

RESEARCH & DEVELOPMENT.
LIFE SCIENCES.
PRODUCTION & STORAGE.

PHASE 2
8,760 - 28,810 SQ FT
COMPLETING Q1 2025

CAMBRIDGE · CB23 7FW

BOURN QUARTER²

BOURN QUARTER 2

Bourn Quarter is a best-in-class development offering space for a broad spectrum of businesses requiring R&D, light manufacturing, office and warehouse facilities.

Located just 6 miles west of Cambridge, and with a Net Zero Carbon capable design, Bourn Quarter stands out as the flagship scheme for businesses looking to relocate in the area.

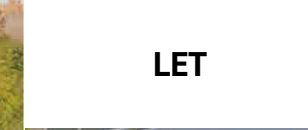
RESEARCH & DEVELOPMENT.
LIFE SCIENCES.
PRODUCTION & STORAGE.
8,760 - 28,810 SQ FT

PHASE 1 HOME TO



DESIGNED TO INSPIRE

Situated on a 25-acre site, Bourn Quarter benefits from a unique layout that promotes walk-ability, prioritises green open space and encourages collaboration.



11

12

14

15

16

20

19

18

17

**BOURN
QUARTER 2**



CUTTING EDGE DESIGN

Bourn Quarter has been designed without compromise to be one of the most efficient and sustainable developments in the country. The buildings specification goes far beyond what is required by the planning authority and is targeting Net Zero Carbon in operation.



EXTERNAL FEATURES

- Car parking in service yards and in communal locations
- Motorcycle spaces available
- Covered cycle storage with e-bike charging points
- Enlarged external plant and bin-storage compounds

GROUND FLOOR

- Level access doors
- 50kn/m floor loading
- 8.5m clear internal height
- Passenger lifts in every unit
- Extensive roof lights and warehouse windows

FIRST FLOOR

- Category A office specification
- LED lighting with PIR system throughout
- State of the art VRF heating and cooling system
- Raised access floor with 150mm clear void
- High specification WCs and showers
- Floor to ceiling glazing for excellent natural light

ENVIRONMENTAL

- EPC A
- BREEAM EXCELLENT
- Net Zero Carbon capable
- Photovoltaic array covering maximum usable roof area
- Future provision for battery storage installations
- High-tech remote energy monitoring system with online portal

2.5MVA POWER ALLOCATION
DEMISED EV CHARGERS

8.5M CLEAR EAVES HEIGHT

COVERED CYCLE STORAGE
E-BIKE CHARGING POINTS



Interior photo of unit 1 office space.

FLEXIBLE AND ADAPTABLE OFFICE SPACE



Interior photo of unit 3.

8,760 - 28,810 SQ FT AVAILABLE TO LET Q1 2025

UNIT 11	SQ M	SQ FT
Ground floor	1,654	17,800
First floor	498	5,360
Total (GIA)	2,152	23,160

UNIT 12	SQ M	SQ FT
Ground floor	1,488	16,010
First floor	311	3,350
Total (GIA)	1,799	19,360

UNIT 14	SQ M	SQ FT
Ground floor	1,080	11,630
First floor	382	4,110
Total (GIA)	1,462	15,740

UNIT 15	SQ M	SQ FT
Ground floor	1,080	11,630
First floor	379	4,080
Total (GIA)	1,459	15,710

UNIT 16	SQ M	SQ FT
Ground floor	1,988	21,400
First floor	688	7,410
Total (GIA)	2,676	28,810

UNIT 17	SQ M	SQ FT
Ground floor	877	9,440
First floor	165	1,780
Total (GIA)	1,042	11,220

UNIT 18	SQ M	SQ FT
Ground floor	897	9,660
First floor	443	4,770
Total (GIA)	1,340	14,430

UNIT 19	SQ M	SQ FT
Ground floor	639	6,880
First floor	175	1,880
Total (GIA)	814	8,760

UNIT 20	SQ M	SQ FT
Ground floor	976	10,510
First floor	279	3,000
Total (GIA)	1,255	13,510



**BOURN
QUARTER²**

CURRENT AVAILABILITY

Indicative masterplan

FLEXIBLE SPACE

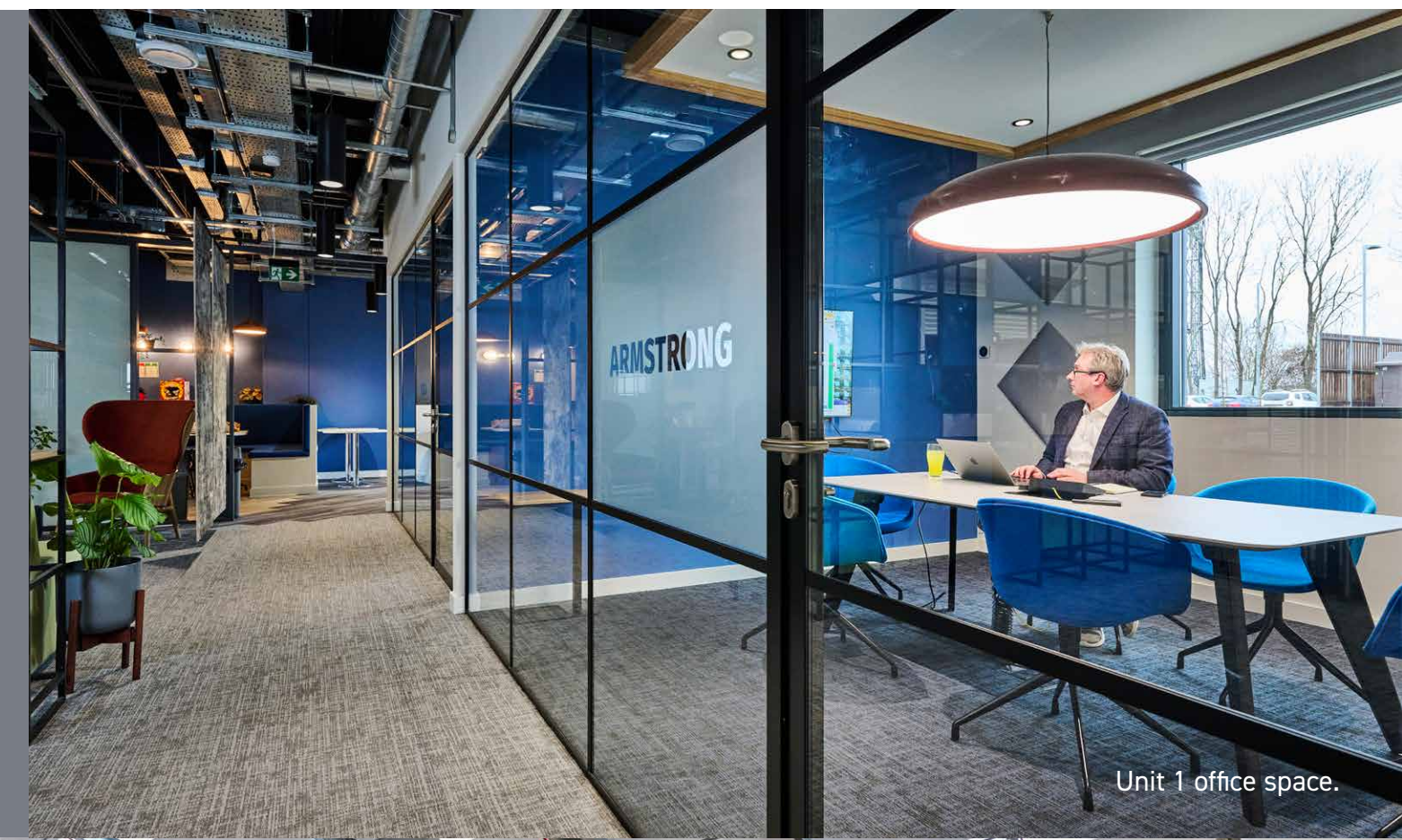
Flexible and adaptable configuration – increase office and lab content with ease.

< Packing room at unit 10F.

Unit 1 office space.

Unit 2 warehouse space.

Unit 3 cafeteria.



SUSTAINABILITY

Bourn Quarter sets a new standard for sustainable development and is pushing the boundaries of Net Zero Carbon in operation.

When it comes to sustainable technology, Bourn Quarter is putting the end user first. Each unit has a maximised PV array on the roof and will allow most occupiers to enjoy a significant portion of the year without needing to draw electricity from the grid.

The units have been future proofed to be compatible with battery storage technology - potentially allowing some occupiers year round off-grid operations.

Whole Life Carbon Assessments are undertaken on all aspects of the development from the foundations, buildings, offices and right through to the tenants fit out works.



TARGETING
NET ZERO CARBON,
WHOLE LIFE CYCLE



Interior photo of unit 3 office breakout space.

BREEAM 'EXCELLENT'
EPC A+ RATING

THE RIGHT ENVIRONMENT

Landscaping and the natural environment sits at the heart of Bourn Quarter's design philosophy.

The scheme has a very low density and benefits from excellent permeability through the site utilising a network of interconnected footpaths.

The park boasts a host of key environmental features alongside thoughtful additions like a wildlife pond, harmonious planting, a running track, and fitness pods. This meticulous attention to detail creates an exceptional environment that promotes wellness and sustainability. People working at Bourn Quarter can also enjoy a programme of community events throughout the summer months.



AN EXCEPTIONAL ENVIRONMENT PROMOTING WELLNESS AND SUSTAINABILITY



CONNECTIVITY AND COMMUTING

Strategically located 6 miles to the west of Cambridge, Bourn Quarter enjoys easy access to both Cambridge city centre and the national road network.

Situated in close proximity to major trunk roads such as the M11, A14 and A1M, Bourn Quarter is ideally located for businesses with national and international reach.



Bus services from Cambridge and Cambourne pick up and drop off at the end of Wellington Way near the entrance to Bourn Quarter.

In the future, the planned C2C guided busway and cycle route will enhance public transport options available to people working at Bourn Quarter.



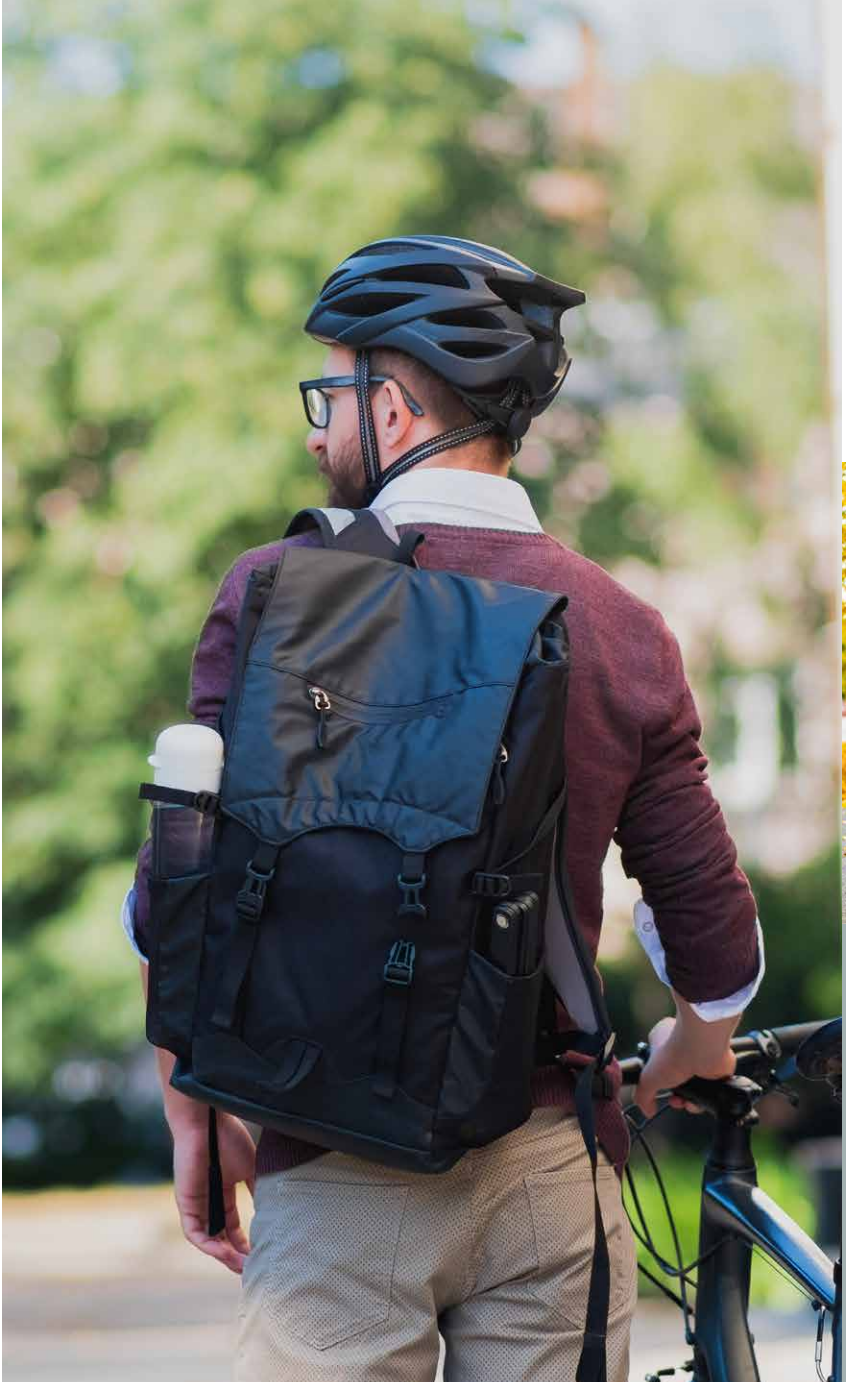
14 MINUTE
DRIVE FROM CAMBRIDGE NORTH RAIL STATION, WHICH PROVIDES DIRECT LINKS TO LONDON KING'S CROSS, STANSTED AIRPORT, AND WIDER NATIONAL RAIL SERVICES.

RAILWAY STATIONS	Drive Time in Minutes	Distance in Miles
Cambridge	18	8.5
Cambridge North	14	9.4
St Neots	16	11.2

CITIES	Drive Time in Minutes	Distance in Miles
Cambridge City Centre	16	7.8
Huntingdon	22	13.8
Stevenage	40	29.3
Central London	80	67.2
Oxford	100	82.4

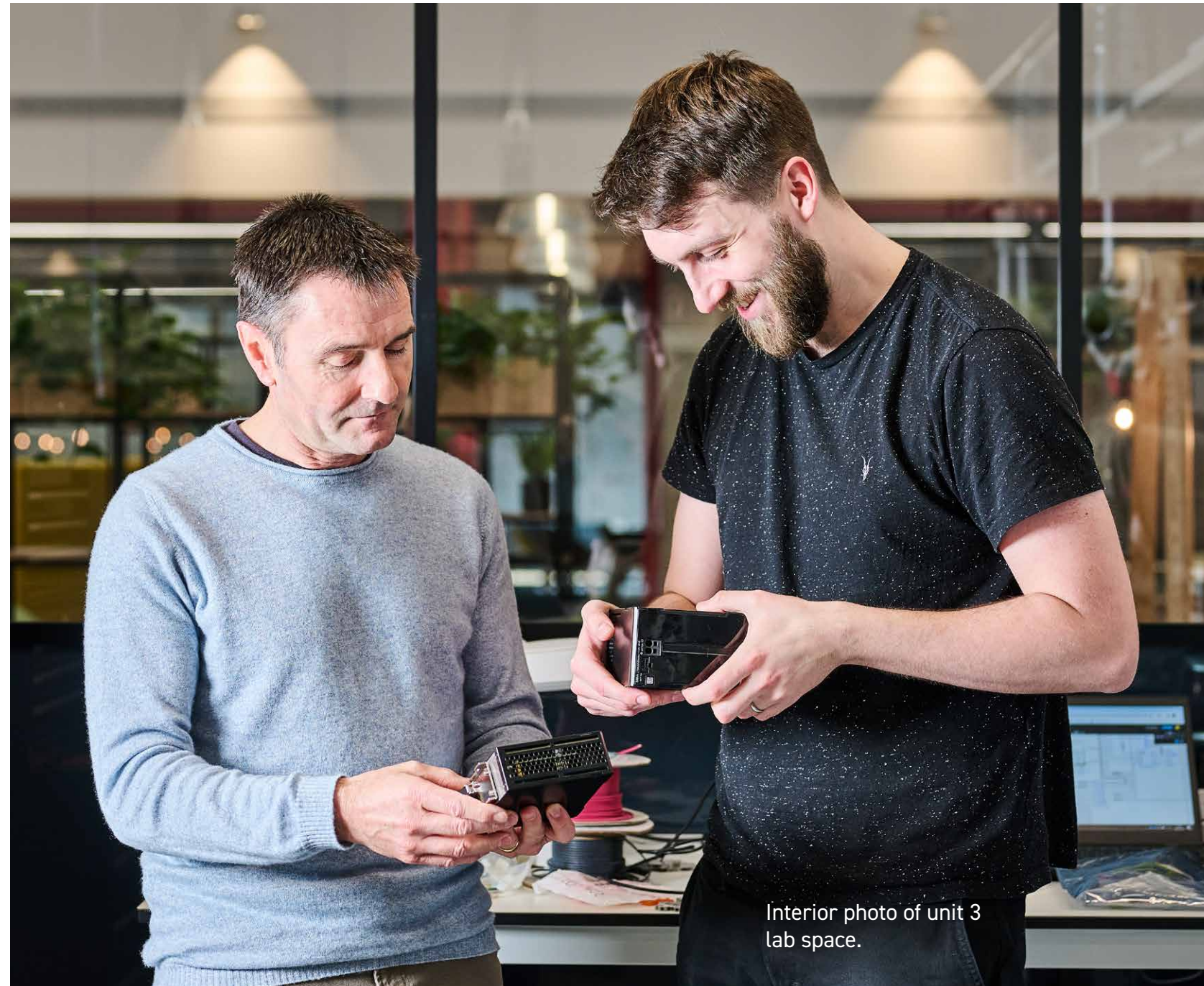
MAIN ROADS	Drive Time in Minutes	Distance in Miles
M11	12	7.4
A1(M)	18	14.3
M1	35	32.8
M25	55	45

AIRPORTS	Drive Time in Minutes	Distance in Miles
London Stansted	35	33.8
Luton	50	38.6
Birmingham	85	85.5
East Midlands	90	90.5



SAT NAV: CB23 7FW
///date.diagram.assess

DRIVEN BY INNOVATION



Interior photo of unit 3 lab space.

Bourn Quarter has established itself within the knowledge sectors as a destination for innovative, research driven businesses looking to upscale and consolidate their operations.

The flexibility of the warehouse space, combined with exceptionally high-quality offices, creates units with truly limitless potential.



Photo of unit 3 interior offices

POWERED BY COLLABORATION

THE OXFORD TO CAMBRIDGE ARC

CAMBRIDGE IS HOME TO NOTABLE LIFE SCIENCES BUSINESSES INCLUDING:



IN THE LAST 5 YEARS, CAMBRIDGE-BASED MID TECH COMPANIES, COVERING TECH, IP AND LIFE SCIENCES SECTORS, **RAISED £4.45BN** ACROSS 852 FUNDRAISINGS
(BEAUHURST)

The Oxford to Cambridge Arc is a globally significant centre for business, innovation and investment in a variety of industries, including AI, advanced manufacturing and life sciences. This dynamic powerhouse significantly drives the UK economy with over two million job opportunities and an annual contribution of £110 billion.

With strategic regional investments in place, Cambridge is poised to strengthen its international renown in the fields of science, research, and technology, fostering collaboration, growth, and prosperity. Notably, Cambridgeshire shines as a distinguished hub for top-tier life science companies.

Interior photo of unit 3 lab space.



OVER 32,500
OF CAMBRIDGESHIRE POPULATION EMPLOYED IN SCIENTIFIC, PROFESSIONAL AND TECHNICAL ACTIVITIES*
(2021)

NEARLY 40%
OF CAMBRIDGESHIRE WORKING AGE POPULATION EDUCATED TO NVQ LEVEL 4 OR ABOVE*
(2022)

MORE THAN 5,300
KNOWLEDGE-INTENSIVE COMPANIES IN CAMBRIDGE, FROM LIFE SCIENCES TO ADVANCED MANUFACTURING**
(2023)

WORKING AGE POPULATION 433,500*
(2021)

* nomisweb.co.uk ** Cambridge Network



Megan Pilsworth
07976 910 469
mpilsworth@savills.com

Phillip Ridoutt
07807 999 036
pridoutt@savills.com

Ross Hemmings
07890 423 803
ross.hemmings@savills.com

Philip Woolner
07768 821 399
philip.woolner@cheffins.co.uk

Luke Davenport
07912 656 575
luke.davenport@cheffins.co.uk

Jamie Green
07776 161 534
jamie.green@dtre.com

Ollie Withers
07496 852 526
ollie.withers@dtre.com

Sam Cooper
07880 585 950
sam.cooper@dtre.com

A development by:



BOURN-QUARTER.COM

Important Notice Savills, Cheffins, DTRE and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 017111 05.24 tassell@design.co.uk