

Unit 2 Bourn Quarter, Cambridge, CB23 7FW

*To Let: High Quality R&D & Advanced Manufacturing Warehouse Unit
26,372 sq ft*



Life Sciences
Production & Storage

Summary

Description

Bourn Quarter is a best-in-class development - a scheme that has prioritised sustainability and efficiency above all else - offering space for a broad spectrum of businesses requiring R&D, light manufacturing, office and warehouse facilities.

Unit 2 is a detached, self-contained light industrial warehouse unit with high-quality office specification.

Terms

The property is available by way of an assignment of the existing lease expiring on 14 May 2042 or sub-lease on terms to agreed. The current rent is passing at £324,750 per annum exclusive. A new direct lease with the landlord may be available by separate negotiation.

Fit-out

The occupier's existing high-quality fit-out may be available by separate negotiation.

Additional Information

Business Rates

The Rateable Value for the property is £285,000. For business rates information, applicants should enquire directly with South Cambridgeshire Council. For the year commencing 1 April 2026, rates payable are normally charged at 48.0p in the pound.

Services

Mains drainage, water, gas and electricity are available to the Property. Interested parties are however advised to make their own enquiries to the relevant service providers.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Viewings

Viewings are strictly by arrangement via the letting agent.

Specification Includes

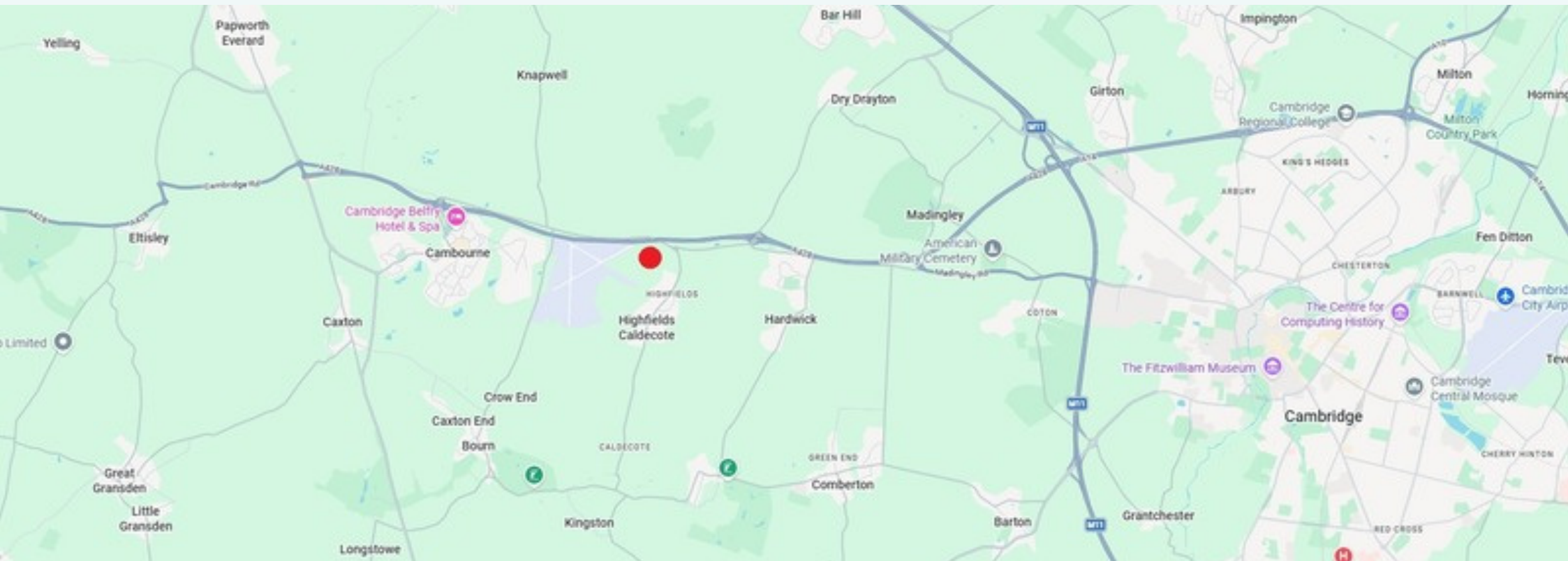
- EPC A & BREEAM 'Excellent'
- 10m clear height in warehouse
- 2 x level access loading doors
- 30m yard depth
- 50kn/m floor loading
- Extensive roof lights & warehouse windows
- Ample car parking and covered cycle storage
- Category A office specification including; LED lighting, VRF heating and cooling system, raised access floor with 150mm clear void & high specification WCs and showers
- Floor to ceiling glazing for excellent natural light
- EV charging points
- PV panels on the roof



Location

Situated on a 25-acre site, Bourn Quarter benefits from a unique layout that promotes walk-ability, prioritises green open space and encourages collaboration. The park boasts a host of key environmental features alongside thoughtful additions like a wildlife pond, harmonious planting, a running track, and fitness pods. This meticulous attention to detail creates an exceptional environment that promotes wellness and sustainability. People working at Bourn Quarter can also enjoy a programme of community events throughout the summer months

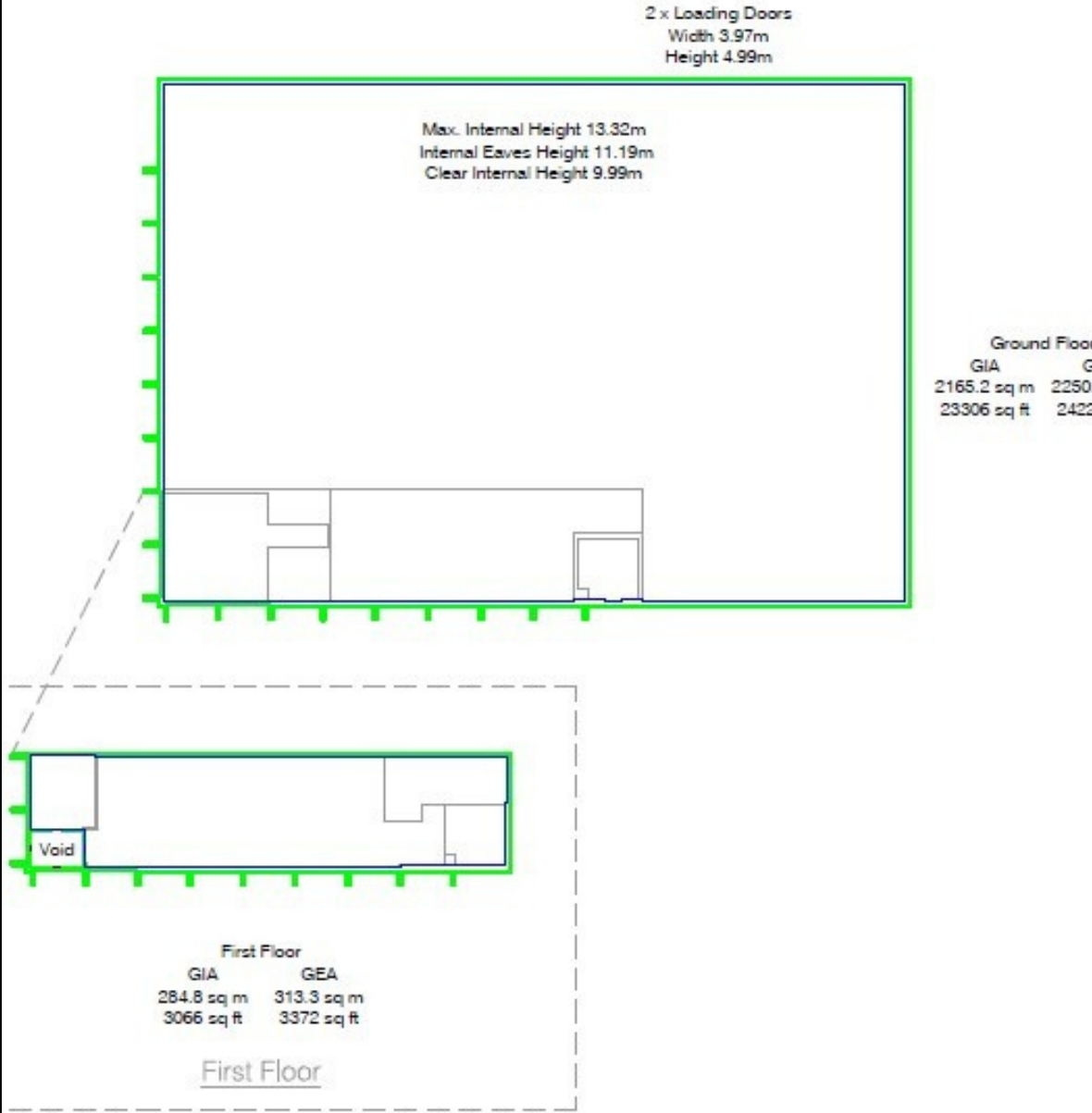
Strategically located 6 miles to the west of Cambridge, Bourn Quarter enjoys easy access to both Cambridge city centre and the national road network. Bourn Quarter is situated in close proximity to major trunk roads such as the M11, A14 and A1M, Bourn Quarter is ideally located for businesses with national and international reach.



Accommodation

The property provides the following Gross Internal floor areas (GIA):

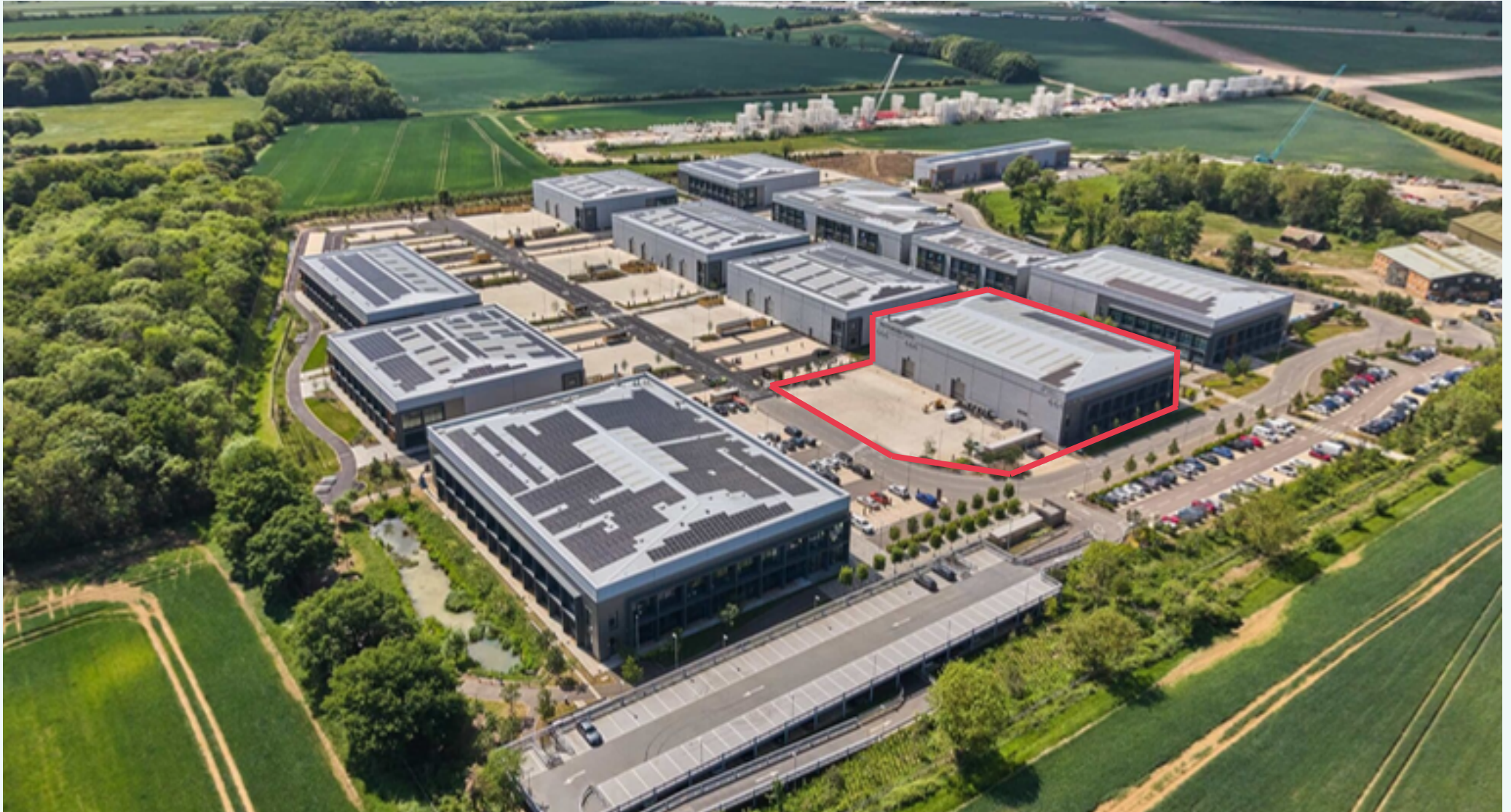
Description	Sq Ft	Sq m
Ground Floor Warehouse	23,306	2165.2
First Floor offices	3,066	284.8
Total	26,372	2450.0



Gallery



Gallery



August 2026



*Get in touch with
our experts*



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