



Two Mid-Tech Industrial Warehouse Units
33,668 – 67,354 Sq Ft
To Let

Mercers Row, Cambridge, CB5 8HY



Wrenbridge



FIERA
REAL ESTATE



WiredScore
PLATINUM

the row



A New Row for Innovation





The Row is an innovative industrial development designed to support the next generation of science and technology.

Located in the vibrant heart of Cambridge, it offers two state-of-the-art warehouse units with a strong focus on sustainability and operational efficiency. Positioned within the UK Innovation Corridor and the Oxford–Cambridge Arc, The Row provides the perfect environment for ambitious businesses looking to scale, innovate, and thrive.



Elevating Innovation in the Heart of Cambridge





67,384 Sq Ft

The Next in Line for Success

Unit 1	sq m	sq ft
Ground Floor	2,325	25,025
FF Office	804	8,661
Total (GEA)	3,130	33,686

Unit 2	sq m	sq ft
Ground Floor	2,324	25,013
FF Office	804	8,655
Total (GEA)	3,128	33,668



Roof
Lights



Excellent
Connectivity



LED Security
Lighting



Grade-A
Office Fit Out



Solar
PVs



Showers, Lockers &
Changing Facilities



4 Level
Access Doors



Strategically
Located



Self-Contained
Buildings Set in
Landscaped Grounds



10M Clear
Height



Target BREEAM
'Outstanding'



Landscaped Breakout
& Amenity Areas



3 MVA
Power Supply



Cycle
Storage





05

05

Space to Think. Room to Grow.

Cambridge's Sustainable Choice for Science & Tech

Self Contained Buildings
Set in Landscaped Grounds



WiredScore
'Platinum' Achieved



Target BREEAM
'Outstanding'



EPC A+ Rating



Solar PVs



Landscaped Breakout
& Amenity Areas



Cycling
Facilities

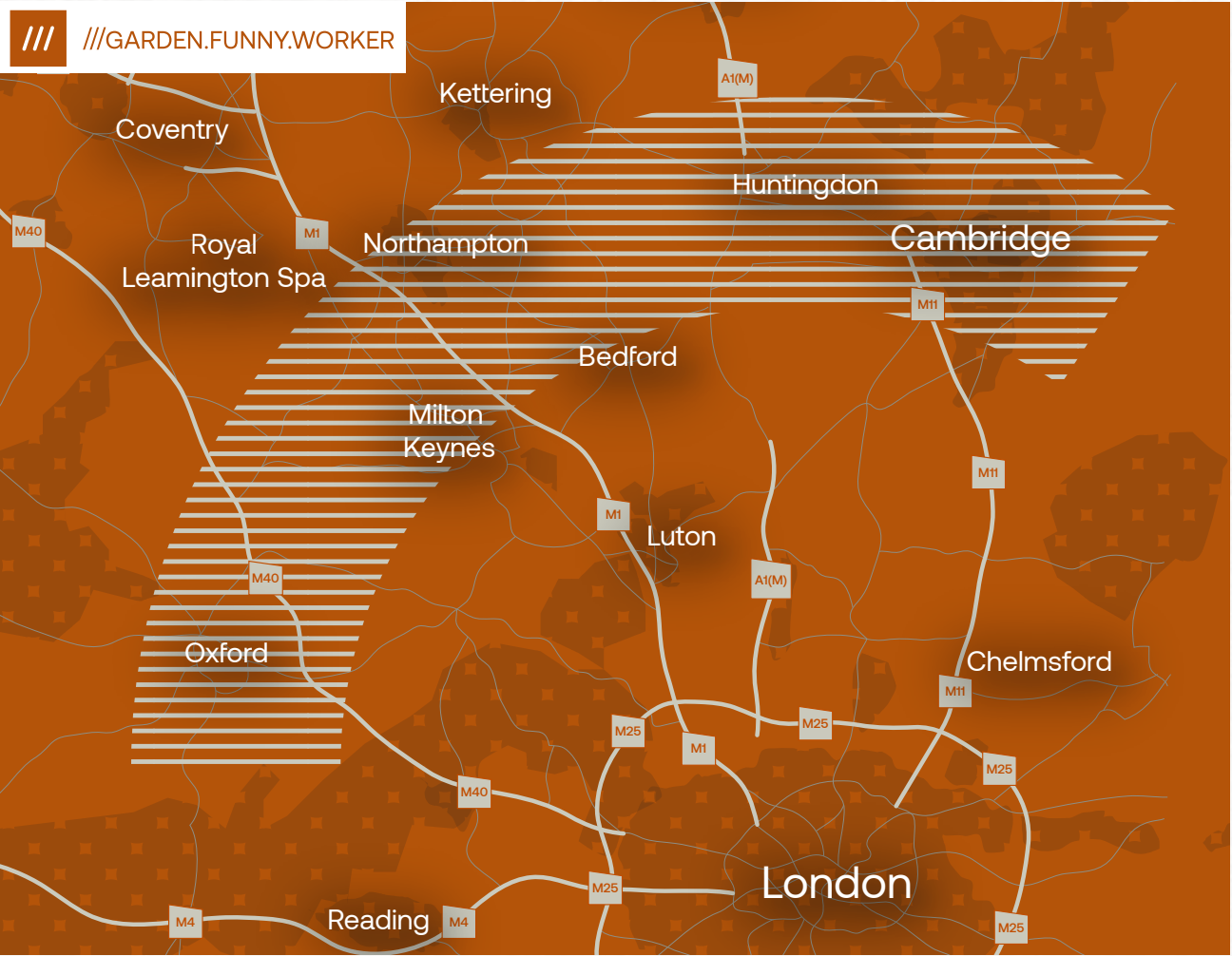


Bus Services



Sustainable
Materials Used



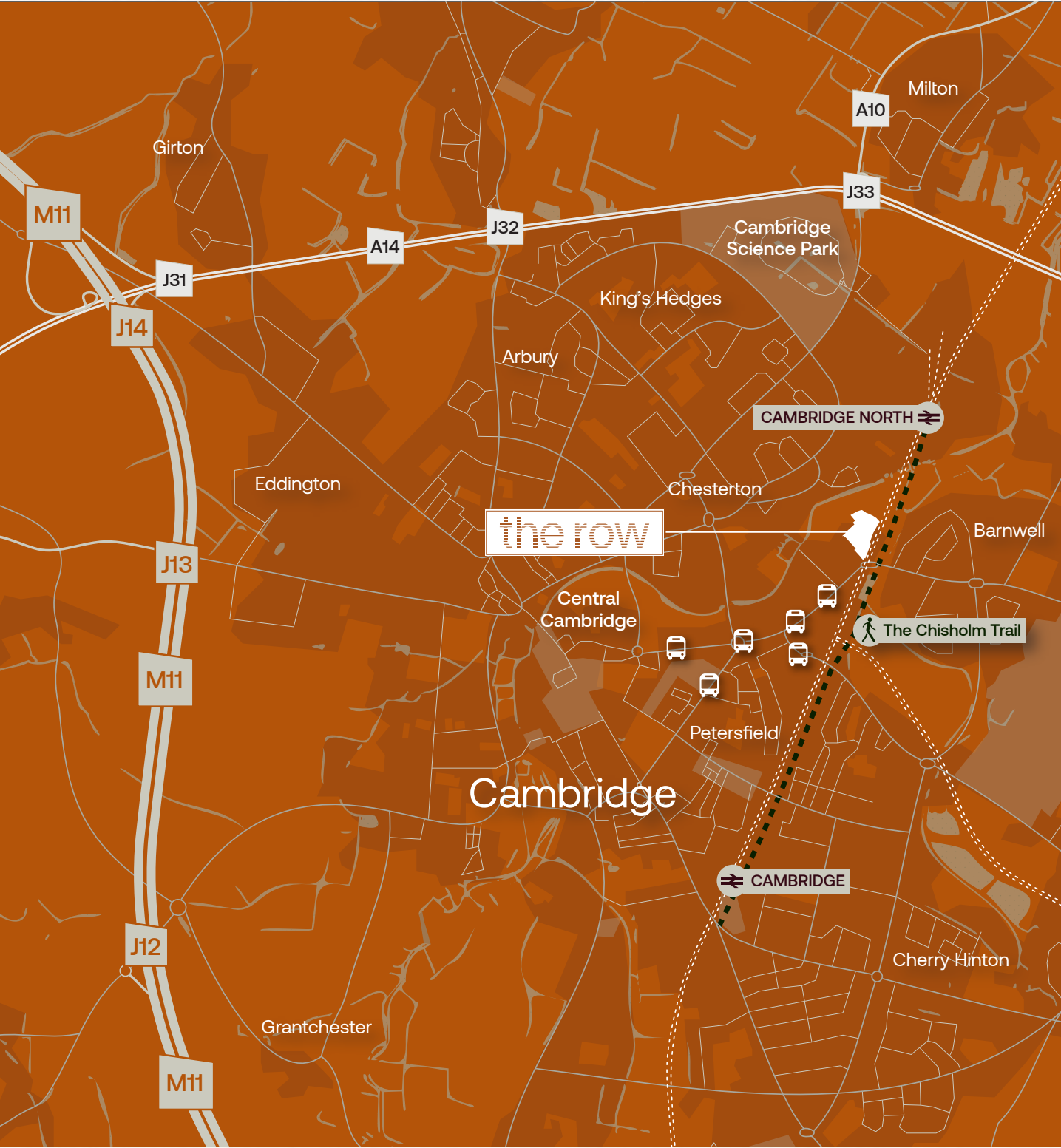


Front Row Access to the UK's Innovation Hub

Location Drive Time		Mins	Miles	Bus Stop Walking Distances		Mins	Miles
Central Cambridge		8	2.0	Science Park Shuttle Park		6	0.4
Cambridge Science Park		12	3.7	Retail Park (Via City Centre)		11	0.5
Central London		80	63.0	River Lane (To Newmarket)		12	0.5
				New St (To Addenbrookes)		15	0.7
Airports		Mins	Miles	Train Stations		Mins	
Cambridge City Airport		11	1.4	Cambridge Station		14	
London Stansted Airport		49	30.2	Cambridge North Station		15	
Luton Airport		75	46.5	London Kings Cross		53	
London Heathrow Airport		114	72.0	London Liverpool Street		73	
Gatwick Airport		120	94.0	Norwich		101	
Sea Ports		Mins	Miles	Ipswich		138	
Port of Felixstowe		74	60.7				

One of the UK's top cycling cities, with extensive network of cycle lanes and paths.

 [Click here to access cycle routes across Cambridge](#)



The Perfect Position in the Innovation Chain

From a logistics perspective, The Row is positioned for seamless freight and last-mile distribution. With direct access to the M11 and A14 – two of the UK's most important logistics corridors – the site connects efficiently to London, the Midlands, Stansted Airport, and the Port of Felixstowe.

Whether serving local, national, or international markets, The Row offers exceptional connectivity for businesses reliant on fast, flexible supply chains.



More Than a Workplace: Discover Cambridge Living

Cambridge offers an exceptional quality of life, enriched by people-focused amenities that make everyday living more rewarding. From enjoying a morning coffee by the River Cam to a relaxed bistro lunch, the city is designed for calm, connection, and community.

Families benefit from excellent childcare at Bright Horizons Nursery, while wellbeing is supported through Revolution Health & Fitness and convenient services like ParkBarbers. Food lovers have many choices at foodPark. It features a lively mix of independent street food vendors.

It all adds up to a city that blends work and lifestyle effortlessly, where innovation meets everyday comfort.



The UK's 'Golden Triangle' made up of Cambridge, Oxford and London



£111 bn annual contribution to the economy



Over 600 life science companies



More than 800 high-tech manufacturing companies



308.7 patent applications per 100k people, the UK's highest, over twice the next highest location



Home to 26,000 companies

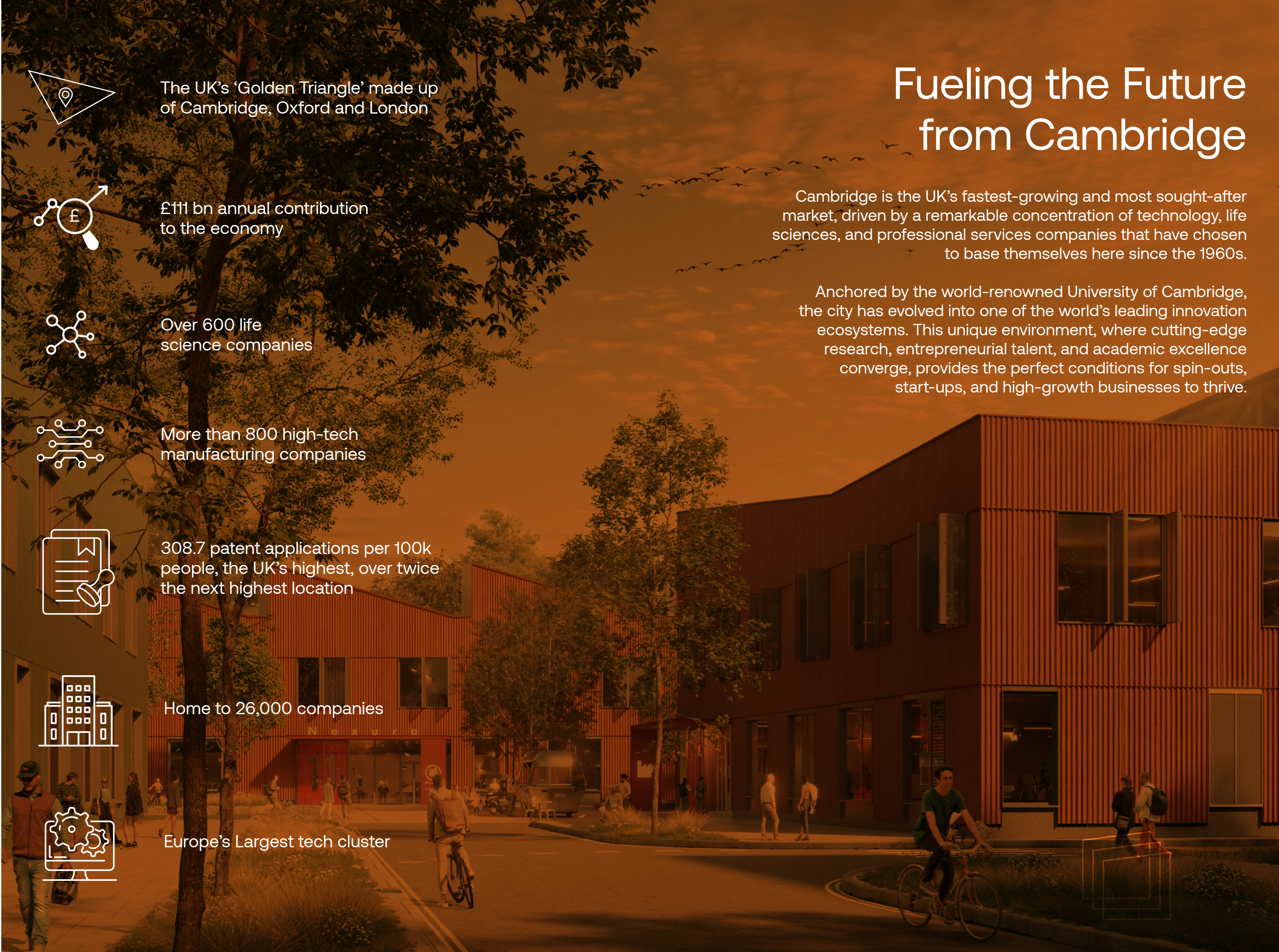


Europe's Largest tech cluster

Fueling the Future from Cambridge

Cambridge is the UK's fastest-growing and most sought-after market, driven by a remarkable concentration of technology, life sciences, and professional services companies that have chosen to base themselves here since the 1960s.

Anchored by the world-renowned University of Cambridge, the city has evolved into one of the world's leading innovation ecosystems. This unique environment, where cutting-edge research, entrepreneurial talent, and academic excellence converge, provides the perfect conditions for spin-outs, start-ups, and high-growth businesses to thrive.



Where Business Falls Into Place



the row



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