

VECTOR

WWW.VECTOR-SPACE.CO.UK

NEW LABORATORY/LIFE SCIENCES/MEDICAL/OFFICE FACILITY 685 SQ.M. – 2,057 SQ.M – 66 CAR SPACES NEWMARKET CB8 7XN

- ✓ Fast access via A14 (J37)/A11 to Cambridge, Stansted Airport, Granta Park & Science/Research Parks
- ✓ Full planning permission for Class E use
- ✓ £242.00 per sq.m (£22.50 per sq.ft.) to base build specification
- ✓ Completion of base build within 6 months for specialist occupier fit-out works
- ✓ Immediate start on site
- ✓ Rent 50% cheaper than Cambridge



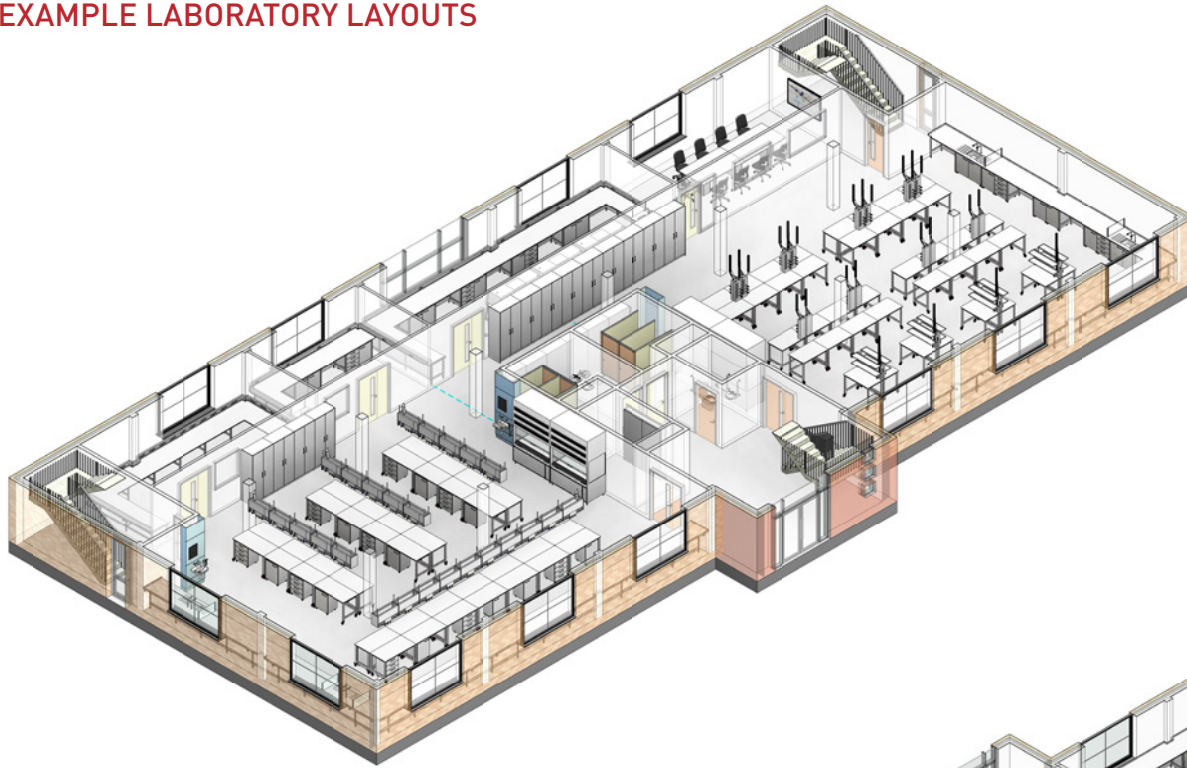
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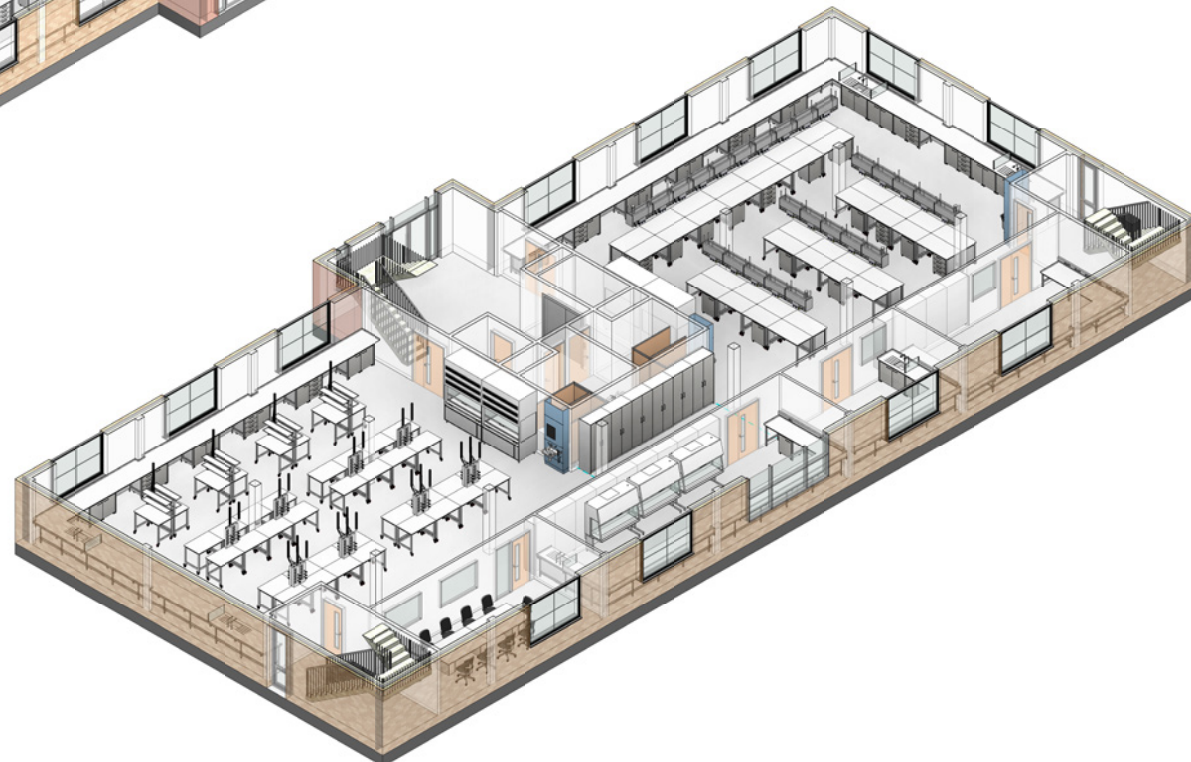
TO LET/ FOR SALE

Eddisons
Incorporating Barker Storey Matthews

EXAMPLE LABORATORY LAYOUTS



1 Ground Floor - 3D View 1



2 Ground Floor - 3D View 2

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GENERAL NOTES:

FURNITURE INSTALLATION
 THE WORKTOPS ARE 900mm HIGH (UNLESS STATED OTHERWISE), WITH A 50mm HIGH REAR UPSTAND.
 WORKTOP MATERIAL IS 16mm TRESPA TOPLAB BASE

THE SUPPORTING FRAMEWORK IS 2" H FRAME SYSTEM
 THE UNITS ARE FROM OUR 'MOBILE AND STATIC' RANGE
 CARCASSES = 18mm M.MD/MFC MELAMINE
 FRONTS = 18mm M.MD/MFC MELAMINE
 HANDLES = LAB 162 'D'
 HINGES = INTERNAL 'DP'

THE LAB BENCHING IS FROM OUR '80' RANGE
 TABLES = STEEL FRAME / TRESPA WORKTOP
 CASTERIS = 100mm SWIVEL BRANCHED

THE SERVICES TO BENCHING IS FROM OUR 'FLEX' RANGE
 LAB GAS = OVERHEAD GANTRY SYSTEM (FLEX)
 LAB GAS = SERVICE CEILING TRAY (FLEX)

FLOOR TO CEILING = 2700mm

Rev	Date	By	Modification
A	AS DRN	PC	FIRST ISSUE

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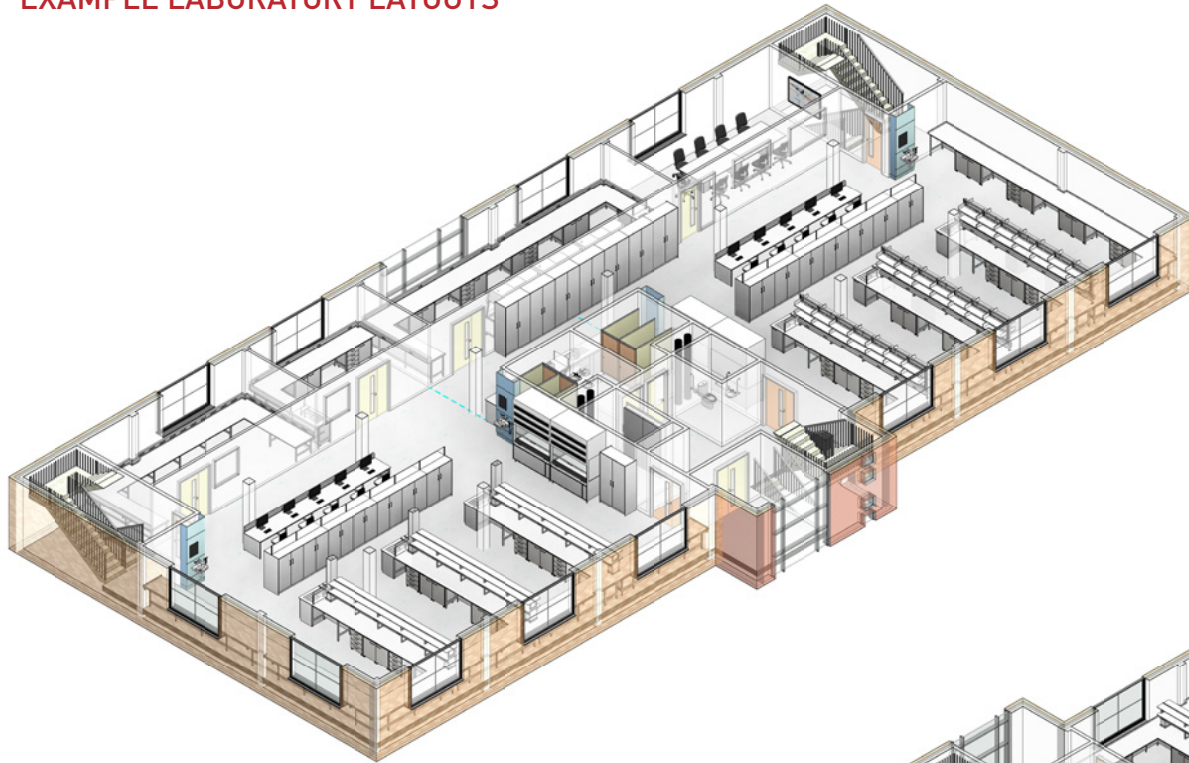
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TITLE
 Ground Floor - 3D Views

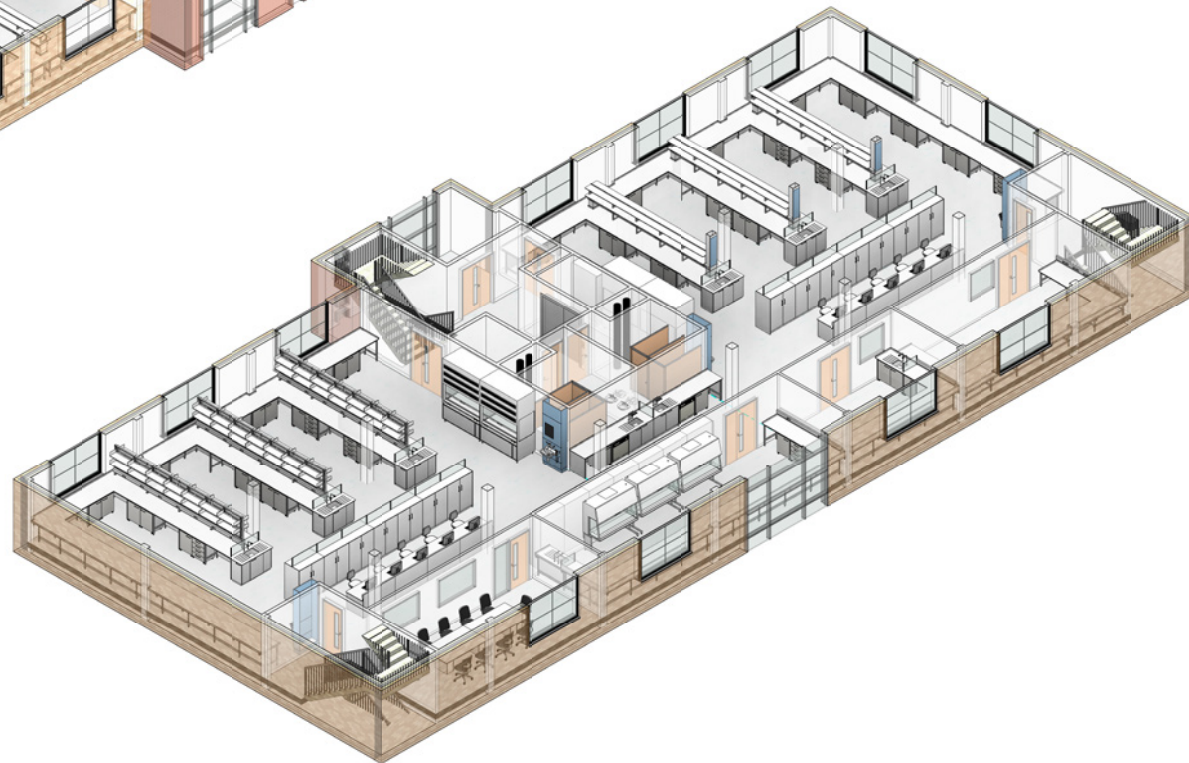
CLIENT
 Hamilton Land - Building 2 - The Oaks

DRAWN BY PC	CHECKED BY -	DATE 09/06/2022
SCALE (@A0)	PROJECT NUMBER RQ.502206	
DRAWING NUMBER C760255-02	REV A	

EXAMPLE LABORATORY LAYOUTS



1 First Floor - 3D View 1



2 First Floor - 3D View 2

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GENERAL NOTES:

SUBSTRATE INSTALLATION
THE WORKTOPS ARE 650mm HIGH (UNLESS STATED OTHERWISE), WITH A 50mm HIGH REAR UPSTAND.
WORKTOP MATERIAL IS 16mm TRESPA TOPLAB BASE

THE SUPPORTING FRAMEWORK IS Q 11 FRAME SYSTEM

THE UNITS ARE FROM OUR 'MOBILE AND STATIC' RANGE
CABINETS = 16mm M.MDF/WFC MELAMINE
FRONTS = 16mm M.MDF/WFC MELAMINE
HANDLES = LAB 192 17
WINGS = INTERNAL 107

THE LAB BENCHING IS FROM OUR 'M8' RANGE
TABLES = STEEL FRAME / TRESPA WORKTOP
CANTORS = 125mm SERVICE BRACK

SHELVING TO BENCHING:
LAB L1-05 = RS2 2 TIER REAGENT SHELVING WITH BUILT IN SERVICE RISER
LAB L1-07 = A51 ADJUSTABLE SHELVING SYSTEM WITH SHELF ENDS

FLOOR TO CEILING - 2700mm

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First Floor - 3D Views		
CLIENT		
Hamilton Land - Building 2 - The Oaks		
DRAWN BY PC	CHECKED BY -	DATE 09/06/2022
SCALE (@A0)		PROJECT NUMBER RQ.502206
DRAWING NUMBER C760255-08		REV A

EXAMPLE FLOOR LAYOUT



1 Second Floor - 3D View 1



2 Second Floor - 3D View 2

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GENERAL NOTES:

FURNITURE INSTALLATION

THE WORKTOPS ARE 600mm HIGH (UNLESS STATED OTHERWISE), WITH A 50mm HIGH REAR UPSTAND.

WORKTOP MATERIAL IS 16mm TRESPA TOP LAB BASE AND 25mm MDF/MFC MELAMINE

THE UNITS ARE FROM OUR '1 STATIC' RANGE:

CORNERS = 18mm M.MDF/MFC MELAMINE
FRONTS = 18mm M.MDF/MFC MELAMINE
HANDLES = L25 18" OF
HINGES = INTERNAL 120"

THE OFFICE DESKS ARE FROM THE ADAPT RANGE:
DESKS = STEEL FRAME / MELAMINE WORKTOP

FLOOR TO CEILING - 2700mm

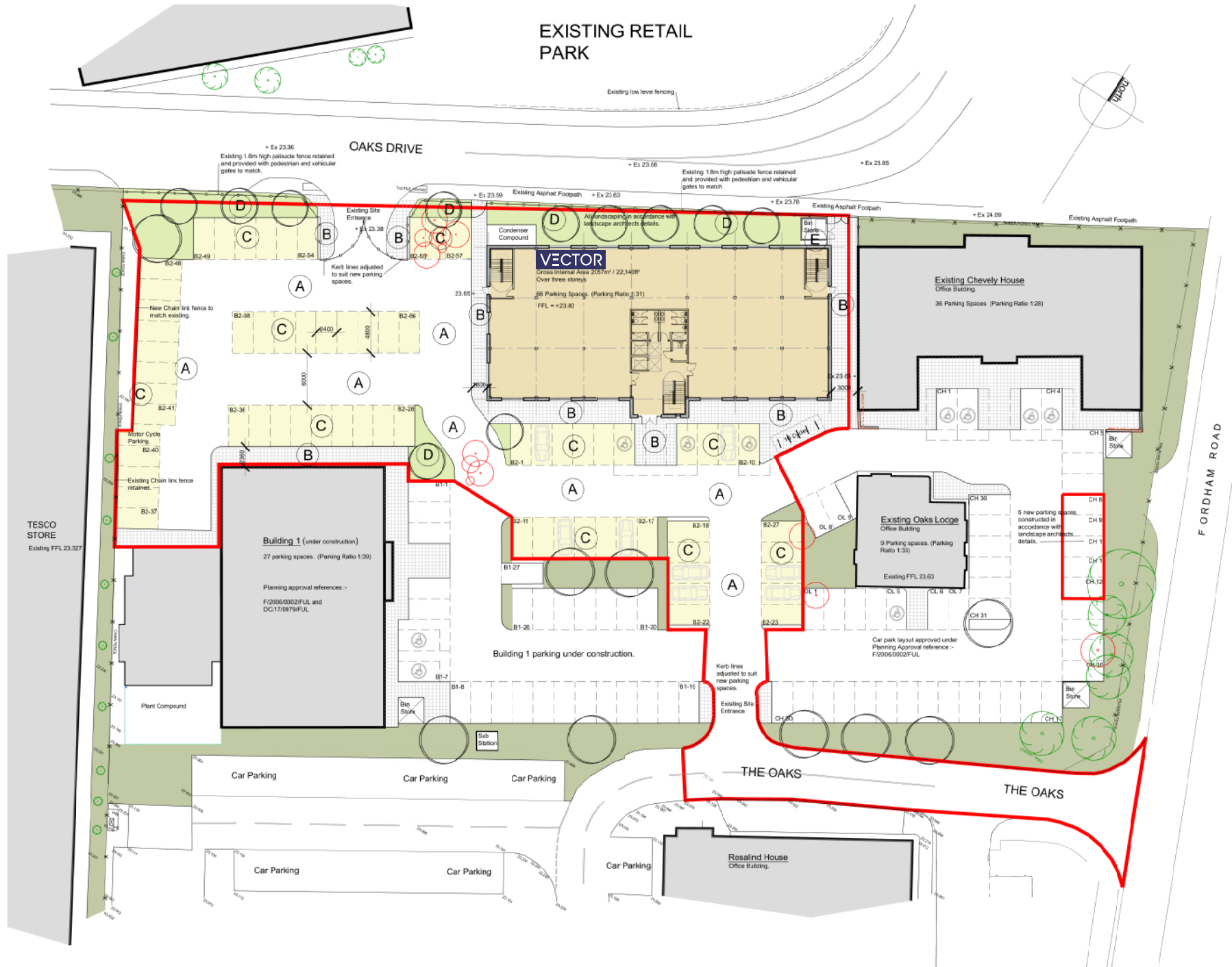
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Hamilton Land - Building 2 - The Oaks		
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SCALE (@A0)	PROJECT NUMBER	
	RQ.502206	
DRAWING NUMBER	REV	
C760255-14	A	

EXISTING RETAIL PARK





TRAVEL TIMES BY CAR

Wellcome Genome Campus **18 mins**

Cambridge Science Park **20 mins**

Granta Park **20 mins**

Addenbrooke's Hospital **25 mins**

Stansted Airport **40 mins**



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