

**NOW
SUN
S**

Work + Life
Life Sciences
Research & Development

**Building available as
a whole or in part**

from **10,097 sq ft** to **21,467 sq ft**

Pembroke Avenue
Waterbeach
Cambridge CB25

**A new
beginning
for an
inspiring
future.**



Work + Life
Life Sciences
Research & Development

The greener credentials.



Electrical car charging points

A

EPC rating A



22 enclosed secure cycle spaces



Photovoltaic panels to the roof



Showers with changing facilities



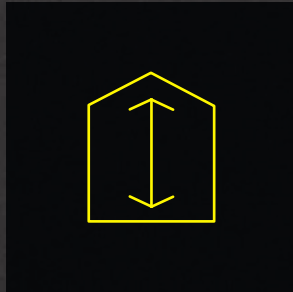
New planting and landscaping



Built to inspire. Flexible workspace to the highest specification.



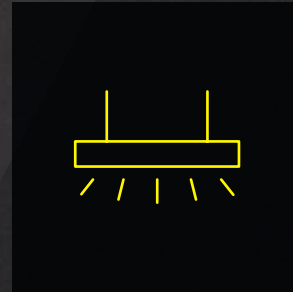
Modern exposed services and frame



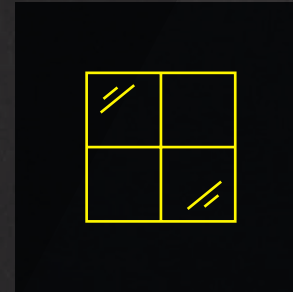
Vaulted ceiling to provide maximum height



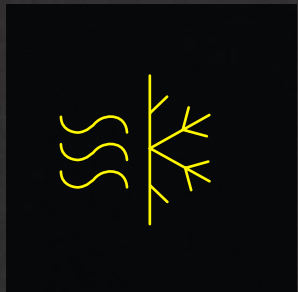
Power and data distribution to the perimeter



Suspended LED light fittings



Full height glazing to the south elevation



New heating and cooling systems to CAT A space



Open plan office space



Internal double height warehouse space



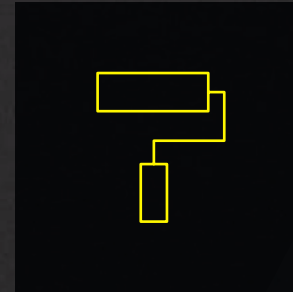
2 electric loading doors



1 acre site with yard and 60 parking spaces.



Ground floor slab-to-slab measurement of 3.15 – 3.20 m



Fully refurbished

Making an impact. Contemporary space to spark innovation.

Work + Life
Life Sciences
Research & Development

Accommodation

Novus offers 21,467 sq ft of flexible state-of-the-art accommodation arranged over two floors.

Sitting on a 1 acre site, it benefits from 60 parking spaces, cycle storage and additional yard.

All sizes are to the International Property Measurement Standard (IPMS)

| Floor | Use | Sq M | Sq Ft |
|--------------|-------------|----------------|---------------|
| First | Office | 931.6 | 10,027 |
| Ground | Office/Labs | 942.7 | 10,147 |
| | Warehouse | 120.2 | 1,293 |
| Total | | 1,994.4 | 21,467 |

South Elevation



Not to scale.



Work + Life
Life Sciences
Research & Development

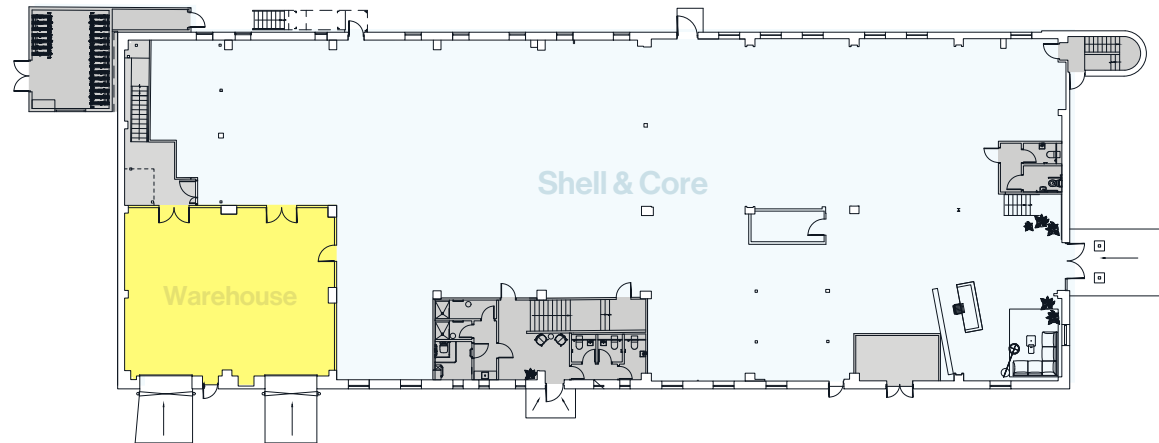


Versatile space to make your own

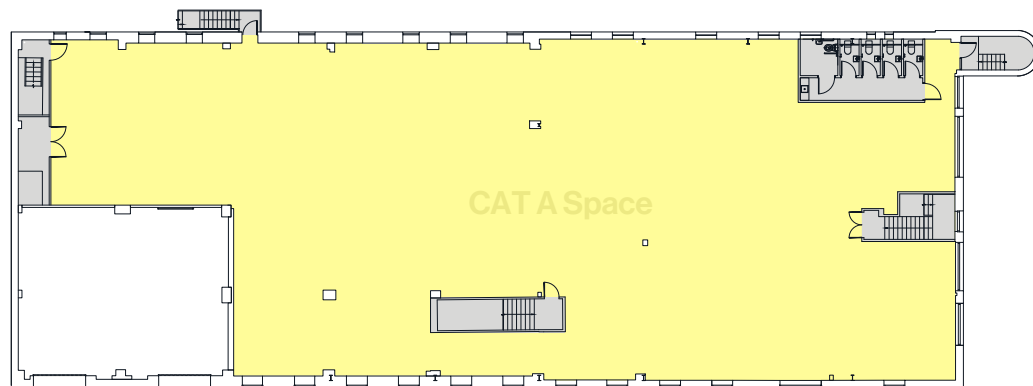
Novus has undergone a comprehensive refurbishment to provide an opportunity for a variety of occupiers to establish their perfect space, including sustainable offices, R&D facilities, and laboratory space.

The first floor has been finished to CAT A condition and the ground floor to shell and core with the benefit of a double height warehouse to offer forward-thinking businesses the perfect blank canvas.

Ground Floor
11,440 ft² / 1,062.9 m²



First Floor
10,027 ft² / 931.6 m²



- Warehouse
- CAT A Space
- Shell & Core
- Common Areas

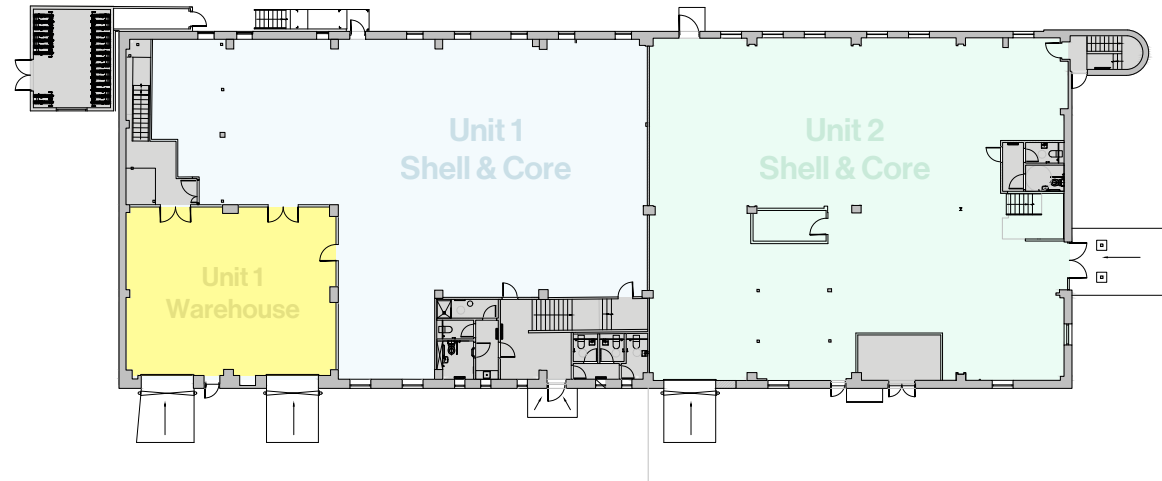
Flexible Partial Building Occupancy Available

The building owners are committed to flexibility and can accommodate specific occupier needs, including partial building occupancy. They are prepared to undertake additional building works such as customised fit-outs, building divisions, or potential extensions, ensuring the space perfectly suits your requirements.

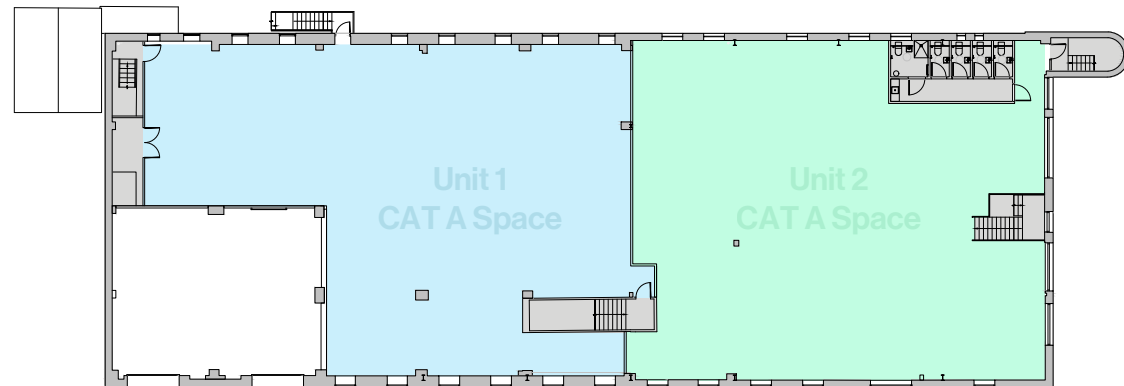
| Unit | Floor | Sq M | Sq Ft |
|--------------|-----------|----------------|---------------|
| 1 | Ground | 464.0 | 4,994 |
| | First | 458.5 | 4,935 |
| | Warehouse | 120.0 | 1,292 |
| Total | | 1,042.5 | 11,221 |
| 2 | Ground | 465.5 | 5,011 |
| | First | 472.5 | 5,086 |
| Total | | 938.0 | 10,097 |

Work + Life
Life Sciences
Research & Development

Ground Floor
Unit 1: 6,286 ft² / 584.0 m² | Unit 2: 5,011 ft² / 465.5 m²



First Floor
Unit 1: 4,935 ft² / 458.5 m² | Unit 2: 5,086 ft² / 472.5 m²



- Unit 1 Warehouse
- Unit 1 Shell & Core
- Unit 2 Shell & Core
- Unit 1 CAT A Space
- Unit 2 CAT A Space

Plans for indicative purposes only.
Not to scale.

Light filled floors with modern design features.

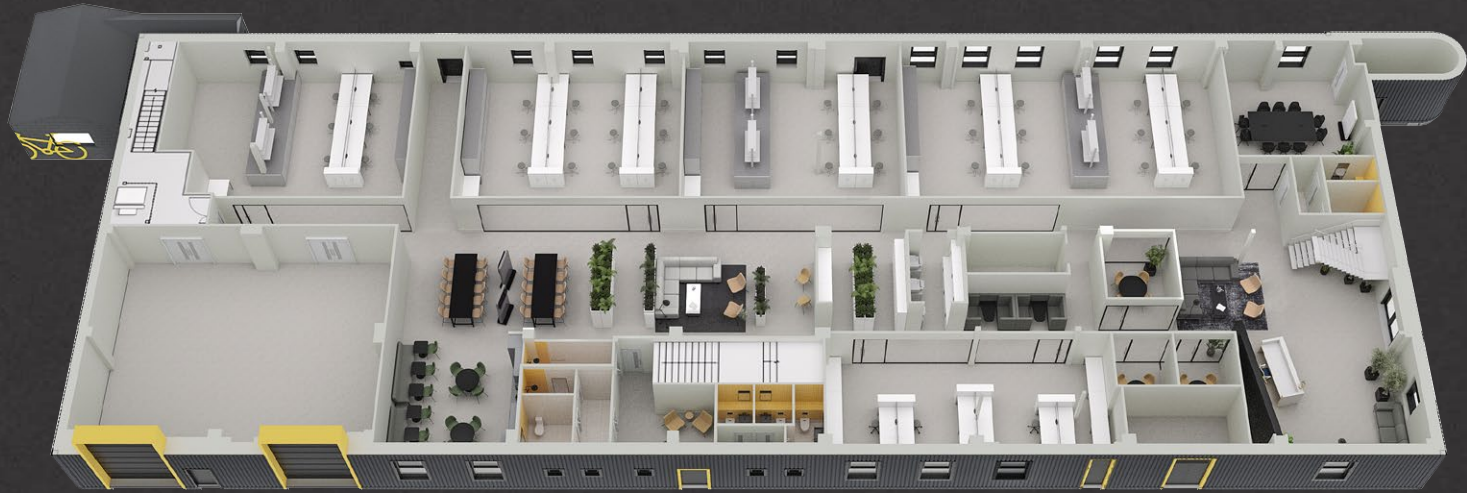
Work + Life
Life Sciences
Research & Development

Ground Floor

Space Plan

11,440 ft² / 1,062.9 m²

| | |
|------------------------|-----|
| Reception | 1 |
| 10 person meeting room | 1 |
| 4 person meeting room | 1 |
| 2 person meeting room | 2 |
| Lounge areas | 3 |
| Teapoint / breakout | 1 |
| Laboratories | 5 |
| Showers | 3 |
| Maximum workstations | 100 |



First Floor

Space Plan

10,027 ft² / 931.6 m²

| | |
|------------------------|-----|
| Open plan meeting area | 2 |
| 9 person meeting room | 1 |
| 4 person meeting room | 2 |
| 2 person meeting room | 2 |
| Phone booths | 4 |
| Cafe / breakout | 1 |
| Collaboration area | 2 |
| Reflection room | 1 |
| Laboratories | 5 |
| Maximum workstations | 100 |



Work + Life
Life Sciences
Research & Development

3D space plans for indicative purposes only.
Not to scale.

Ground Floor

Space Plan

Unit 1: 6,286 ft² / 584.0 m²

Unit 2: 5,011 ft² / 465.5 m²

| | U1 | U2 |
|----------------------|----|----|
| Reception | 1 | 1 |
| Meeting room | 1 | 0 |
| Lounge areas | 1 | 1 |
| Teapoint / breakout | 1 | 1 |
| Laboratories | 5 | 2 |
| Showers | 2 | 0 |
| Maximum workstations | 50 | 75 |



First Floor

Space Plan

Unit 1: 4,935 ft² / 458.5 m²

Unit 2: 5,086 ft² / 472.5 m²

| | U1 | U2 |
|------------------------|----|----|
| Open plan meeting area | 1 | 1 |
| Meeting room | 3 | 3 |
| Private office | 2 | 2 |
| Teapoint / breakout | 1 | 1 |
| Laboratories | 0 | 5 |
| Showers | 0 | 1 |
| Maximum workstations | 50 | 75 |

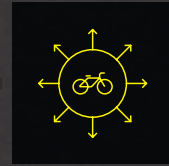


Waterbeach.

A new way of life.



6,500 new homes



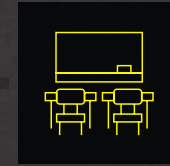
New train station & sustainable travel hub



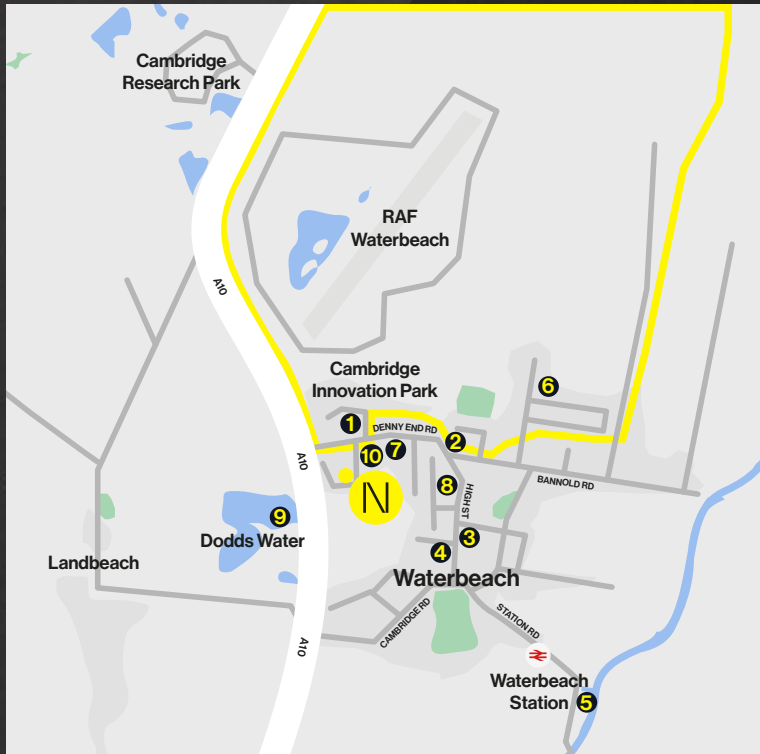
250 acres of green space



New town centre with shops & services



Five new schools



Waterbeach Development Zone



CGIs for indicative purposes only.

Local Amenities

1. Evolve Coffee
2. Brewery Tap
3. The White Horse
4. Old School House Rooms
5. The Bridge
6. Little Stars Day Nursery
7. Inspired Health & Fitness
8. Yogastrong
9. Dodd's Water Sports Centre
10. Pastore Brewery

Waterbeach

Novus sits at the dawn of a vibrant and connected new community. Waterbeach New Town is being developed to deliver 6,500 new homes along with an array of shops, restaurants and leisure amenities nestled around a beautiful 23-acre lake.

New infrastructure will provide a sustainable travel hub with a purpose-built train station, extensive cycle and footpaths and bus routes. There will also be new schools, green spaces and health centres to bring together a vision for sociable and green living.

Discover Cambridge.



1. Rose Crescent
2. Quayside, River Cam
3. Cambridge Research Park



5,300+
knowledge
intensive
businesses



67,800+
people work
in knowledge
intensive firms



£18bn in
total annual
turnover
generated



6.4% year on
year increase
in jobs over last
6 years.



600 + life
sciences
companies



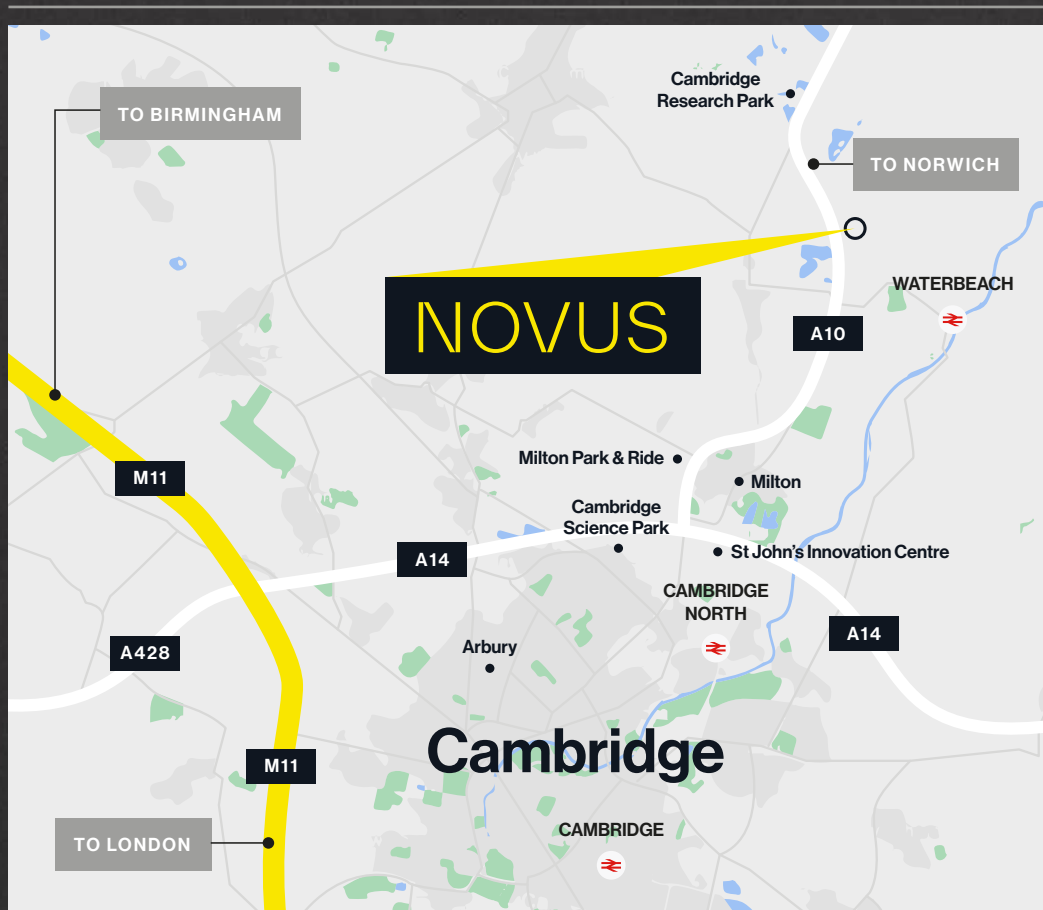
Cambridge is a world-class centre for knowledge intensive industries, universities and research institutes, attracting a revered calibre of talent and business.

The historic city offers a vibrant mix of culture, restaurants and retail as well as leisure amenities and an abundance of green spaces.

It also forms part of the Oxford-Cambridge Arc, a globally significant home to world-leading technology clusters.

Backed by a long term plan and government investment partnership, the Arc is home to 4 million people and 2 million jobs, generating over £111 billion of yearly economic output.

Cambridge connected.



Work + Life
Life Sciences
Research & Development

Map for indicative purposes only.
Not to scale.

Novus is strategically located just minutes from the A14/A10 junction close and just 7 miles from the City Centre. The area is also home to Cambridge's largest science and research parks.

It offers excellent connections to the local area and beyond with a choice of train stations, bus routes and cycle ways.

Car

| | |
|-----------------------------|------------------|
| Cambridge Research Park | 2 miles |
| A10/A14 intersection | 3 miles |
| St John's Innovation Centre | 4 miles |
| Cambridge Science Park | 4 miles |
| Cambridge City Airport | 6 miles |
| M11 Junction 14 | 6.5 miles |
| Cambridge City Centre | 7 miles |



Trains (from Waterbeach)

| | |
|-------------------------------------|----------------|
| Cambridge | 10 mins |
| Kings Lynn | 45 mins |
| London Kings Cross (from Cambridge) | 60 mins |
| London St Pancras International | 65 mins |



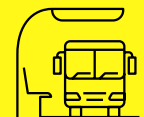
Walk/Cycle

| | |
|-------------------------|------------------|
| Waterbeach Station | 1.3 miles |
| Milton Country Park | 2.8 miles |
| Cambridge North Station | 4.2 miles |
| Cambridge City Centre | 7 miles |



Bus

| | |
|-----------------------|----------------|
| Cambridge City Centre | 15 mins |
|-----------------------|----------------|



Source: Google Maps

Further Information

Viewings

Strictly through the joint agents.



Terms

Upon application.

George Craig
07779 770 902
george.craig@bidwells.co.uk

Rory Banks
07976 832 083
rory.banks@bidwells.co.uk

Phillip Ridoutt
07807 999 036
pridoutt@savills.com

Ross Hemmings
07890 423 803
ross.hemmings@savills.com

Philip Woolner
07768 821 399
philip.woolner@cheffins.co.uk

Luke Davenport
07912 656 575
luke.davenport@cheffins.co.uk



Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london