

TO LET

BUILDING

100

FIRST FLOOR
OFFICES
5,899 SQ FT

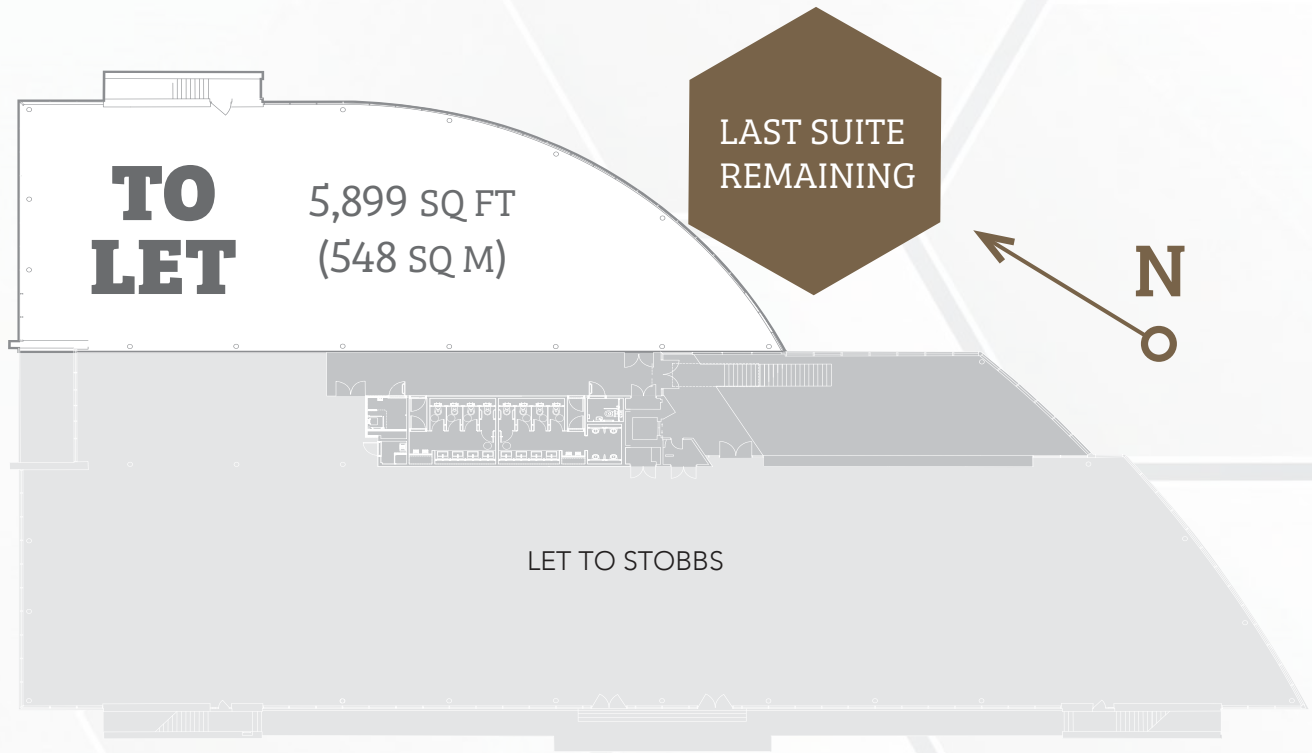
LAST SUITE
REMAINING

BUILDING

1000

This stunning first floor suite is prominently situated at the entrance to Cambridge Research Park, within **Building 1000**, offering high quality refurbished offices with sweeping glazed elevations.

Tree lined avenues, lakeside landscaping, extensive car parking and the Boardwalk Café provide an exciting environment for businesses and the space to think and to inspire.



SPECIFICATION

- Fan coil air conditioning
- Metal tile ceilings with LED lighting with PIR control
- New carpeting
- Full access raised floor
- Stunning double-height reception
- 13 person passenger lift
- New toilets and shower
- Building management system
- Broadband and fibre optic links
- 1.5m planning grid
- 24-hour Park security
- 28 car spaces (1:205 sq ft)



Cambridge Research Park provides a landscaped parkland setting with lakes, lawns and leafy avenues, offering an unrivalled environment for businesses just a short drive from the city centre.





LOCAL CONNECTIONS

SAT NAV REFERENCE **CB25 9PD**

BY RAIL

Waterbeach Station
Cambridge North Station

MILES
3
5.5

BY ROAD

A10/A14 Interchange
Cambridge City Centre
Ely

MILES
4
7.5
9

BY BUS

Stagecoach Route 9
connects the Park to Waterbeach
Cambridge Drummer Street
Ely

MINS
10
33
28

All times and distances approximate.

TERMS

Available for a term by arrangement.

EPC RATING

EPC rating of C-60. Details available on request.

VIEWING

For further information or to arrange an inspection, please contact the joint agents:



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