

# TO LET

Lab enabled Offices and R&D  
10,250 sq ft NIA  
Ground Floor

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Building 2000,  
Cambridge Research Park  
Cambridge  
CB25 9TP



# LEASING SUMMARY

- Comprehensive refurbishment to provide new laboratory facilities in the northern Cambridge cluster
- 10,250 sq ft NIA ground floor
- New air handling in the lab area
- 2 sets of loading doors
- Located on Cambridge Research Park
- 39 car parking spaces (1: 263 sq ft)
- New lease available from September 2023



# SITUATION

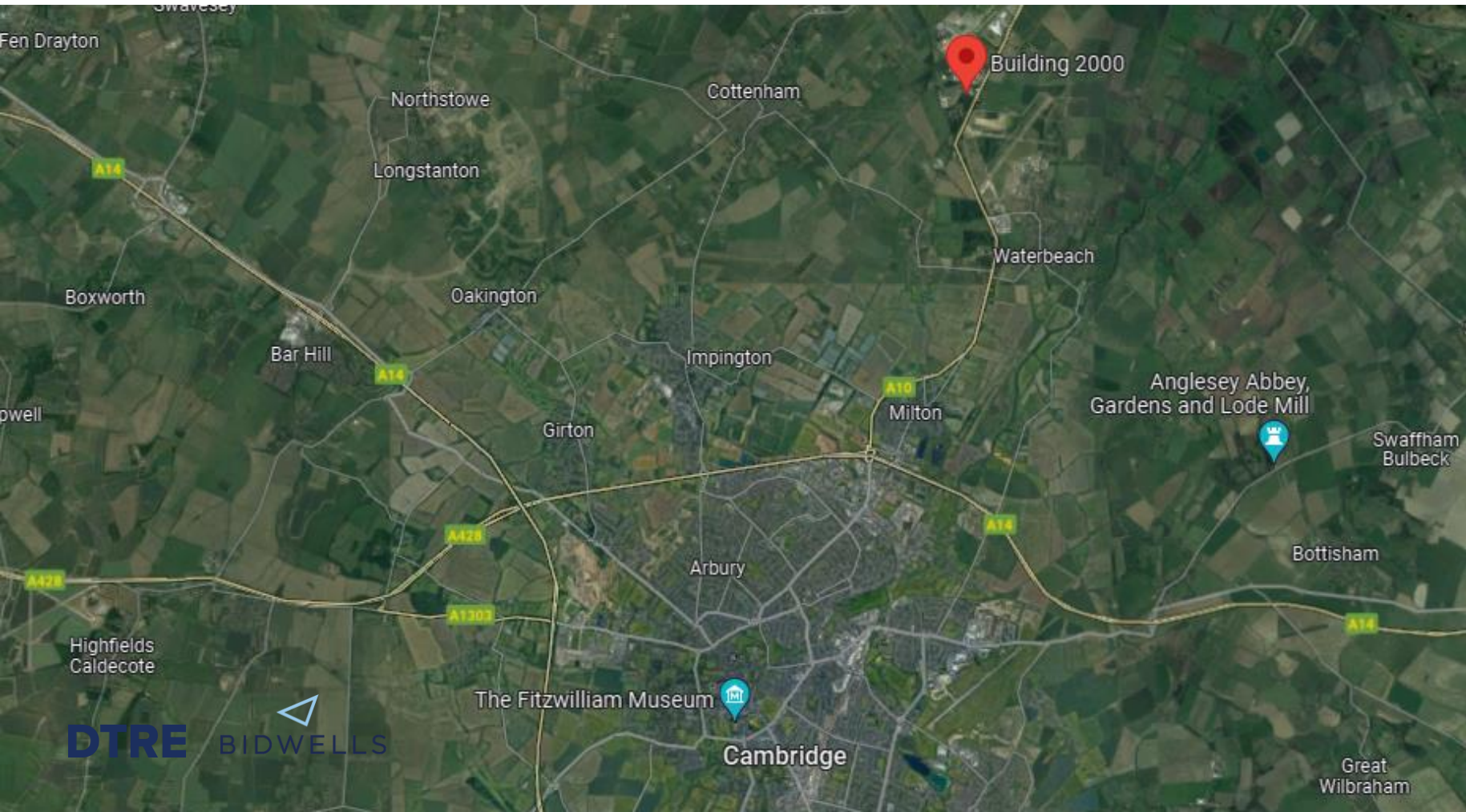
Building 2000 is prominently located on Cambridge Research Park, which provides a landscaped parkland setting with lakes, lawns and leafy avenues, offering an unrivalled environment for businesses just a short drive from the city centre. The park is home to a mix of office, high tech and mid tech businesses.

Cambridge Research Park is situated to the north of Cambridge fronting the A10 and 4 miles from the A10/A14 interchange. The expansion of Waterbeach will provide increased amenity provision to the park in terms of public transport and retail facilities. Waterbeach rail station is also planned to be relocated closer to the Park.

Cambridge North rail station is only 4 miles to the south, providing direct services to London Kings Cross in less than an hour.

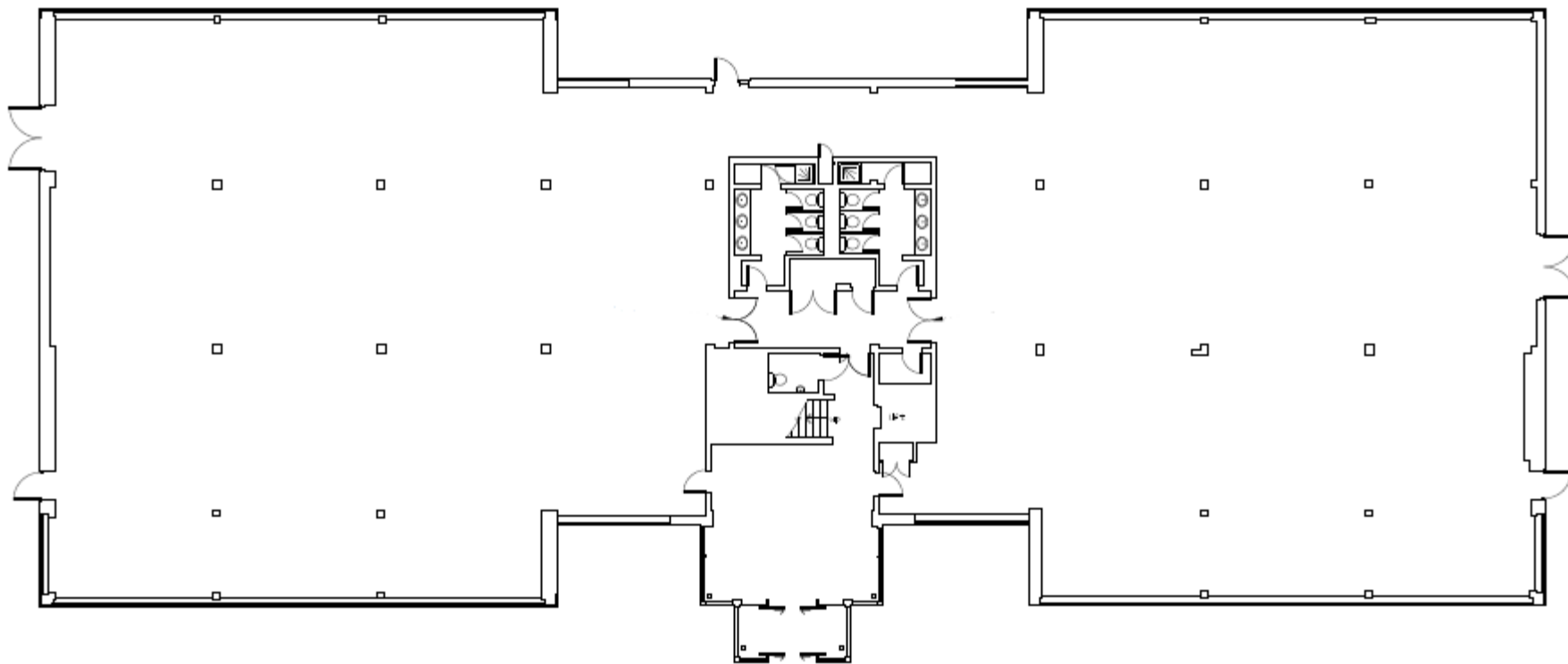


Situation Map



Site Plan

## Ground Floor Plan



## DESCRIPTION

### Net Internal Area

**10,250 sq ft / 952 sq m**

The available space forms the ground floor of a modern detached two storey unit on Cambridge Research Park.

The accommodation is undergoing a comprehensive refit, providing a refurbished entrance hall with new contemporary finishes and an upgrade to the WCs and showers which are included within the demise and exclusive to the ground floor.

The north wing will provide CAT A air conditioned office space with new carpets, ceilings and integral LED light panels. The south wing will be finished to a generic open plan lab layout with vinyl flooring and a suspended tile ceiling with LED lighting.

## SPECIFICATION

- Refurbished WCs and showers
- 6 air changes per hour in the lab suite
- 24 hour park security
- New LED light panels
- Mineral fibre ceilings
- 2 sets of loading doors

## BUSINESS RATES

Interested parties are advised to make their own enquiries with South Cambs District Council.

## TERMS

Please contact Mike Ayton or Hannah Davies at DTRE and George Craig or Harry Blevins at Bidwells to discuss the leasing opportunity.

New Lease available from September 2023.

## CONTACT

Viewing and further information please contact:

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Indicative CGI, courtesy of Woodhouse