

**TO LET**

**202**

**202 LANCASTER WAY | ELY | CB6 3NX**

**38,750 sq ft** (3,600 sq m)

**Exceptional R&D building with office,  
laboratory and storage space**

# Infinitely superior space



# Specification

**202 Lancaster Way** is a fully fitted R&D building arranged over two floors providing Class 1 laboratory space, in addition to cold storage, associated warehousing with full height racking, Cat A office accommodation and ancillary areas.

The property is designed to be adaptable to various research based uses with plant capacity for CL 1/2 laboratories, GMP, clean rooms and cold storage.

The building lies within a landscaped plot with 91 car parking spaces including 4 disabled bays and 2 electric vehicle charging bays.



Fully Fitted mid-tech Unit



Nine laboratories



Kitchen and Breakout Space



PV Panels



Cold Rooms



Fume Cupboard



EV Charging Points



Racked Warehouse



Goods Lift



RO Water System



Fitted Benching



Air Conditioned Offices



**202** LANCASTER  
WAY  
ELY














# Accommodation

202 Lancaster Way presents a unique opportunity for an occupier to lease a building which encompasses a laboratory, warehouse and office specification.

| Gross Internal Area | Sq M           | Sq Ft         |
|---------------------|----------------|---------------|
| First Level         | 1,632.3        | 17,570        |
| Ground Level        | 1,967.7        | 21,180        |
| <b>TOTAL GIA</b>    | <b>3,600.0</b> | <b>38,750</b> |

# Floor plans

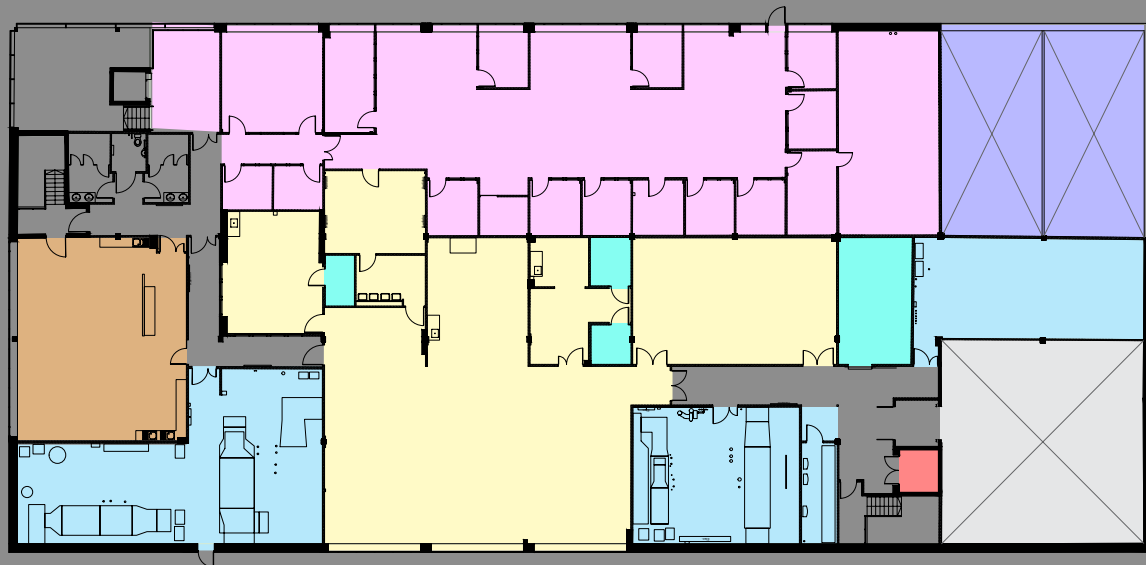
## Key:

-  Cold Stores
-  Laboratory
-  Stores
-  Warehouse with racking
-  Offices
-  Kitchen / Breakout space
-  Plant
-  Goods In / Out
-  Goods Lift

## Ground Floor



## First Floor



Plans for indicative purposes only. Common Areas Not to scale.



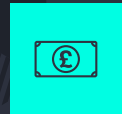
# Positively positioned

Ely's strategic location near Cambridge positions it as an attractive destination for businesses seeking proximity to the city's tech hub while enjoying a more serene and cost-effective environment.

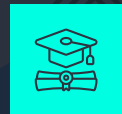
With excellent transport links, including direct rail connections to Cambridge and London, Ely offers convenient access to major economic centres.

Its growing infrastructure and business parks provide ample opportunities for companies to establish a presence in a thriving commercial landscape.

Moreover, Ely's charming blend of historic architecture and picturesque surroundings creates an appealing backdrop for business operations, offering a unique blend of productivity and quality of life.



£4bn total turnover of Cambridge based Life Sciences and Healthcare businesses



55.8% of Cambridge residents are educated to degree level



London is less than 90 minutes from Ely by train

1. Punting on The Backs in Cambridge
2. Cambridge Science Park
3. Ely Leisure Village
4. Ely Cathedral



# Lancaster Way Ely

Set in 175 acres and offers excellent amenities, green spaces to boost staff wellbeing and the latest tech including superfast broadband and dedicated leased lines.

Occupiers also benefit from first-class 24/7 security and can call on the

supportive on-site management team who provide a rapid response to all enquiries.

Home to over 85 diverse businesses who occupy a range of industrial and commercial properties, the Park is an ideal location for your new headquarters.



24/7 on-site security for 365 days, CCTV and ANPR



Enterprise Zone Status



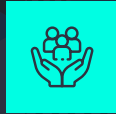
Superfast broadband and option of leased lines



Sustainable park management



Excellent amenities and green spaces promoting staff wellbeing



On-site management team ready to support your business

## IN GOOD COMPANY



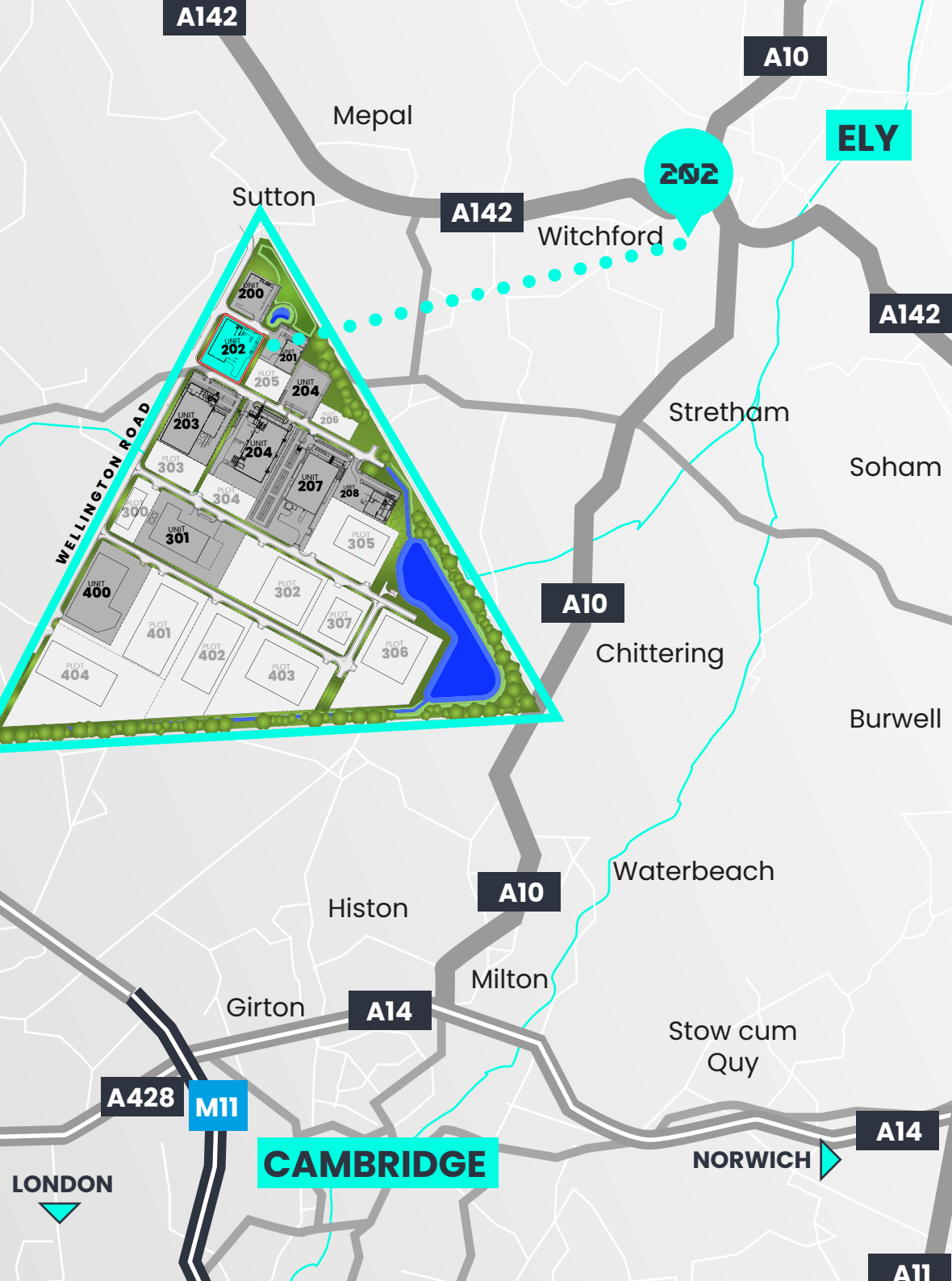
1. On-site Café with community outdoor space

2. Section aerial view of Lancaster Way Business Park

3. 24/7 on-site security all year with CCTV and ANPR







# Considerately connected

**202 Lancaster Way** is located one mile from the beautiful Cathedral City of Ely with its many leisure opportunities. The Park benefits from superb access both to Ely and the University City of Cambridge, just 13 miles away via the A10.

Trains to London King's Cross take around an hour from Ely station. The road network affords links to the Midlands and East Coast ports via the newly upgraded A14 and London and Stansted Airport via the M11 and A11.

There are buses servicing Lancaster Way and routes for cyclists, with five pool bikes available on-site through the bike hire scheme, which is free of charge.

|  | MILES   |
|--|---------|
|  Ely Train Station .....  | 3.2     |
| Ely City Centre .....  | 1.5     |
| Cambridge Research Park .....  | 6       |
| A1 (Cambridge) .....   | 12      |
| Cambridge Science Park .....   | 12.5    |
|  | MINUTES |
|  Cambridge .....        | 15      |
| Cambridge North .....  | 12      |
| London King's Cross .....  | 74      |
|  | MILES   |
|  Ely Leisure Park ..... | 3       |
| Ely City Centre .....  | 2.7     |
| BP Service Station .....   | 1.3     |





# Further information

## Viewings

Strictly through the sole letting agents.  
Available upon new lease by negotiation.

Owner Occupation also considered.



**George Craig**  
07779 770902  
[george.craig@bidwells.co.uk](mailto:george.craig@bidwells.co.uk)

**Charlie Percival**  
07951 147421  
[charlie.percival@bidwells.co.uk](mailto:charlie.percival@bidwells.co.uk)

[bidwells.co.uk](http://bidwells.co.uk)



**Jamie Green**  
07776 161534  
[jamie.green@dtre.com](mailto:jamie.green@dtre.com)

**Sam Cooper**  
07880 585950  
[sam.cooper@dtre.com](mailto:sam.cooper@dtre.com)

[dtre.com](http://dtre.com)

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk). These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/ contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect. **March 2024**