

cambourne business park

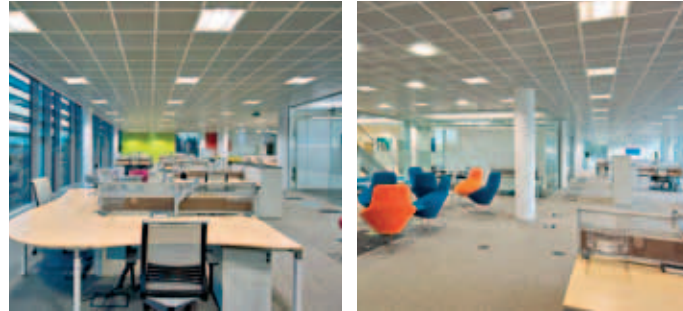
CAMBRIDGE



## **BUILDING 4010**

50,000 SQ FT (4,645 SQ M)

AVAILABLE FOR PRE LET OR PRE SALE



## Building 4010

Located at the heart of Cambourne Business Park, Building 4010 will provide **50,000 SQ FT (4,645 SQ M) of Grade A office space.**

This prestigious building will have full height glazing surrounding large floor plates, creating a modern light-filled working environment. The flexible design allows for sub division to provide maximum efficiency for the occupier.

Cambourne Business Park has an open office and R&D use class, without local occupier or R&D restrictions.

Existing Business Park tenants include Citrix Systems, Netcracker, ip.access, Mediatek, Nujira, South Cambridgeshire District Council and Vinci Construction.

## Specification

- Floor to floor height 3800mm
- Office finished floor to ceiling level height 2750mm
- Suspended ceiling void 625mm
- Raised floor height 150mm (clear void 100mm)
- BREEAM "Very Good" Accreditation targeted
- EPC A Rating targeted
- Provision of 204 car parking spaces
- Good cycle parking
- Triple height glazed reception area
- Detailed planning consent obtained.

## Location and Amenities

Cambourne Business Park is just nine miles west of Cambridge City Centre with direct access off the A428 dual carriageway. There is a regular bus service from Cambridge centre every 20 minutes and a fast rail service to London King's Cross from nearby St Neots railway station.

The business park is within easy walking distance to many local amenities including:

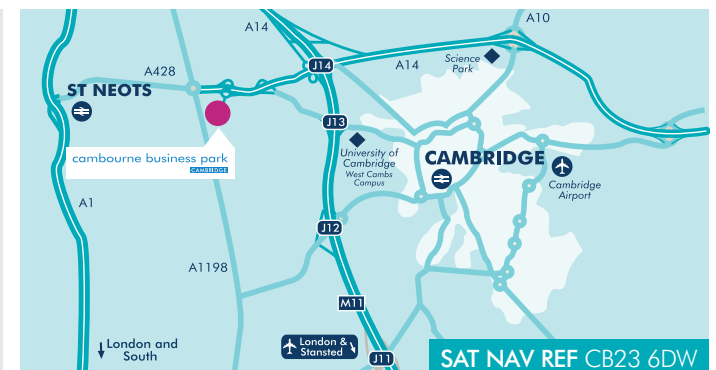
- High street shops, coffee shop and a pub. Large Morrison's supermarket with restaurant, petrol station and cash points
- Co-operative convenience store, library, day nursery and building society
- 4 Star hotel with conference facilities and a health & fitness centre with swimming pool and gym
- Excellent sporting facilities including gym, badminton courts, 5-a-side football pitches and tennis courts.

[www.cambournebusinesspark.co.uk](http://www.cambournebusinesspark.co.uk)

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