



GATEWAY
CAMBRIDGE
M11 / A14

TO LET **25,637 SQ FT** MANUFACTURING AND LOGISTICS OPPORTUNITY



AVAILABLE NOW



gatewaycambridge.co.uk

Gateway Cambridge is an exciting new development set across five acres in North West Cambridge.

Ideal for manufacturing, logistics and trade counter opportunities and adjacent to the A14/M11 Junction, Gateway Cambridge benefits from excellent and easy access to road, motorway and public transport networks.

With a significant local workforce and nearby amenities, including Costa Coffee and Tesco Extra, the development is high quality, highly sustainable and designed to promote productivity and wellbeing.



25,637 SQ FT
AVAILABLE NOW

gatewaycambridge.co.uk

BUILDING 2A AHEAD OF ITS TIME

A Carbon Net Zero development with grade-A market-leading specifications including an EPC A+ rating, built to stand the test of time.



LED Lighting



20m Deep Yard



EPC A+ Rating



10 Metre Eaves Height

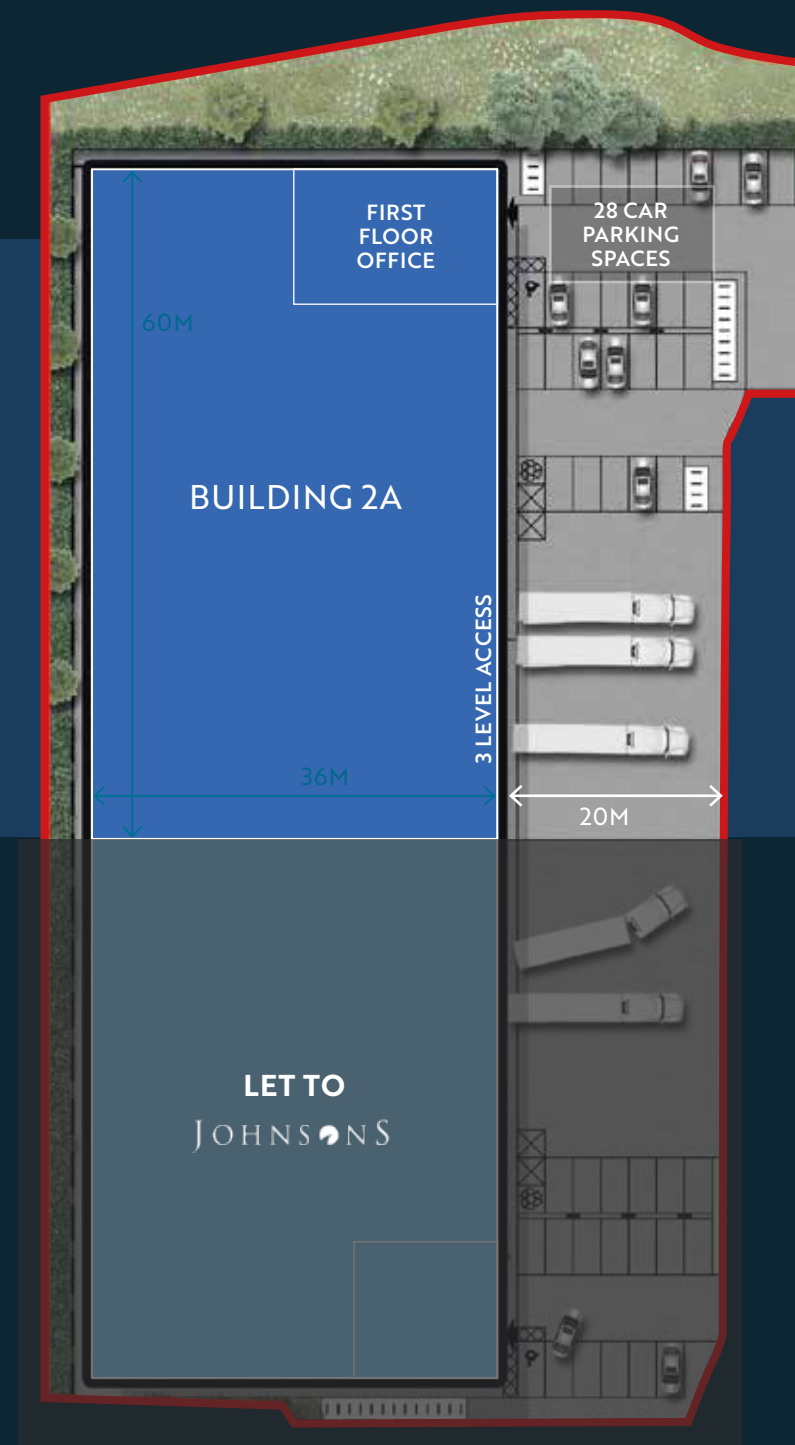


50% Photovoltaic Coverage

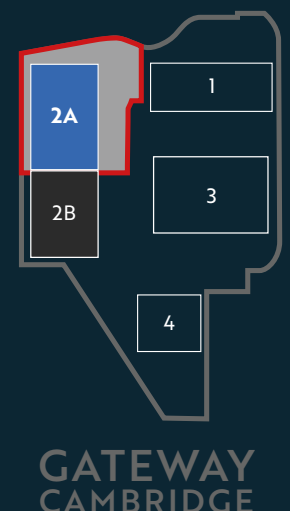


3 EV Charging Points

BREEAM®
★★★★☆
RATING: EXCELLENT



BUILDING 2A (GIA)		
	SQ M	SQ FT
Ground Floor	2,164	23,293
First Floor Office	218	2,344
TOTAL	2,382	25,637





25,637 SQ FT
AVAILABLE NOW



Scan to view
virtual tour



CITIES	DRIVE TIME	MILES
Cambridge City Centre	16 mins	8
Huntington	17 mins	12
Peterborough	40 mins	35
Northampton	55 mins	50
Central London	1 hour 10 mins	67
Birmingham	1 hour 30 mins	91

MAIN ROADS

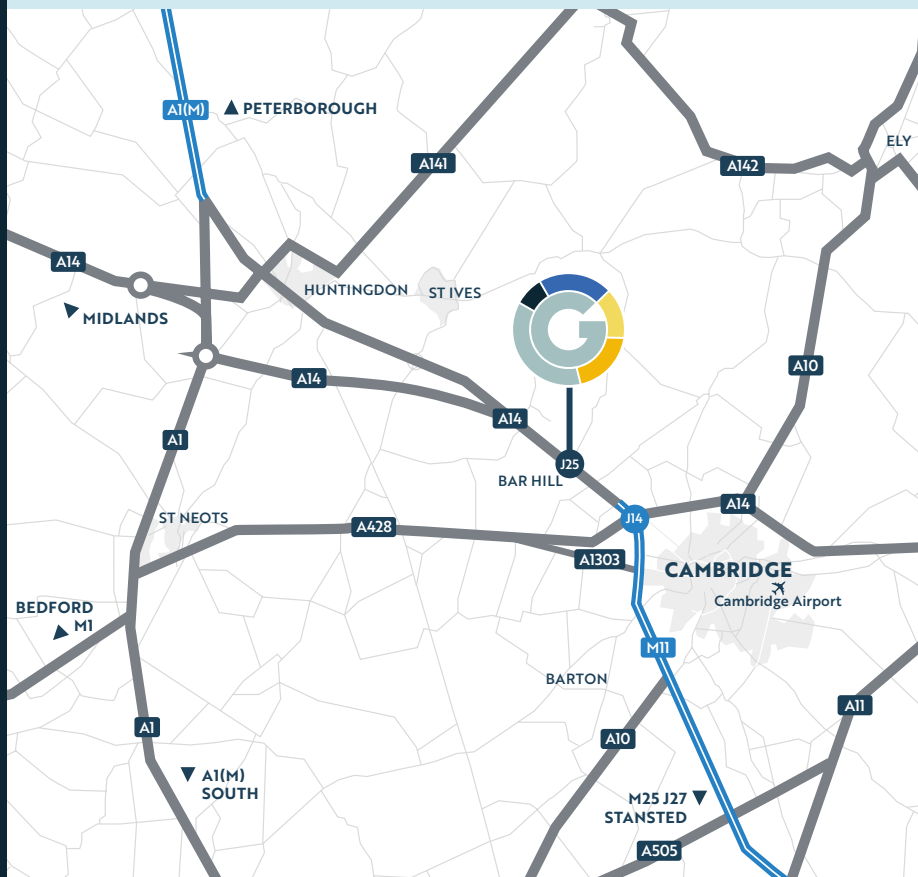
M11	4 mins	3
A1(M)	14 mins	13
M1	50 mins	38
M25	45 mins	45

AIRPORTS

London Stansted	30 mins	32
Luton	1 hour	44
Birmingham	1 hour 20 mins	84
East Midlands	1 hour 25 mins	89

PORTS

London Gateway	1 hour 5 mins	67
Felixstowe	1 hour 15 mins	75



SAT NAV: CB23 8UD



Agents:



Phillip Ridoutt
pridoutt@savills.com

Ross Hemmings
ross.hemmings@savills.com



Patrick Stanton
patrick.stanton@bidwells.co.uk

Walter Scott
walter.scott@bidwells.co.uk

Rory Banks
rory.banks@bidwells.co.uk

A development by:



gatewaycambridge.co.uk

Conditions under which particulars are issued: Savills & Bidwells for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Savills & Bidwell has any authority to make or give any representation or warranty whatever in relation to this property. VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. 17532 12.24 tasseldesign.co.uk