



BUILDING 2020

7,000 TO 36,000 SQ FT OF FLEXIBLE
OFFICE SPACE AVAILABLE

CAMBOURNE, CAMBRIDGE CB23 6DW



SPECIFICATION



WELCOMING STAFFED RECEPTION

New kitchenette/tea point
in the main reception.



FLEXIBLE OFFICE SPACE

Open plan
Office Space



END OF TRIP FACILITIES

Bike storage, WCs and shower
available on-site



EFFICIENT ACCESS

Two passenger lifts
serving all levels



DEDICATED PARKING

xx car spaces with electric charging
points (1:250 sq ft)



ALWAYS ON

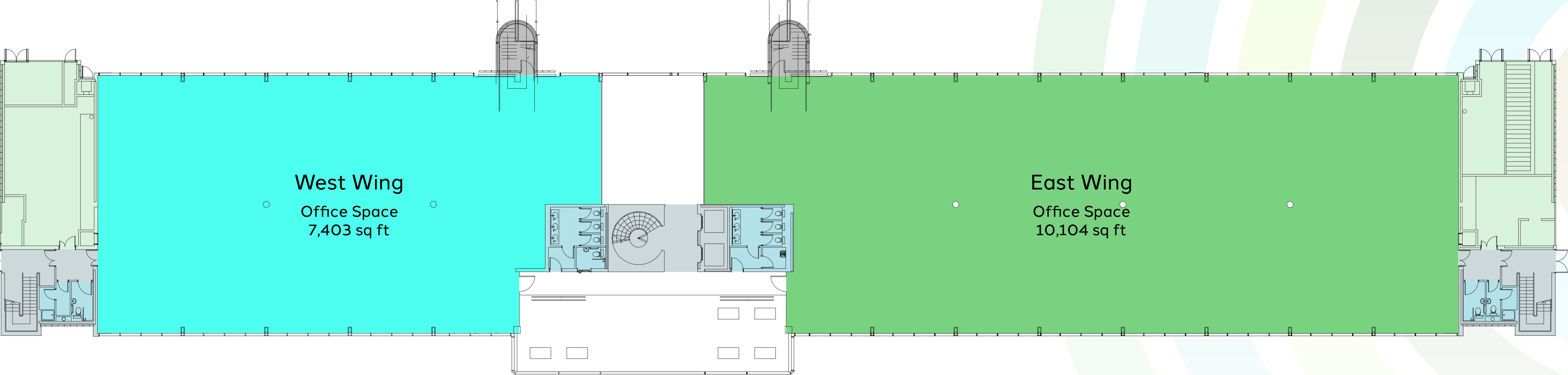
24-hour
security staff



FIRST FLOOR

17,507 SQ FT
FLEXIBLE OFFICE SPACE
AVAILABLE

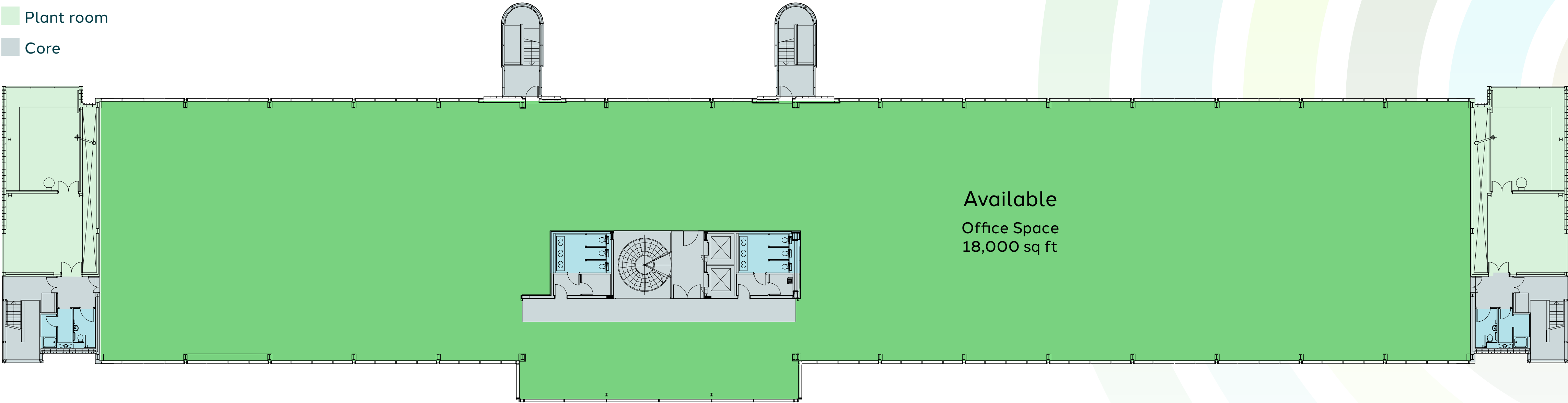
- East wing
- West Wing
- Toilets
- Plant room
- Core



SECOND FLOOR

c.18,000 SQ FT
FLEXIBLE OFFICE
SPACE AVAILABLE

- Available January 2027
- Toilets and showers
- Plant room
- Core

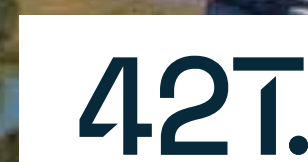
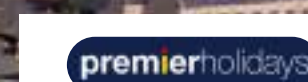
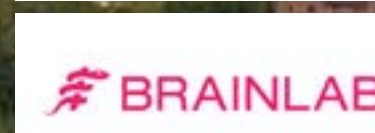
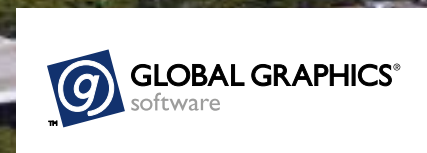


FIRST FLOOR: EAST WING



FIRST FLOOR: EAST WING





Building 2020

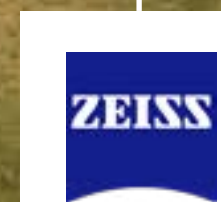
Building 2010

Building 1010

Building 1020

Building 2030

Building 1030



OUR COMMUNITY

JOIN OUR
ESTABLISHED
CAMPUS
COMMUNITY

Imagine yourself here...

Join over 40 dynamic companies all working at the forefront of important industry sectors critical to the future health of the UK economy, including medical research technology specialists, Carl Zeiss; fabless semiconductor company, MediaTek and Rakon, one of the world's largest manufacturers of frequency controlled products and timing solutions.

LOCAL AMENITY

EVERYTHING
WITHIN REACH

We are lucky to be part of the Cambourne community and reap many benefits from being at the heart of it. Swimming, gym and fitness classes; independent coffee shops; supermarket convenience and a nature reserve all on our doorstep.



Park lake



Cambridge Belfry Hotel & Spa



Local Amenity

- Education

 - 1. Cambourne Village College
 - 2. Hardwick & Cambourne Community Primary School
 - 3. Monkfield Park Primary School
 - 4. Jeavons Wood Primary School
- Food & Drink

 - 5. Future On-Site Café
 - 6. Monkfield Arms
 - 7. Greens Café
 - 8. Rainbow Bakery
 - 9. Domino's Pizza
- Retail & Convenience

 - 10. Morrisons
 - 11. Home Bargains
 - 12. Co-op Food Store
- Hotels

 - 13. Holiday Inn
 - 14. Cambridge Belfry Hotel & Spa
- Health & Wellbeing

 - 15. Lloyds Pharmacy
 - 16. Cambourne Nature Reserve
 - 17. Cambourne Sports Centre



OUR LOCATION

GO WITH THE (COUNTER) FLOW

Cambourne is located on the A428, seven miles from Junction 14 of the M11 (8 mins by car) and only 10.3 miles from Cambridge and its amazing ecosystems for research, investment and talent, which are fuelling growth in the region. Close enough to Cambridge and the important clusters but counter to the traffic congestion that affects the city, the Campus also enjoys ample on-site parking.



- CYCLING TIME
- Cambridge West: 40 mins
 - St Neots: 45 mins



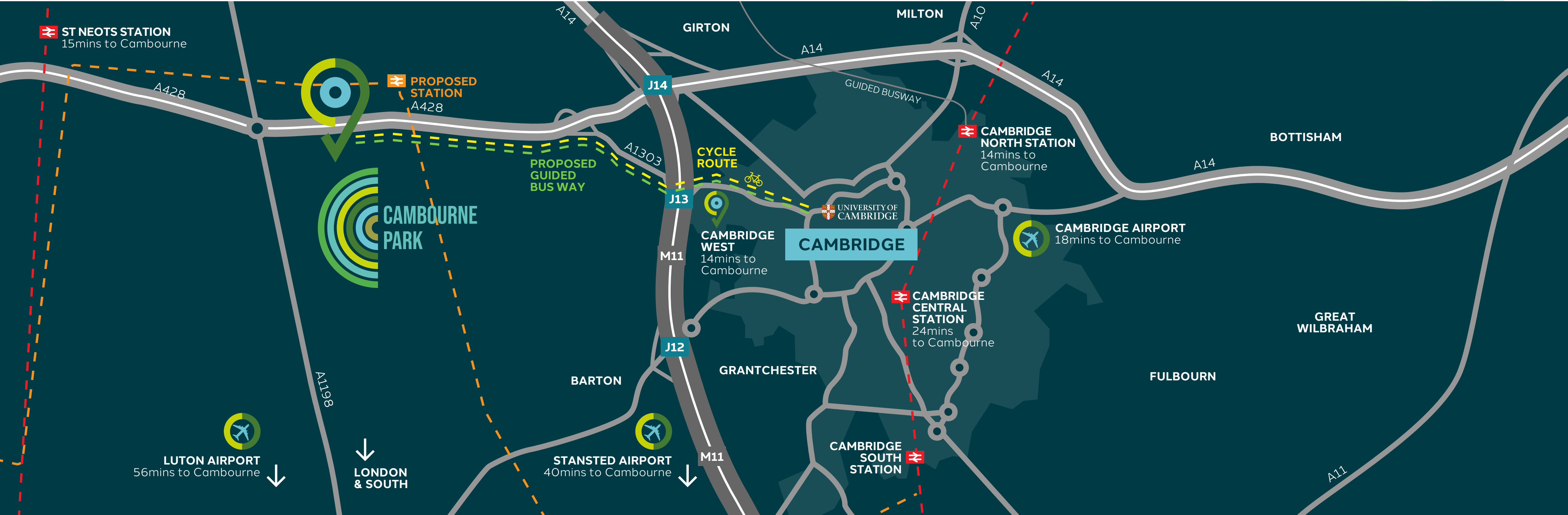
- STATIONS FOR LONDON
- Cambridge North: 14 mins
 - St Neots: 15 mins



- INTERNATIONAL AIRPORTS
- London Stansted: 40 mins
 - London Luton: 56 mins



- SCIENCE & TECH LOCATIONS
- Cambridge Science Park: 13 mins
 - Cambridge Biomedical Campus: 18 mins



Introducing British Land

British Land is one of the UK's largest listed real estate companies: a FTSE 100 business with over 170 years' experience and a 500-strong team creating the conditions for ambitious organisations to grow.

Our portfolio spans London, Oxford, Cambridge and Surrey, covering and we partner with a range of customers from early-stage startups to global brands.

Our places provide everything businesses need at every stage of growth and our campuses are active ecosystems. We own, design, manage and run every single aspect of our campuses, so we are in a unique position to fully shape the experience and support our customers as they scale.



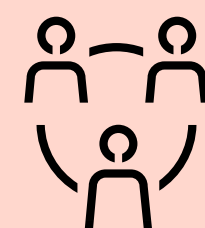
FTSE 100

LISTED COMPANY
70+ YEARS



500+

EXPERT TEAM



26M sq ft

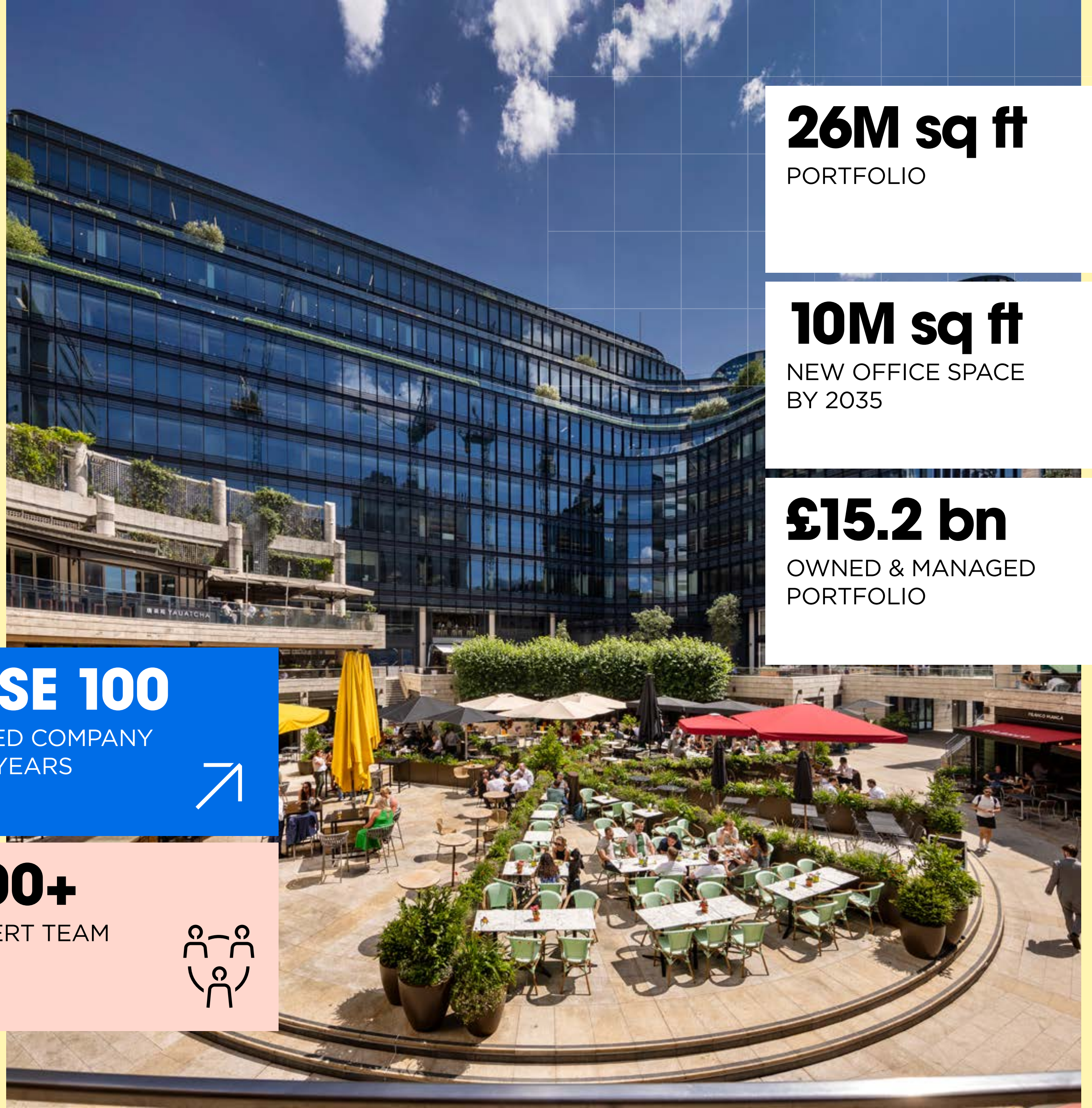
PORTFOLIO

10M sq ft

NEW OFFICE SPACE
BY 2035

£15.2 bn

OWNED & MANAGED
PORTFOLIO





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