TO LET: 10,000 SQ FT (929 SQ M)
GRADE A OFFICE SPACE

CAMBRIDGE RESEARCH PARK
CB25 9TF
A NEW BASE FOR YOUR BUSINESS IN CAMBRIDGE

Building 3000 provides an impressive office in a prominent position on the fast growing Cambridge Research Park.

This modern building will provide an imposing double height atrium reception area and will offer office accommodation that has flexible space that should be attractive to a range of occupiers. With a BREEAM rating of “Very Good” it will offer an ingoing tenant a future-proof office solution in attractive surroundings with excellent road connections.
SPECIFICATION

• Open plan flexible floor plate
• VRF heat pump system
• Full access raised floor
• Lighting design will be to LG7 as per the specification and include PIR sensors.
  Office areas will have a suspended ceiling grid.
• Floor to ceiling height in office areas is 3.0m to GF and 1st floor, 3.2m to 2nd floor.
• Shared reception area
• BREEAM rating ‘Very Good’
• 41 allocated parking spaces (1:244 sq ft)

ACCOMMODATION

A 30,000 sq ft (2,787 sq m) HQ style building with 20,000 sq ft (1,858 sq m) pre-let to Kier Construction and a Ground Floor of 10,000 sq ft (929 sq m) available on a new lease on terms to be agreed.

PROPOSAL

The accommodation is available on a new lease and interested parties should contact the agents for more information and to discuss terms.

EXAMPLE SPACE PLANNING
LOCATION

Situated on the established Cambridge Research Park with easy access to the A10 / A14/M11 and approximately 7 miles from Cambridge city centre. The nearest train station is Waterbeach (approximately 6 minutes by car) with regular direct services to London Kings Cross. The Research Park benefits from a number of amenities including an on-site café, attractive landscaped campus setting and on site estate management. Neighbouring occupiers include Horizon, Sitec, Spicers, MLM and Valliant.

SAT NAV
CB25 9TF

Another development by Kier Property

This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. June 2015.