

CAMBRIDGE  
RESEARCH PARK

# Building 7200

AVAILABLE NOW

NEWLY REFURBISHED OFFICE AND R&D SUITES

3,675–11,895 sq ft

TOGETHER WE THRIVE



# Excel in a growing business ecosystem

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## **BUILDING 7200 OFFERS:**

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Contemporary new reception area with touchdown workspaces

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New end-of-journey and shower facilities

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Refurbished office and R&D space

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Excellent parking

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# Take your thinking further, faster

Designed for occupiers in science and tech pushing at the boundaries of human knowledge, Cambridge Research Park is an exciting development, set in 112 acres of green space. Offering flexible offices, R&D, MidTech and industrial facilities, it's a place where collaboration flourishes and businesses grow.

Supported by a dedicated community manager, the park features modern amenities including meeting rooms, conference rooms, event programmes, end-of-trip facilities and a lakeside café. Excellent transport links and extensive outdoor spaces, from a 38-acre nature reserve to trails for walking, running and cycling, create an inspiring environment where people and businesses thrive.



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## OFFICE / R&D SUITES

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Newly refurbished to CAT A layout

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600x600 suspended ceiling grid

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2.85m raised floor to finished ceiling height

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Capped services for future kitchen/tea point installation

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New LED lighting with occupancy and daylight controls

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Ceiling void mounted four-pipe air conditioning system, providing heating, cooling and fresh air

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### Ceiling void

Suite 01 & 02 [GF] 770mm;  
Suite 03 [1F] 1530mm

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### Floor void

Suite 01 & 02 [GF] 184mm  
Suite 03 [1F] 135mm

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Building-wide access control system

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## BUILDING

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Newly refurbished reception with co-working spaces

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New communal kitchenette

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Newly refurbished WCs on the ground and first floor

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Four new combined shower and changing cubicles

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Large drying room

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New fully accessible WC and shower facility

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Ground floor double door loading bay access

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Rear parking spaces

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Car parking ratio 1:250

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Fully accessible raised floors

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Building 7200  
key features



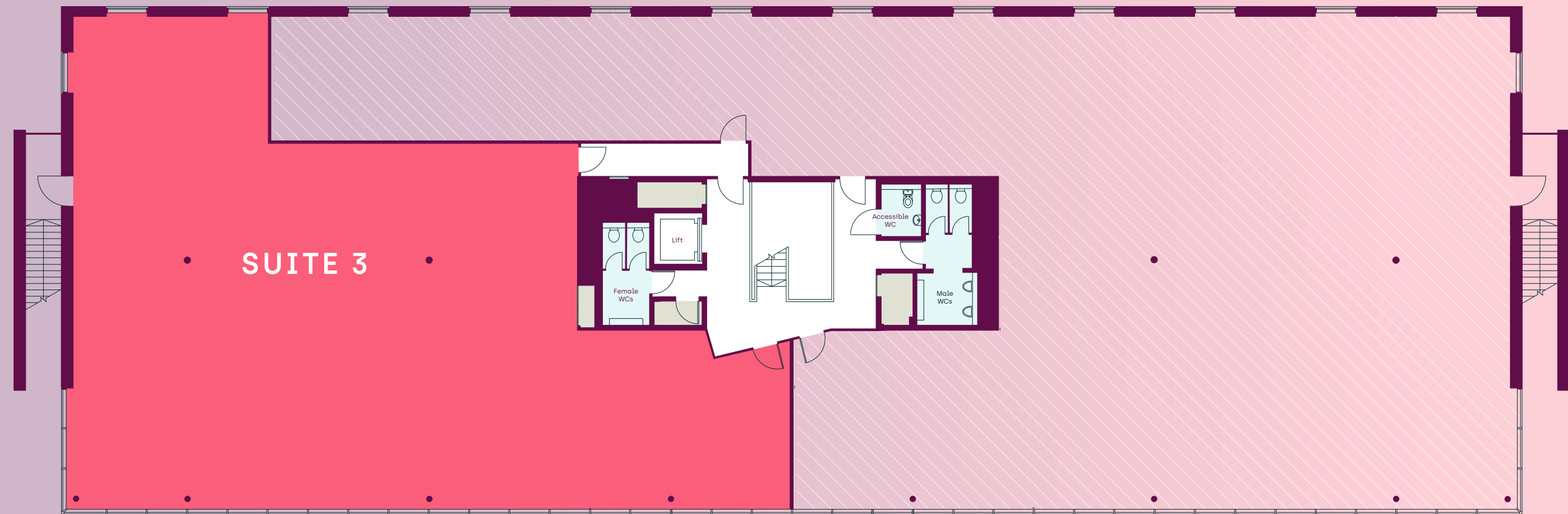
Computer Generated image with modification to retained floor for marketing purposes



# First Floor

SUITE 3

3,675 sq ft [341 sq m]



# Ground Floor

SUITE 1

3,711 sq ft [345 sq m]

SUITE 2

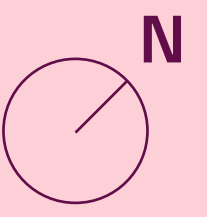
4,509 sq ft [419 sq m]



- Available
- WCs
- Showers
- Risers/Cupboards
- Core
- Let to Cellixica



Disclaimer: CGI produced for Cambridge Research Park by BCR Infinity Architects. This image is for illustrative purposes only; all specifications, finishes, and layouts are purely indicative. Space to be delivered as CAT A.



# Space Plan

GROUND FLOOR, SUITE 1

3,711 sq ft (345 sq m)

## SUITE 1 OFFERS:

35 Desks

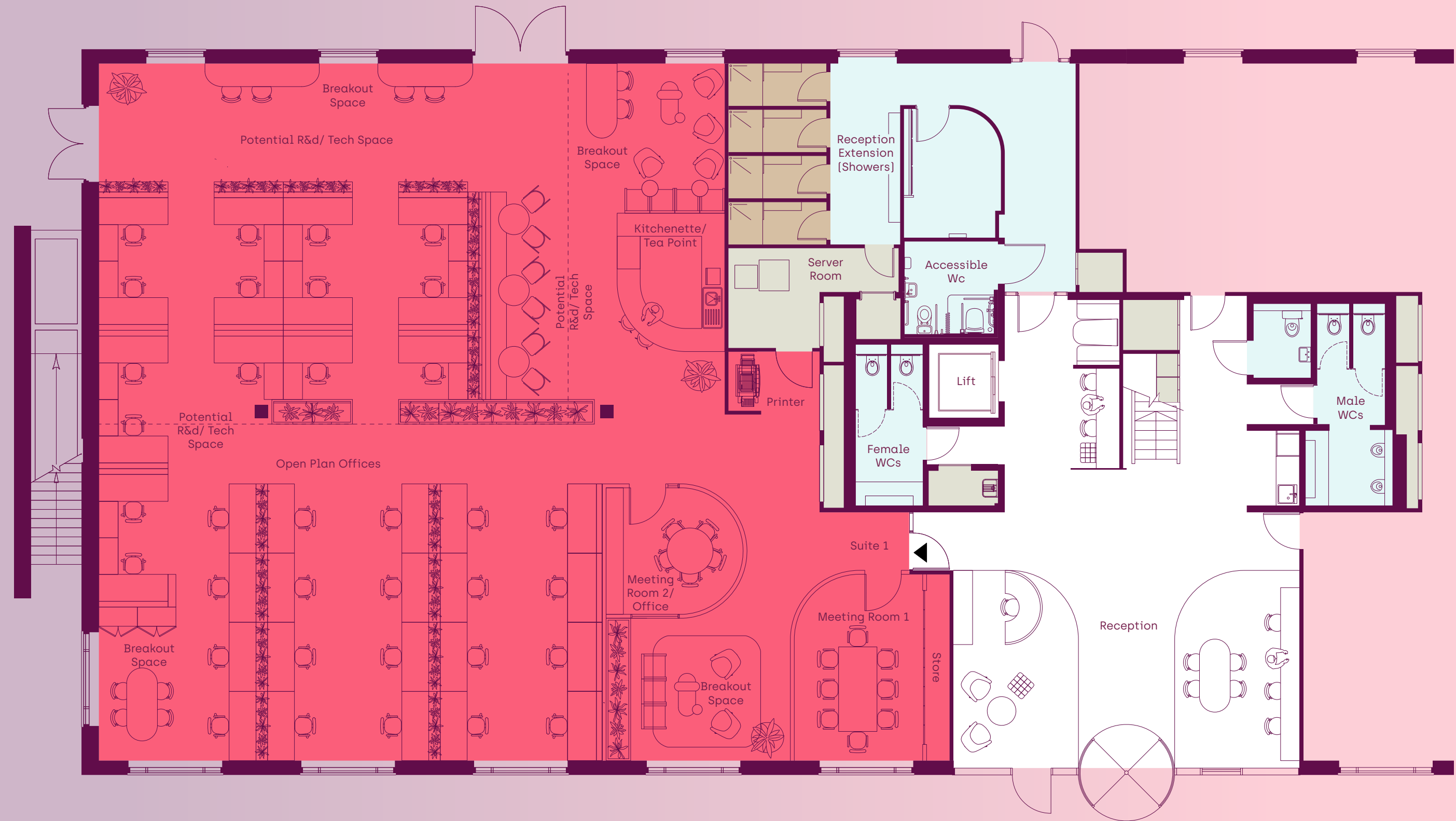
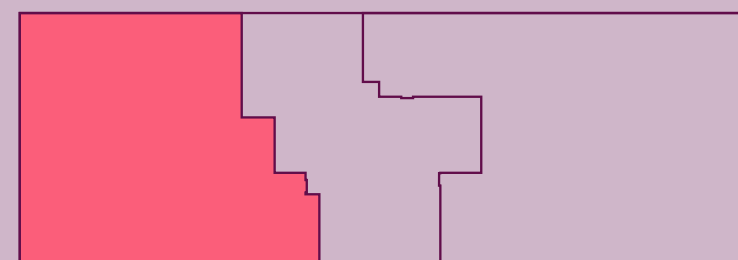
2 Meeting rooms [1x 5 person/ 1x 8 person]

4 Breakout spaces

2 Collaboration zones

1 Kitchenette / tea point

1 Comms/ Printer zone



● Available

● WCs

● Showers

● Risers/Cupboards

● Core

Disclaimer: Designed by BCR Infinity Architects, this will be delivered as CAT A space, so all specifications are purely indicative.



### THE SITE

- Building 7200
- Cambridge Research Park
- Nature Reserve
- Development plots
- 1 Entrance
- 2 No 100 Bus Stop
- 3 Community Manager Office

### PARK AMENITIES

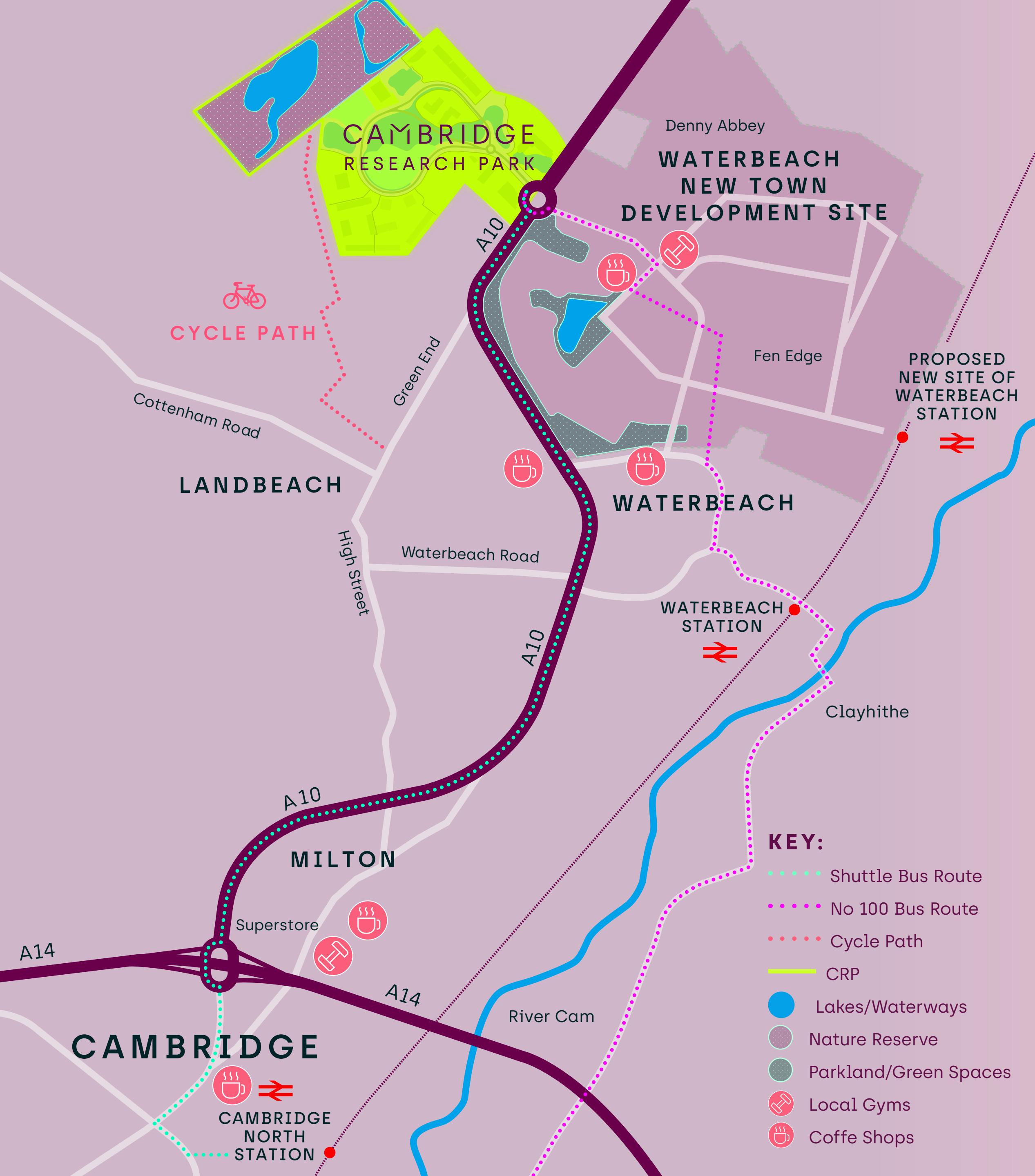
- Nature Reserve
- Shuttle Bus Stops

### 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 TECHNOLOGIES		St James's Place
	green + purple.	GRIFOLS	7200	celixica		
2000	Clear-Com	UNIVERSITY OF CAMBRIDGE	7300	NHS	9000	seapura
3000	KIER	SMC Ltd.	8100	NATROX Oxygen Wound Therapy		
	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

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**FOR MORE INFORMATION PLEASE CONTACT  
ONE OF OUR LETTING AGENTS:**

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**CBRE**

**Jeremy Rodale**

+44 (0)7766 780 590

jeremy.rodale@cbre.com

**Chris Williams**

+44 (0)7796 694 501

chris.williams@cbre.com

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**cambridgeresearchpark.co.uk**

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**rlam.com**

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**BIDWELLS**

**Tamarah Keir**

+44 (0)7442 668 105

tamarah.keir@bidwells.co.uk

**Max Bryan**

+44 (0)7793 808 114

max.bryan@bidwells.co.uk

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