

cambourne business park

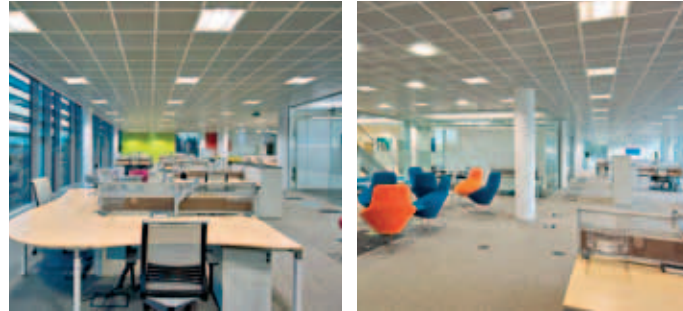
CAMBRIDGE



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 throughout the day and a frequent, fast rail service to London King's Cross from nearby St Neots Rail station.

The business park is part of the new settlement of Cambourne and is within easy walking distance to many local amenities including:

- High street shops, coffee shop and pub
- Large Morrison's supermarket with customer restaurant, petrol filling station and cash point
- Co-operative convenience food store, library day nursery, and building society
- 4 Star hotel with conference facilities and 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

SAT NAV REF CB23 6DW

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