

# UNIT 300

## BUCKINGWAY BUSINESS PARK

CAMBRIDGE, CB24 4UQ



ADVANCED MANUFACTURING / PRODUCTION UNIT | **AVAILABLE TO LET** | 36,301 SQ FT (3,372 SQ M)










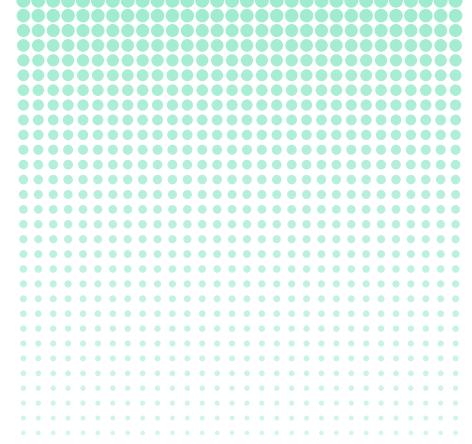
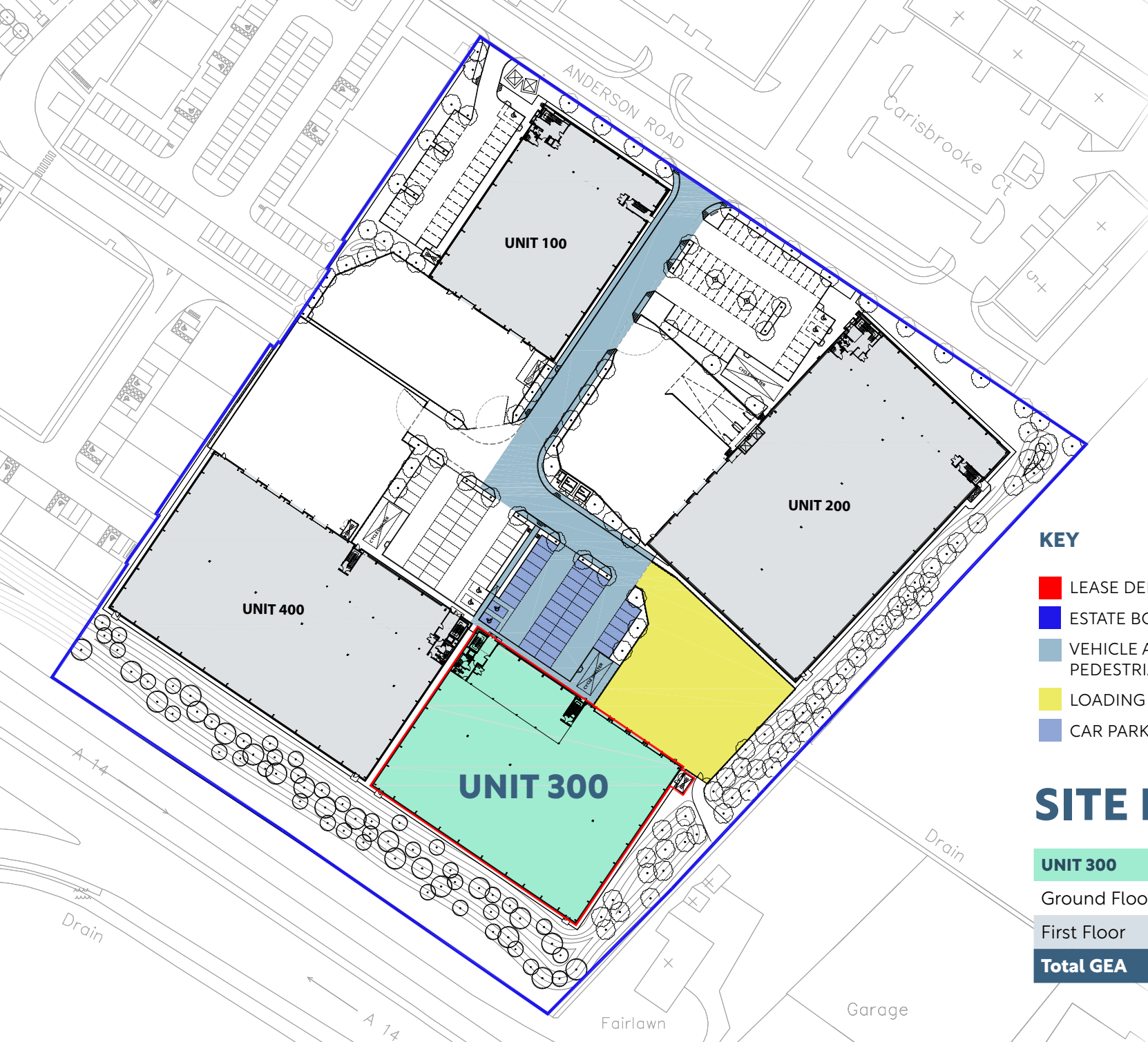
# DESCRIPTION

Unit 300 is part of a development of four modern warehouse/production units situated on the long-established Buckingway Business Park, immediately adjacent to the A14. On the opposite side of the A14, Cambridge Extra Services offers a wide range of facilities to benefit local occupiers, including: McDonald's, KFC, Nando's, Pizza Express, Costa Coffee, Starbucks, Pret, WHSmith and M&S Simply Food, along with a Ramada Hotel.



# SPECIFICATION

 <b>BREAM VERY GOOD</b>	 <b>EPC A</b>	 <b>10.5M EAVES HEIGHT</b>
 <b>HIGH QUALITY OFFICE ACCOMMODATION</b>	 <b>35 CAR PARKING SPACES (INCLUDING 2 DISABLED)</b>	 <b>50KN MINIMUM WAREHOUSE FLOOR LOADING</b>
 <b>SURFACE LEVEL LOADING DOORS</b>	 <b>ELECTRIC CAR CHARGING</b>	 <b>SECURE YARD</b>



**KEY**

- LEASE DEMISE
- ESTATE BOUNDARY
- VEHICLE AND PEDESTRIAN ACCESS
- LOADING / UNLOADING AREA
- CAR PARKING

**SITE PLAN**

UNIT 300		
Ground Floor	31,765 SQ FT	2,951 SQ M
First Floor	4,536 SQ FT	421 SQ M
<b>Total GEA</b>	<b>36,301 SQ FT</b>	<b>3,372 SQ M</b>



## EPC

The unit has an EPC rating of A.

## TERMS

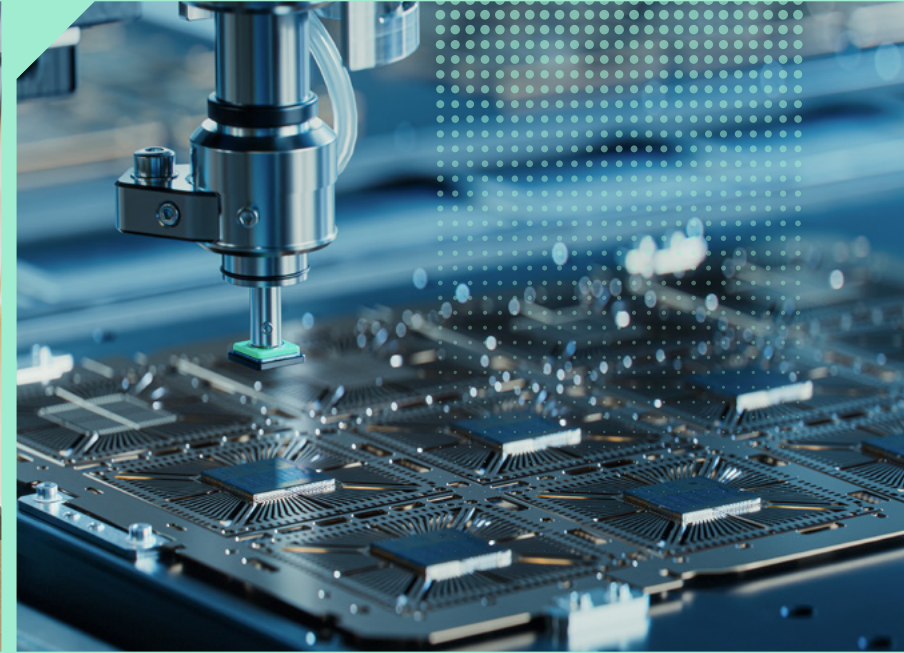
A new direct lease with the landlord is available on terms to be agreed. Rent upon application.

## LEGAL COSTS

Each Party shall be responsible for their own costs incurred in the transaction.

## VIEWINGS

Strictly by appointment with the joint agents.





# LOCATION

Cambridge boasts the most mature technology infrastructure in the UK. Over the last five decades, a range of global corporations have been attracted to this cluster of technology, making Cambridge one of the premier tech hubs. At the core of this network lies the renowned University of Cambridge, with its dedication to sparking enterprise and commerce across various fields such as Life Sciences, Advanced Manufacturing and IoT.

Unit 300 Buckingway Business Park is located immediately adjacent to Junction 24 of the A14, approximately 6 miles northwest of Cambridge and 10 miles southeast of Huntingdon. The location provides fast access to the M11 which is approximately 4.5 miles to the east and the A1(M), approximately 11 miles to the west.

The park is home to many well-known occupiers including: Sherlock Bioscience, 4basebio, Industrial Inkjet, Beam Group and Aixtron.



## CONTACTS

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