

CAMBRIDGE
RESEARCH PARK

Building 8200

SUITE C, 1ST FLOOR, CAT A OFFICE SPACE | 5,412 SQ FT

TOGETHER WE THRIVE

Shape your ideal workspace

Discover 5,412 square feet of Category A office space, ready to be tailored to your needs, in a bright, lakeside location at Cambridge Research Park.

The location provides excellent transport links, as well as the opportunity to make connections and collaborate with the innovative and game-changing organisations already established here.

BUILDING 8200 OFFERS:

Dedicated reception area

BREEAM Very good

Excellent parking





Be part of a connected ecosystem

420,000 SQ FT OF OFFICE, R&D AND LAB SPACE, SET WITHIN 112 ACRES OF NATURE

Cambridge Research Park is an extraordinary development, attracting innovating businesses in science and tech, who are pushing at the boundaries of human knowledge.

Between its strong sense of community, tranquil nature reserve and diversity of flexible workspace, the campus has already welcomed

a wide range of professional services organisations.

Enjoy speedy connections with Cambridge city centre a short drive away and Kings Cross just under an hour by train.

Join a growing, connected ecosystem of peers and prospective partners at Cambridge Research Park.

TOGETHER WE THRIVE.





Accommodation to meet your needs

The 5,412 sq ft first-floor office space overlooks the lake at the centre of the campus, providing an inspiring and tranquil working environment.

Available now as CAT A standard, this flexible floorspace can adapt for any business – whatever your size, sector or ambition.

Essential facilities, including accessible WCs and showers, are in a separate space on the same floor. There is an 8-person lift and ground-floor reception. You also benefit from dedicated car parking, covered bicycle storage, and 24-hour security onsite.



Disclaimer: Photography is of similar fitted space within the building and is shown for illustrative purposes only. The available floors are provided in CAT A condition.



8200 Suite C

Key Features

UTILITIES

Air source heat pumps

Energy-efficient heating and cooling

Full power supply with underfloor cabling

Recessed LG7 lighting

EPC rating A(19)

OFFICE SPACE

Dedicated server room

Shared breakout area

5,412 sq ft Cat A office space

VRF air-conditioning and ventilation

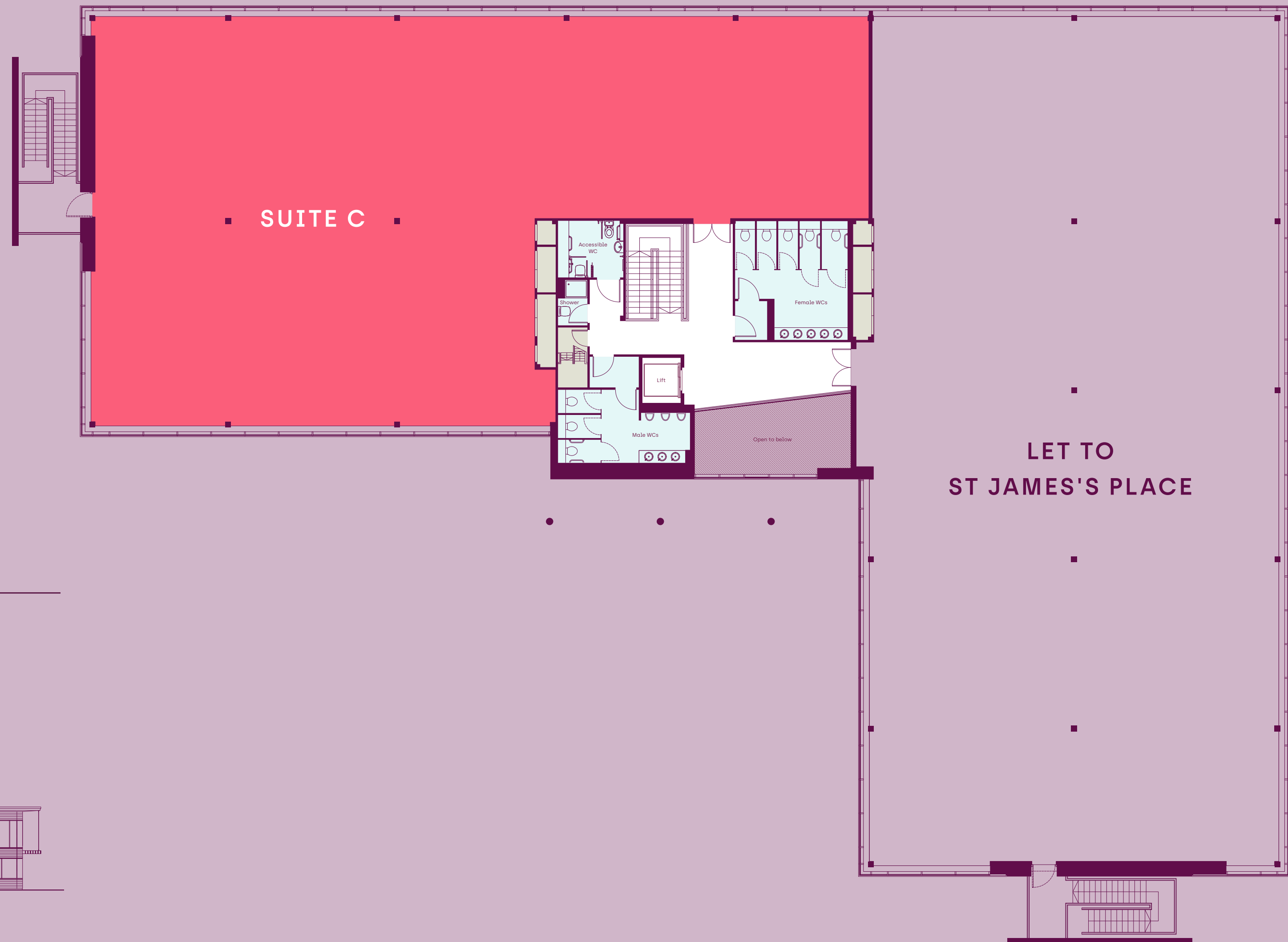
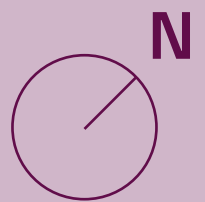
8-person lift

OTHER

Male, female, accessible WCs and shower facilities

Covered bicycle parking

Disclaimer: Photography is of similar fitted space within the building and is shown for illustrative purposes only. The available floors are provided in CAT A condition.



First Floor

SUITE C

5,412 sq ft (503 sq m)



-  Available space
-  WCs
-  Risers/Cupboards
-  Core

Space Plan

FIRST FLOOR, SUITE C

5,412 sq ft (503 sq m)

SUITE C OFFERS:

48 Desks (1400x800mm)

2 Meeting Rooms (x1 9 person / x1 6 person)

6 Single person phone pods

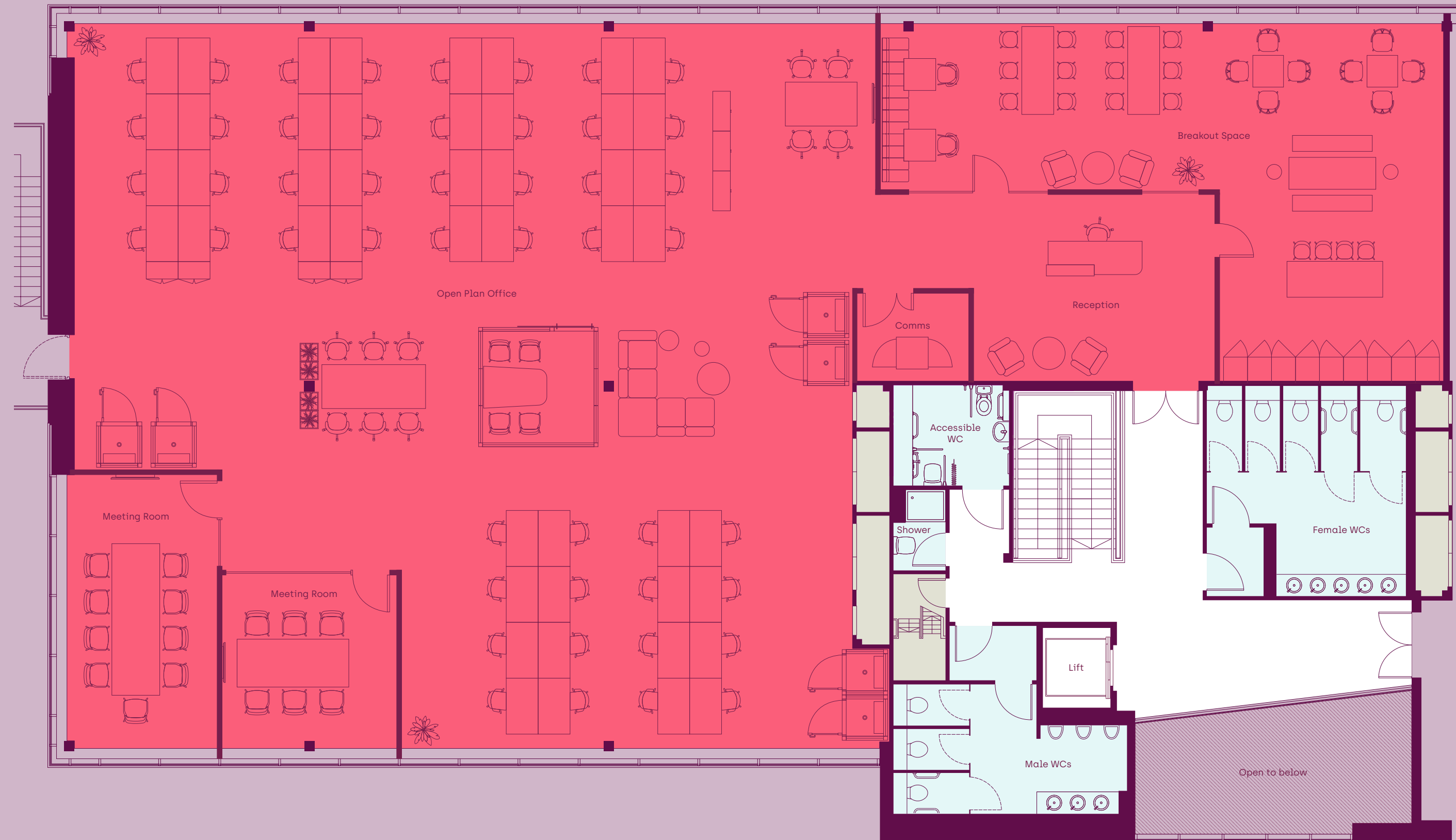
1 4-person meeting pod

2 Agile tables for collaboration

1 Reception area

1 Comms / server room

1 Large breakout space (for 38-42 people)



● Available space

● WCs

● Risers/Cupboards

● Core

Disclaimer: This will be delivered as CAT A space, so all specifications are purely indicative.

A campus designed for collaboration



Every element of Cambridge Research Park is designed to nurture the most stimulating environment for innovation.

Our picturesque lake and bountiful nature reserve allow tenants to engage in fast-paced, cutting-edge work amid tranquil surroundings, while the Boardwalk Café, a short walk from the building, is a popular stop for 1-2-1s and informal meetings.

Access is excellent, with dedicated cycle routes away from main roads, and the attractive Waterbeach development establishing 6,500 new homes within walking distance.

This is an environment that welcomes and retains talent.

Spaces to bring your ideas to life



From Building 8200, it's easy to become part of the stimulating business community here at Cambridge Research Park and across the city.

Access shared facilities such as fully-equipped meeting rooms, alongside a wide range of events and networking opportunities to aid collaboration.

Our Community Manager ensures everything runs smoothly so you can focus on what matters most to you. They act as the go-to for introductions, pilots, and community hires.





THE SITE

- Building 8200
- Cambridge Research Park
- Nature Reserve
- Development plots
- 1 Entrance
- 2 No 100 Bus Stop
- 3 Community Manager Office

PARK AMENITIES

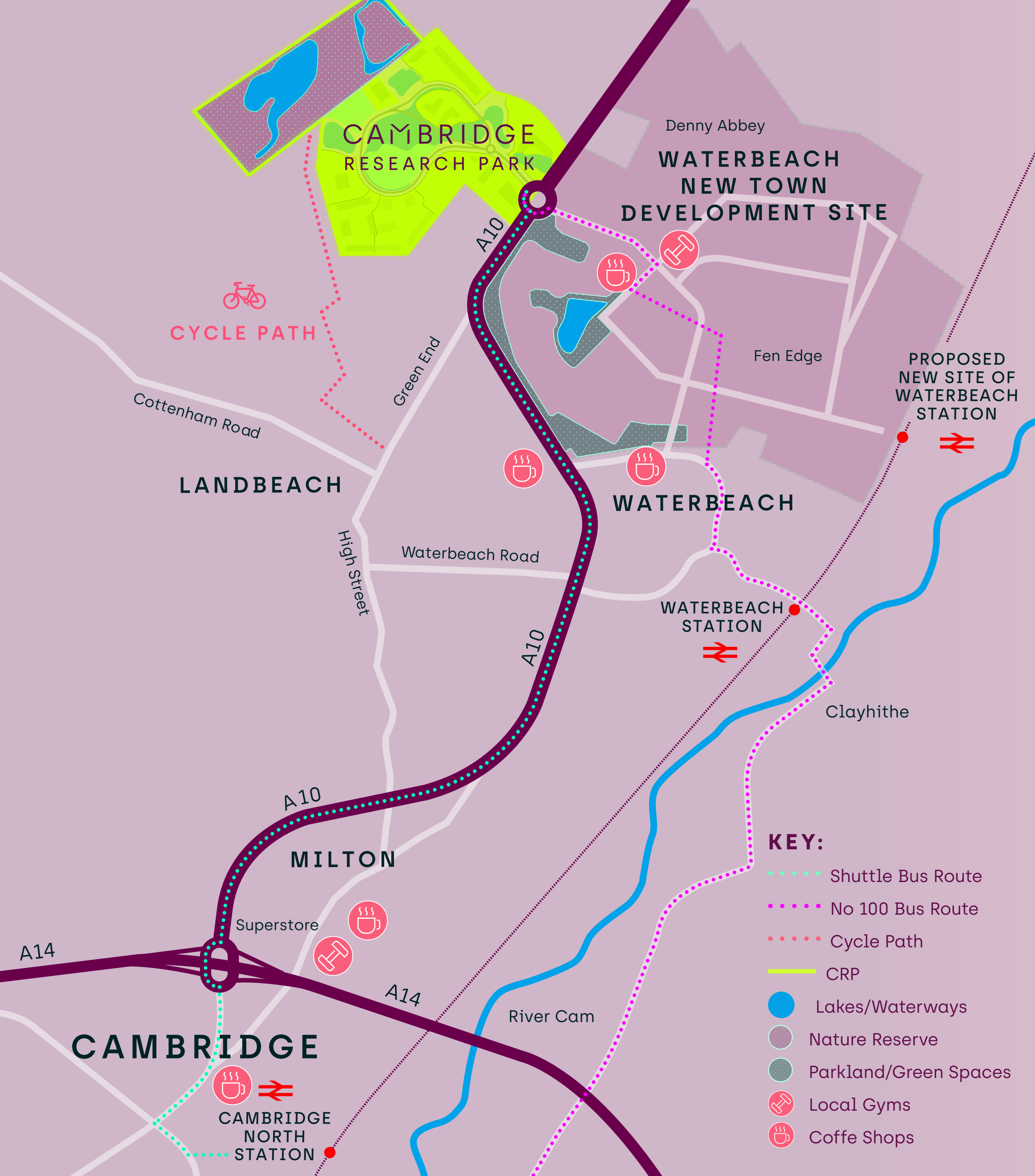
- Nature Reserve
- Shuttle Bus Stops

ONSITE AMENITIES AT 2500

- The Boardwalk Café
- Conference Space
- Meeting Rooms
- JLL Management Office
- Yoga

OCCUPIERS

1000	stobbs	Enterprise I	6100	Vindis	8200	centillion
	national highways	biochrom	7100	STEMCELL		St James's Place
	green + purple.	GRIFOLS	7200	cellXica		
2000	Clear-Com	UNIVERSITY OF CAMBRIDGE	7300	Transfer	9000	seapura
3000	KIER	SMC Ltd.	8100	NATROX		
	MICROCHIP	XARR		revvity		
		PocDoc				



Find your campus space

0.5 miles
to Waterbeach New Town

2.7 miles
to Waterbeach Station

5.5 miles
to Cambridge North Station

9 miles
to Ely or central Cambridge

9 mins
to A14

12 mins
to M11

**FOR MORE INFORMATION PLEASE CONTACT
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