

dales manor business park

UNIT H3 ■ SOUTH CAMBRIDGE ■ CB22 3TJ



TRISTAN
CAPITAL PARTNERS

CANMOOR



To Be Fully
Refurbished

Industrial Unit **To Let**
6,590 Sq Ft (612.2 Sq M)

Indicative image

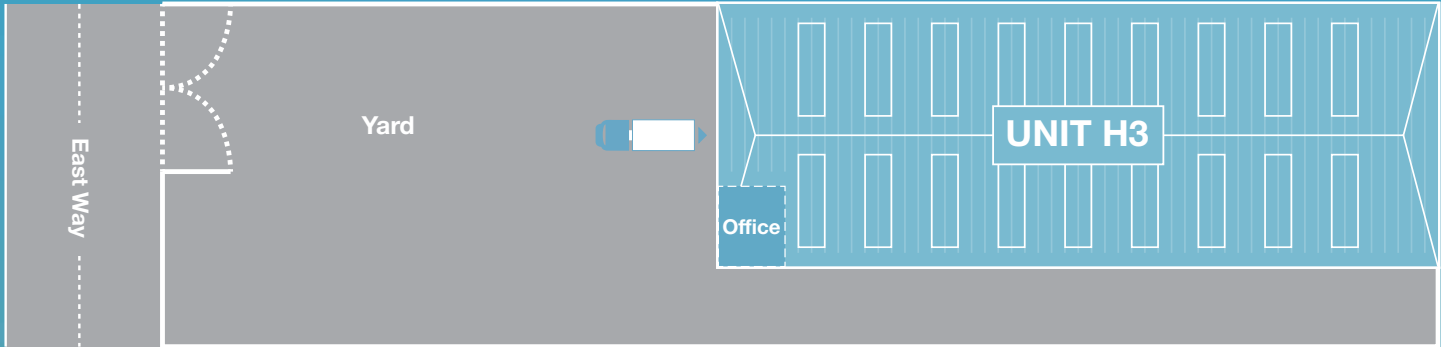
Discover the Future of Innovation at Dales Manor Business Park

The unit is scheduled to complete a comprehensive refurbishment to a high-quality specification that meets the demands of modern business.

Unit H3 is situated in the same ownership as the nearby Accelerator Park and directly adjacent to the new South Cambridge Science Centre. This is a dynamic hub for R&D, life sciences and production. This prime location boasts a vibrant blend of both global brands and local technology-based companies. The park has been designed to foster collaboration among like-minded businesses and individuals. Presently, our local occupiers include:



Specification



UNIT H3	SQ FT (GIA)	SQ M (GIA)
Warehouse	6,424	596.8
Office	166	15.4
TOTAL	6,590	612.2

4 METRE EAVES

ADDITIONAL PARKING AVAILABLE ONSITE

EPC B(26)

NEW LED LIGHTING IN OFFICE

HIGH POWER SUPPLY

PRIVATE SECURE YARD

REFURBISHED GROUND FLOOR OFFICES

NEW ELECTRIC PANEL HEATERS

NEW LEVEL ACCESS LOADING DOOR

NEW ROOF OVERLAY WITH 25 YEAR WARRANTY

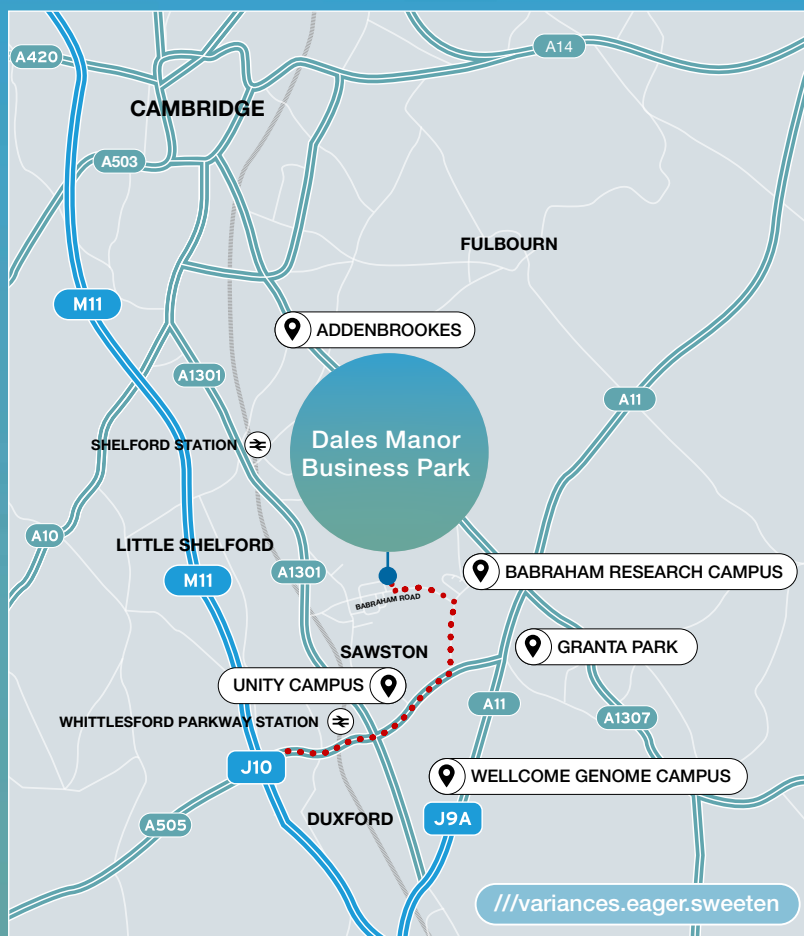
SECURE CYCLE STORAGE

In Good Company



Surrounded By Excellence

Dales Manor Business Park, just 6.5 miles south of Cambridge city centre in Sawston, benefits from excellent road connections via the A505, providing access to major routes like the M11, A11, A1(M), and A14. Nearby, Great Shelford and Whittlesford Parkway villages offer convenient mainline rail connections to Cambridge/London Liverpool Street line. Frequent services from Cambridge City railway station connect to London's King's Cross Station.



ROAD	MILES
A11	3.8
M11 J10	5.3
Cambridge	6.5
A1(M)	8
Stevenage	29.5
Central London	57

RAIL	MINS (From Cambridge)
Great Shelford	5
Cambridge North	8
Royston	20
Stevenage	41
King's Cross	48

AIR	MILES
Cambridge	9.9
Stansted	23.6
Luton	38.8
London City	50.7
Heathrow	70.1

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