

# dales manor business park

UNIT N ■ SOUTH CAMBRIDGE ■ CB22 3TJ



TRISTAN  
CAPITAL PARTNERS

CANMOOR

Newly  
Refurbished



High Tech Light Industrial Unit  
16,511 Sq Ft (1,533.87 Sq M)

# Discover the Future of Innovation at Dales Manor Business Park

The unit has completed a comprehensive refurbishment to a high-quality specification that meets the demands of modern business.

Unit N is situated in the same ownership as the nearby Accelerator Park and directly adjacent to the new South Cambridge Science Centre. This is a dynamic hub for R&D, life sciences and production. This prime location boasts a vibrant blend of both global brands and local technology-based companies. The park has been designed to foster collaboration among like-minded businesses and individuals. Presently, our local occupiers include:

Telensa PULPEX

UNIVERSITY OF CAMBRIDGE

BIOCAIR

ECHION TECHNOLOGIES

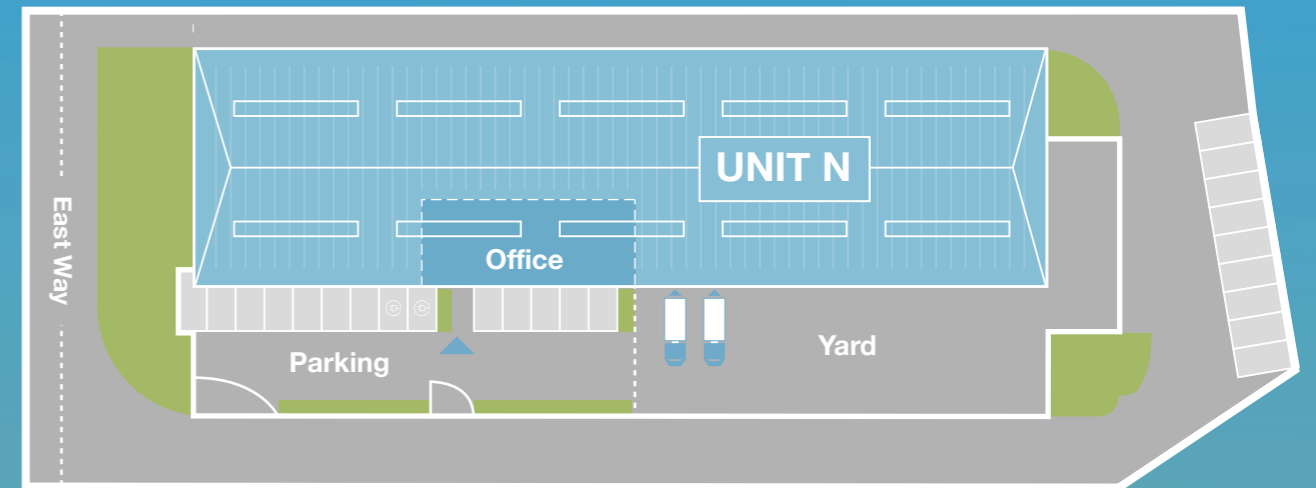
Summit therapeutics

Domainex Enrich your medicines pipeline

immaterial



# Specification



UNIT N	SQ FT (GIA)	SQ M (GIA)
GF & Warehouse	15,298	1,421.18
FF Office	1,213	112.69
<b>TOTAL</b>	<b>16,511</b>	<b>1,533.87</b>

- 6.4 METRE EAVES
- 23 CAR PARKING SPACES
- EPC B(26)
- NEW LED LIGHTING IN OFFICE
- 250 KVA POWER SUPPLY
- PRIVATE SECURE YARD
- REFURBISHED GROUND & FIRST FLOOR OFFICES
- NEW ELECTRIC PANEL HEATERS
- TWO NEW LEVEL ACCESS LOADING DOORS
- EV CHARGERS
- SECURE CYCLE STORAGE

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Babraham Research Park  
1.9 miles

Unity Campus  
2.9 miles

Granta Park  
3.3 miles

↗ Cambridge City Centre - 8 Miles

↗ M11 J10 - 5.3 Miles

Babraham Road  
0.1 miles

Small Town bakery and Cafe

Meeting Room Facilities

Gymbo's Sawston Gym

Grove Road

A11 - 3.8 Miles

Ashwell Point

Cambridge University Hospital NHS

Biocare

Unit N

South Cambridge Science Centre - 138,000 sq ft laboratory space coming soon

Unit P2

Phase 1

PULPEX

Immateral

Phase 2  
3 High Tech/R&D Buildings  
Delivering Q2 2025

Cambridge City FC Pitch

New Training and Community Facility

AP1 AP2 AP3

ECHION TECHNOLOGIES

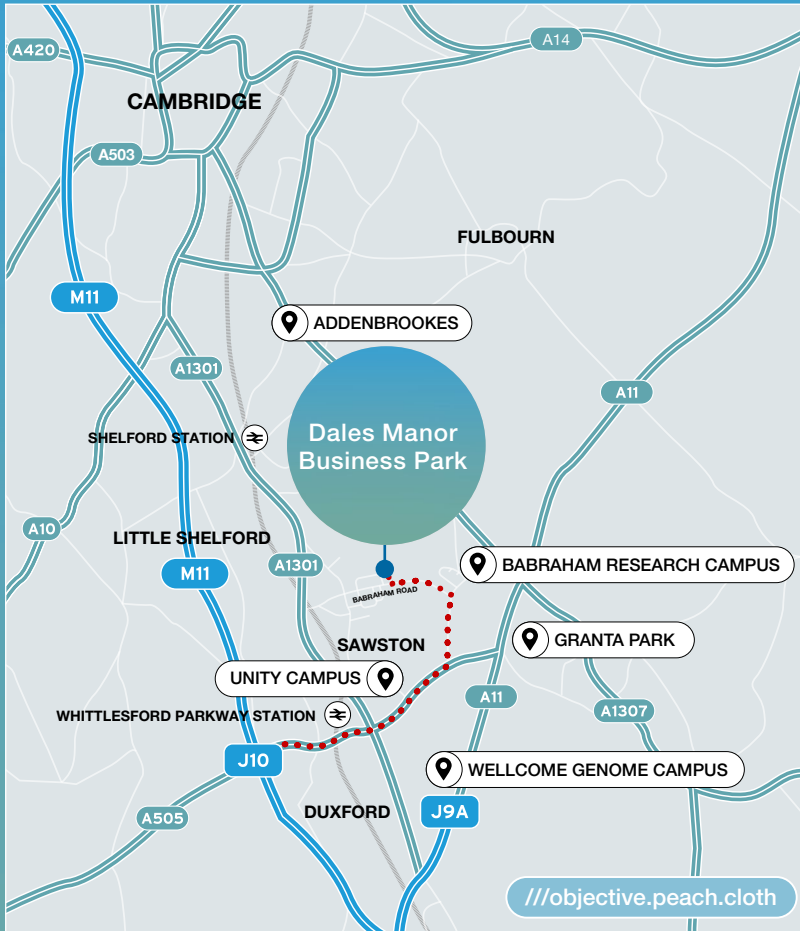
Cambridge South Transport Route

Dales Manor Business Park

Accelerator Park

# Surrounded By Excellence

Dales Manor Business Park, just 7 miles south of Cambridge city center in Sawston, benefits from excellent road connections via the A505, providing access to major routes like the M11, A11, A1(M), and A14. Nearby, Great Shelford and Whittlesford Parkway villages offer convenient mainline rail connections to Cambridge/London Liverpool Street line. Frequent services from Cambridge City railway station connect to London's Kings Cross Station.



ROAD	MILES
A11	3.8
M11 J10	5.3
A1(M)	8
Cambridge	3,655
Stevenage	29.5
Central London	57

RAIL	MINS (From Cambridge)
Great Shelford	5
Cambridge North	8
Royston	20
Stevenage	41
Kings Cross	48

AIR	MILES
Cambridge	9.9
Stansted	23.6
Luton	38.8
London City	50.7
Heathrow	70.1

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