

Building 2030



# flexible space

cambourne business park

CAMBRIDGE



A prominent building with offices to let

**From 6,768 sq ft (629 sq m) to 31,534 sq ft (2,930 sq m)**

in one of Cambridge's most vibrant business locations

# cambourne business park

CAMBRIDGE



## Building 2030

A unique and flexible office building of 48,930 sq ft (4,545 sq m) in one of Cambridge's most vibrant business locations

### A sense of place

The growing town of Cambourne, of which the business park forms an integral part, is now an established community and will become home to around 10,000 people.

Cambourne already provides its 5,000 residents with a host of amenities including two primary schools, a children's day nursery, a public Library, a doctor's surgery and dentist's surgery.

In addition to this, there are a range of high street shops, a supermarket and petrol station, and the four star, 120 bed, Cambridge Belfry hotel with health and fitness centre, restaurant, bars and conferencing facilities.

Residents and business park occupiers alike also benefit from a range of other leisure facilities including sports pitches, a pub, restaurants and acres of countryside and woodland walks.



### The flexible option

Just nine miles west of Cambridge City Centre, the 50 acre Cambourne Business Park is regarded as Cambridge's most exciting business location. Straightforward dual carriageway access via the A428 trunk road makes it one of the most accessible business destinations in Cambridgeshire. Prominently positioned near the main entrance to Cambourne and visible from the A428, Building 2030 provides highly specified office space overlooking the park's central boulevard and ornamental water feature.





### Planning


Cambourne's 'open' B1 planning permission gives leading office and R&D occupiers the opportunity to acquire the quality and scale of space they need in an attractive working and living environment close to Cambridge.

### Specification

- Four pipe fan-coil air-conditioning
- Suspended ceilings with recessed lighting
- 150 mm fully accessible raised floors
- Car parking (1 space per 241 sq ft)
- Dramatic, full height reception and street
- Building management system
- 1.5 metre building module
- Male and female toilets and showers on each floor

### Building 2030

Net internal areas

Floor	sq ft	sq m
Second	14,531	1,350
Let to	 GLOBAL GRAPHICS software	
First	15,565	1,446
Ground	15,969	1,484
<b>Total</b>	<b>46,065</b>	<b>4,279</b>

n.b. Floors can be configured to provide suites from 6,768 sq ft (629 sq m) upwards.

