

GRADE A OFFICE / LAB SPACE TO LET

Building 7300

7300

Suite 7310: Total 5,587 sq ft
Ground floor lab 2,833 sq ft
First floor office 2,754 sq ft

Suite 7320:
Ground and first floor from
2,290 sq ft up to 4,657 sq ft





Building 7300 is prominently set within 112 acres of business park with pleasant views over superb natural surroundings.

Designed with flexibility and divisibility in mind it suits a range of office and R&D occupiers seeking high profile, modern HQ style accommodation.

Both 7310 and 7320 have their own entrance from an elegant covered walkway and provide Grade A accommodation.



View from first floor of 7320

General specification

- New VRV air-conditioning
- Suspended ceilings
- Recessed lighting
- Full access raised floors with 200mm void
- 2.9 m clear floor to ceiling height
- 1.5 m planning grid
- Generous parking ratio
- Dedicated entrance available
- EPC Rating D(86)
- 24 hour on site manned park security and CCTV
- New male, female, accessible WCs and shower
- Covered bicycle parking

Ground floor 7310

- Lab fit-out
- Vinyl flooring
- Data/Power trunking
- Double door rear loading



Computer generated image

Ground floor

The ground floor space of 7320 is bright and welcoming and can be easily configured to allow for socially distanced work stations as well as break-out areas. The space is suitable for office or lab/R&D use.

The ground floor space of 7310 is fitted out for lab use and includes separate working rooms. It also benefits from double door rear loading.



Images show ground floor of 7320





Computer generated image

First floor

The first floors of both 7310 and 7320 benefit from large floor-to-ceiling windows which maximise the inflow of natural light. These open plan spaces lend themselves to a variety of desk and breakout area configurations.

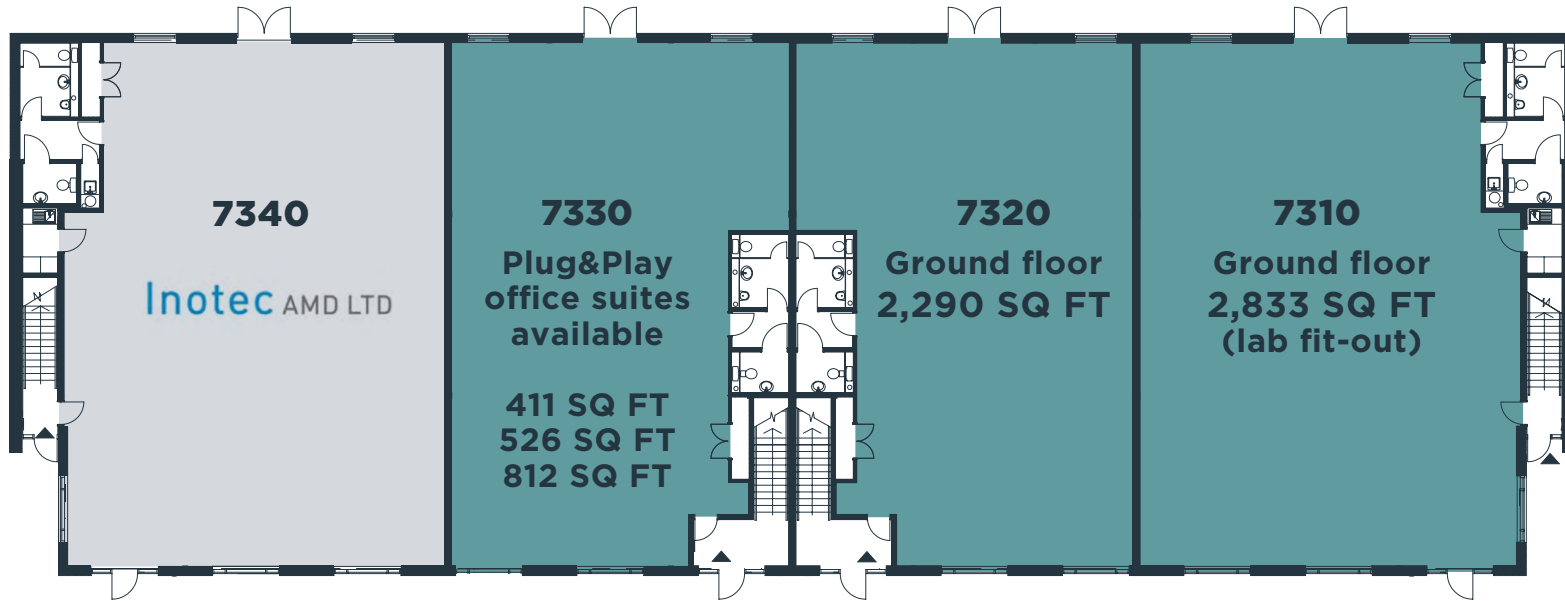
The first floor of 7310 is pre-fitted with three meeting rooms and a good quality kitchen/breakout area.



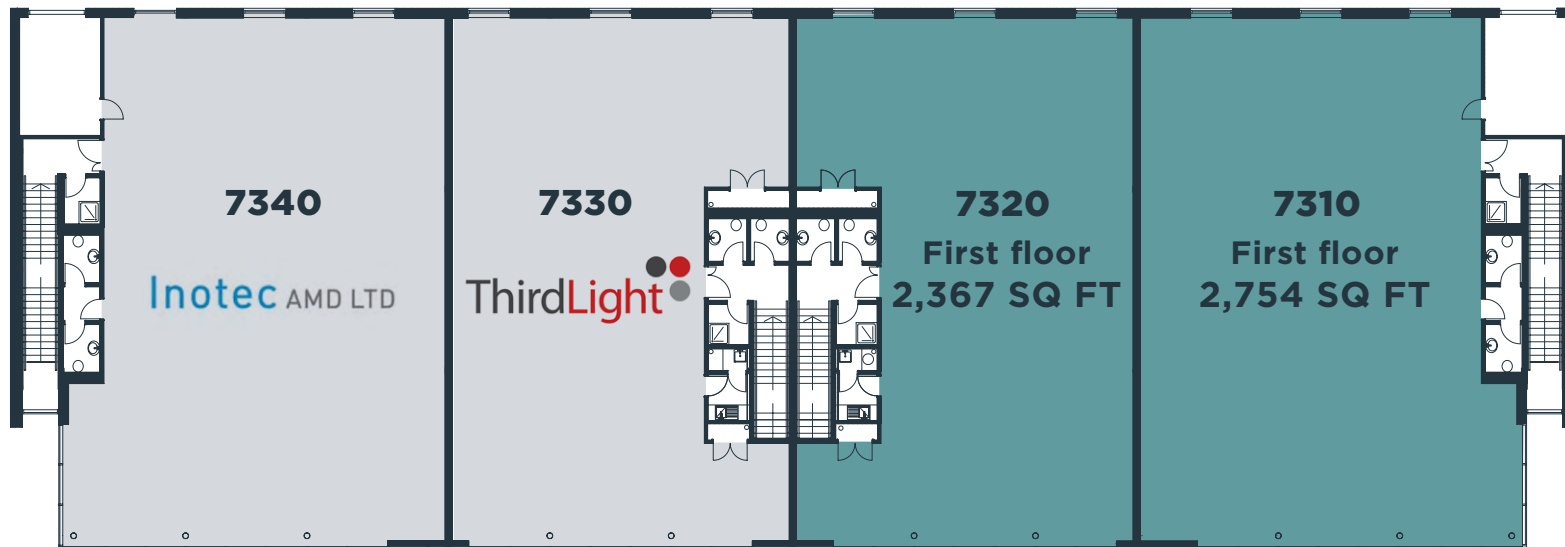
Images show first floor of 7320



Building 7300 Ground Floor



Building 7300 First Floor





Nature Reserve

Building 7300

cellixica

ONE BROKER INSURANCE

STEMCELL TECHNOLOGIES

seapura

Ely
9 miles

Vindis

ST. JAMES'S PLACE WEALTH MANAGEMENT

horizon INSPIRED CELL SOLUTIONS

The Boardwalk Centre



Shuttle Bus stop



Entrance

stobbs

highways england

A10

Cambridge Research Park

KIER

Central Cambridge
7 miles

TeraView

GRIFOLS

Enterprise

oval MEDICAL TECHNOLOGIES

Waterbeach Station
3 miles

CAMBRIDGE PHARMA AN SMC LTD COMPANY

biochrom

Cambridge North Station
5.5 miles

AMT APPLIED MEDICAL TECHNOLOGY

Development plots



ENTERPRISE ZONE

Cambridge Research Park has been awarded Enterprise Zone status, giving potential occupiers on the development benefits including a business rate discount of up to 100% for five years.



For more information please contact one of our letting agents.



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