

BUILDING 4010

50,000 SQ FT (4,645 SQ M)

AVAILABLE FOR PRE-LET OR PRE-SALE



An exceptional
building
Design excellence

Offering a complete
working and lifestyle
environment with
state-of-the-art offices in
a lakeside setting

cambourne business park

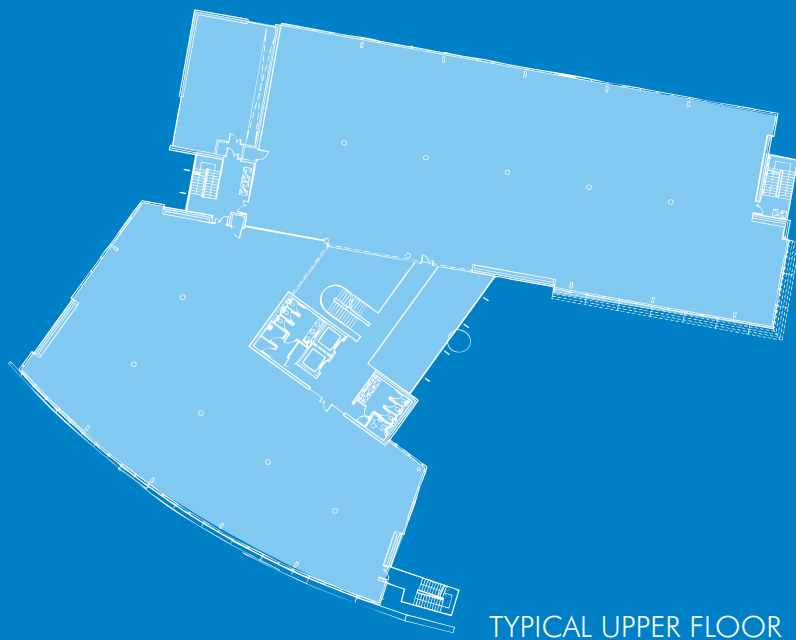
CAMBRIDGE

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Full height glazing surrounding large floors creates highly efficient, light filled office space. Maximum flexibility is just one facet of a superb specification designed to keep long term occupational costs to a minimum.

Building 4010 offers a sustainable solution for businesses seeking Grade A offices in a mature, landscaped business park environment.



SPECIFICATION

- Four pipe fan coil air conditioning
- Building management system
- Suspended ceiling, with recessed lighting
- 1.5 building module
- 150mm full accessible raised floors
- Male and female toilets and shower on each floor
- 200 Car parking spaces
- Dramatic full height reception
- BREEM 'Very Good'

LOCATION

Staff and visitors at Cambourne Business Park enjoy a congestion-free journey via the A428 dual-carriageway which links Cambridge to St Neots. Cambridge City centre is just 15 minutes and St Neots 5 minutes by road.

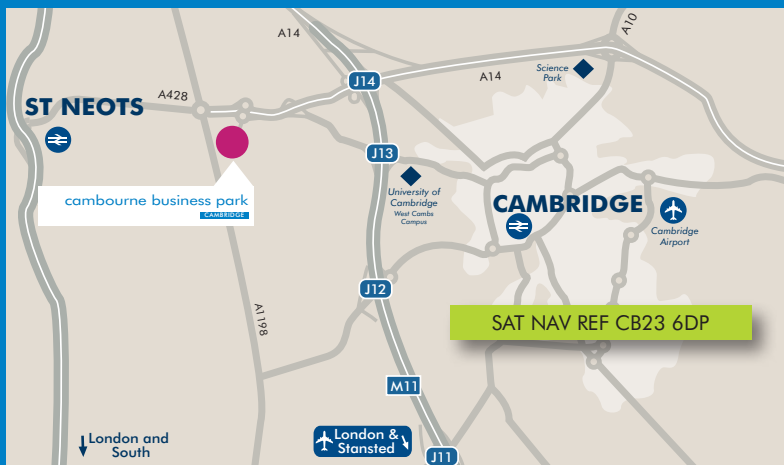
Direct train services run to London Kings Cross from both St Neots (journey time 35 minutes) and Cambridge (journey time 45 minutes).

A regular bus service runs to Cambridge every 20 minutes and a successful car-sharing scheme operates on the park.

PLANNING AND DELIVERY

Detailed planning consent is in place for Building 4010 and can be delivered 15 months from contact completion.

www.cambournebusinesspark.co.uk



A development by Development Securities and Wrenbridge Land



louise.williams@atisreal.com



rsadler@savills.com

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