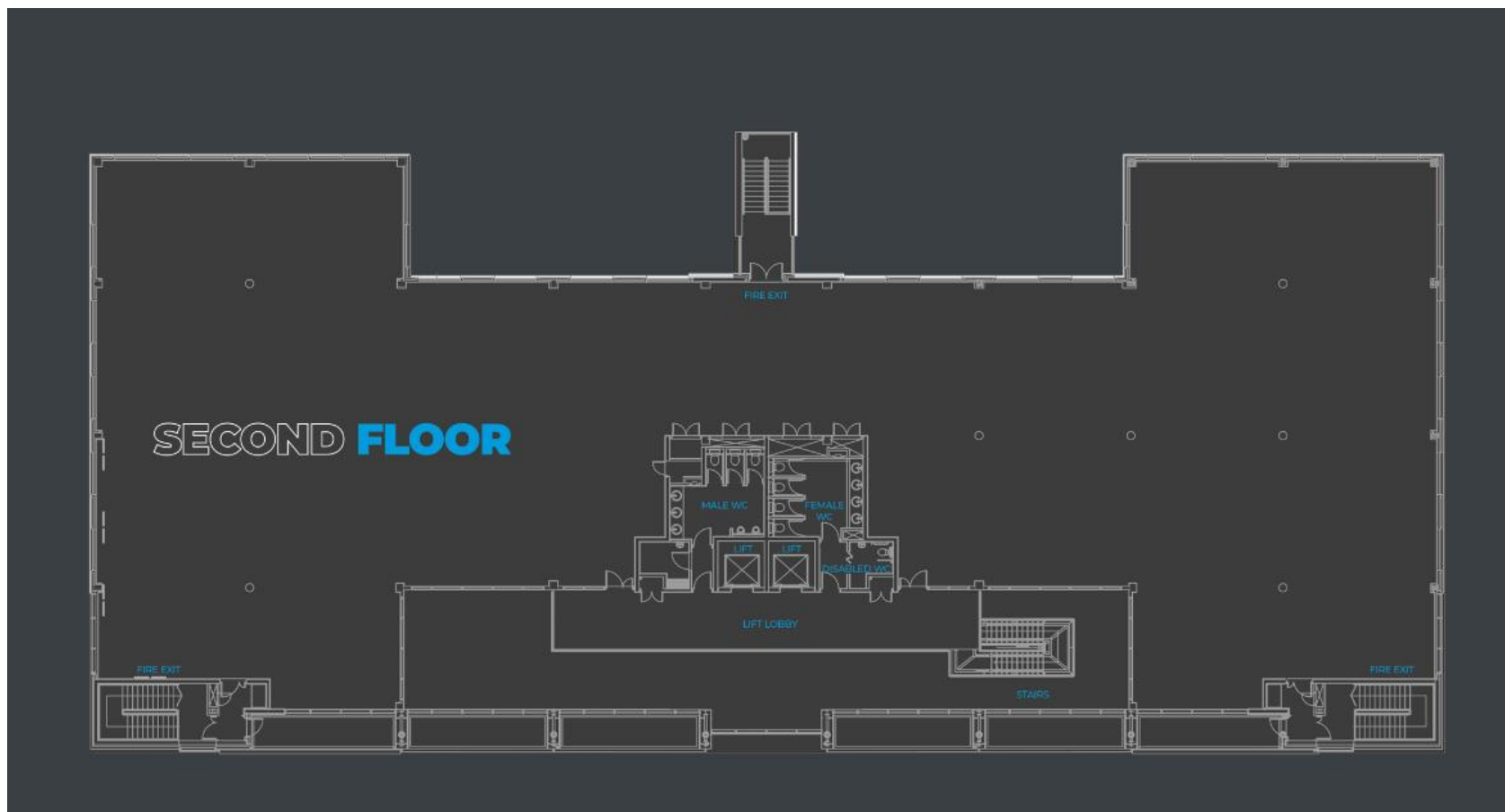
Net Internal Area
42,500 sq ft (3,949 sq m)

Building B offers a rare opportunity in the Cambridge market to lease a headquarters presence with large efficient floorplates and R&D use.

It is a modern three storey office, with a ground floor staff restaurant, meeting and training suites and an impressive full height atrium.

AMENITIES

- Air conditioning
- Fully landscaped grounds
- Covered cycle storage
- Car parking ratio 1: 287 sq ft
- Raised floors and suspended ceilings
- Shower facilities



TERMS

Interested parties are invited to contact Mike Ayton or Jamie Green at DTRE to discuss this exciting letting opportunity.

CONTACT

Viewing and further information please contact:

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