

CAMBRIDGE
RESEARCH PARK

Enterprise II

AVAILABLE NOW

HIGH-SPECIFICATION R&D, ADVANCED
MANUFACTURING & PRODUCTION SPACE IN
CAMBRIDGE NORTH'S INNOVATION CAMPUS

4,775–19,197 sq ft

TOGETHER WE THRIVE







Build connections, accelerate progress



Cambridge Research Park is an extraordinary development of world-class innovation, with 112 acres of open green space.

Enterprise II introduces a tight-knit cluster of two-storey best-in-class buildings with leading sustainability credentials. Each of the high-specification units within draws on best practice and industry insight from across the UK's Golden Triangle and provides occupiers with flexible and adaptable space in which to grow and thrive.

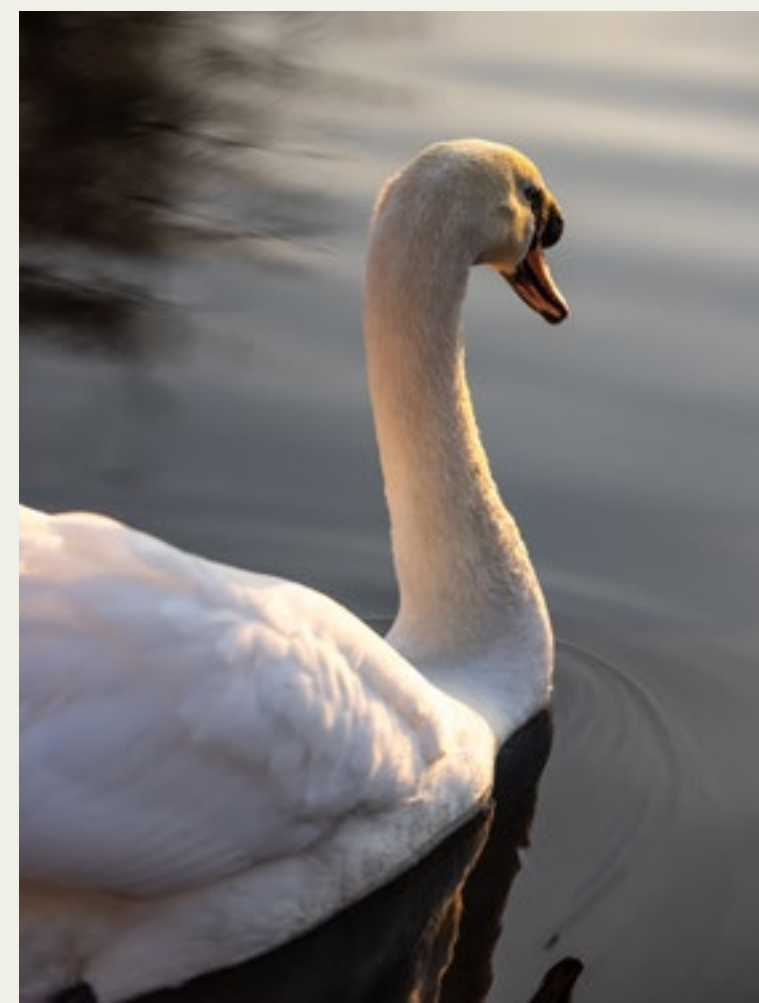
Find your innovation and production space in a dynamic, inspiring place where ideas take shape and scale.



Flourish amidst nature's tranquillity

Cambridge Research Park's specialist ecosystem is overseen by a dedicated community manager who acts as the go-to for introductions, pilots, and community hires. The campus offers an array of amenities including new end-of-trip facilities, meeting and conference rooms ideal for networking opportunities, an active events programme and an on-site campus café with outdoor terrace and stunning views over the lake.

With lots of outdoor space to explore – 38-acre nature reserve, lake waterfront and 1km, 3km and 5km trails for walking, running and cycling – people and progress can thrive together.



Work in a sustainable, biodiverse location



This scheme is designed to leading ESG specifications, including the following highlights:



ON-SITE RENEWABLE ENERGY

Solar roof panels connect directly into each unit's electrical supply to help power day-to-day operations.



BIODIVERSE, OUTDOOR SPACES

Enhanced landscaping creates greater connections to nature and the wider campus, with a 10.8% Biodiversity Net Gain.



ENVIRONMENTALLY FRIENDLY DESIGN

Highly insulated, all-electric buildings with air-source heat pumps, heat recovery ventilation, rooflights for natural light and LED lighting throughout.



SUSTAINABLE TRANSPORT SOLUTIONS

Including cycle storage for 260 bikes and 131 electric vehicle charging points [59%], with the base infrastructure to increase this to all parking spaces.



CARBON OFFSETTING ON CAMPUS

Planting further wildflower meadows and native trees within the site's own protected nature reserve, and on campus verges.



AMENITIES ON YOUR DOORSTEP

Alongside on-site amenities, nearby options include Pastim Bakery, cafés and a new gym, all within easy reach.



TARGETING

The scheme is designed to fall below the target of 475–600 kgCO₂/m² of embodied carbon in construction, with the units also aiming to be Net Zero Carbon in operation.



Space to grow and thrive

Enterprise II provides flexible, adaptable space designed to meet the needs of R&D, advanced manufacturing and production occupiers. High-performance specifications, robust connectivity and future-ready infrastructure give businesses the flexibility to evolve.

TARGETING

BREEAM[®]
OUTSTANDING

BREEAM Outstanding



EPC A+ rating



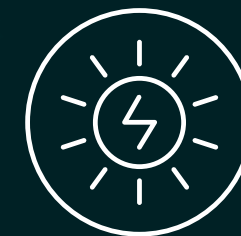
ADAPTABLE BY DESIGN

- Flexible unit layouts
- 40kN/m² floor loading
- Future mezzanine capability
- Provision for future external plant enclosure, 2.1m high



BUILT TO PERFORM

- 4m wide x 5m high loading doors
- Generous internal eaves ranging from 6.5m – 8m
- Enhanced power – up to 430kVA
- Ideal for robotics, engineering and high-power R&D uses



READY TO CONNECT

- BT Openreach connectivity
- WiredScore Gold
- Full-fibre connectivity available
- Spare telecoms duct capacity



INTEGRATED CAMPUS SECURITY

- Dedicated 24/7 onsite management and security
- Secure building design features
- Provision for door security system
- Ideal for robotics, engineering and high-power R&D uses

Up to 90,714 sq ft for advanced research, prototyping and production

Each unit offers mezzanine office space to the front elevation, with associated parking, service areas and landscaped grounds.



	GROUND FLOOR	FIRST FLOOR	TOTAL	CLEAR INTERNAL HEIGHT
UNIT	SQ FT /SQ M (GEA)	SQ FT /SQ M (GEA)	SQ FT /SQ M (GEA)	M
10	11,425 / 1,061	2,535 / 235	13,959 / 1,297	8
11	10,540 / 979	2,516 / 234	13,056 / 1,213	8
12	7,337 / 682	1,848 / 172	9,185 / 853	8
13	8,496 / 789	1,516 / 141	10,012 / 930	8
14	4,054 / 377	722 / 67	4,775 / 444	6.5
15	4,501 / 418	844 / 78	5,345 / 497	6.5
16	4,950 / 460	925 / 86	5,875 / 546	6.5
17	6,613 / 614	1,136 / 106	7,749 / 720	6.5
18	6,319 / 587	1,120 / 104	7,439 / 691	6.5
19	5,830 / 542	1,010 / 94	6,840 / 636	6.5
20	5,498 / 511	981 / 91	6,479 / 602	6.5



-  Bike storage
-  Gas storage location
-  Plant location

Be part of a
specialist
ecosystem

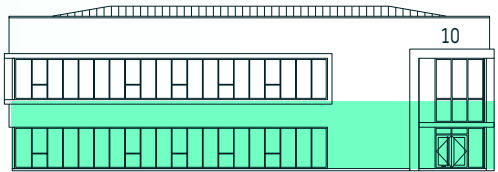
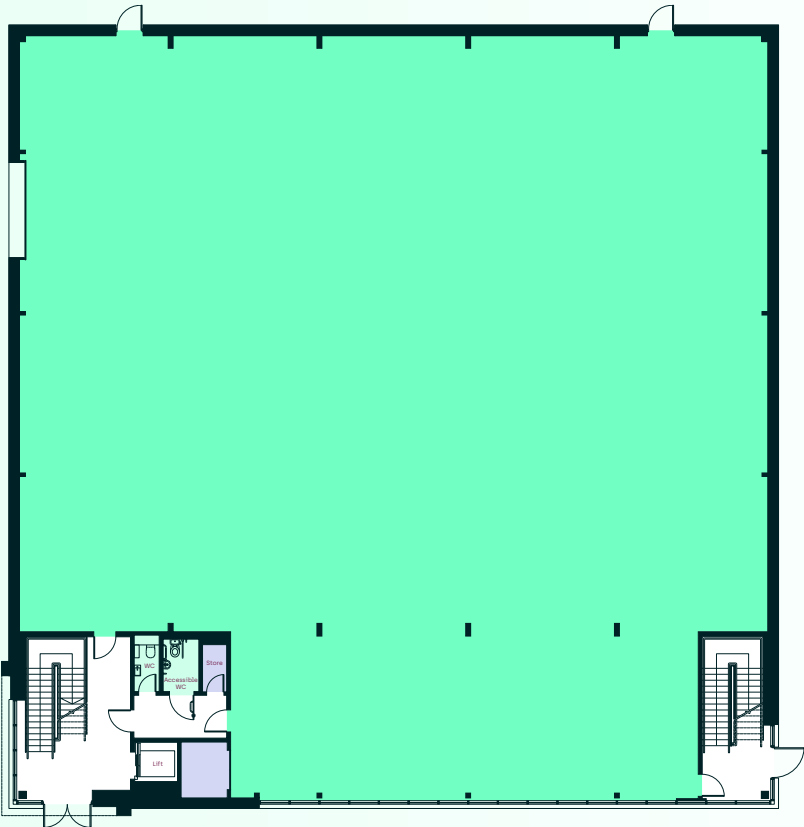
11 flexible units
from 4,775 sq ft [444 sq m] upwards,
with interconnecting options

14–20%
mezzanine office space per unit

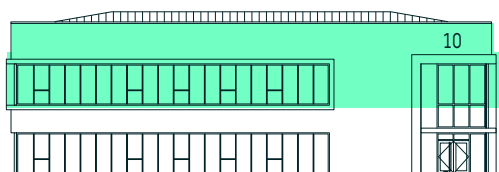
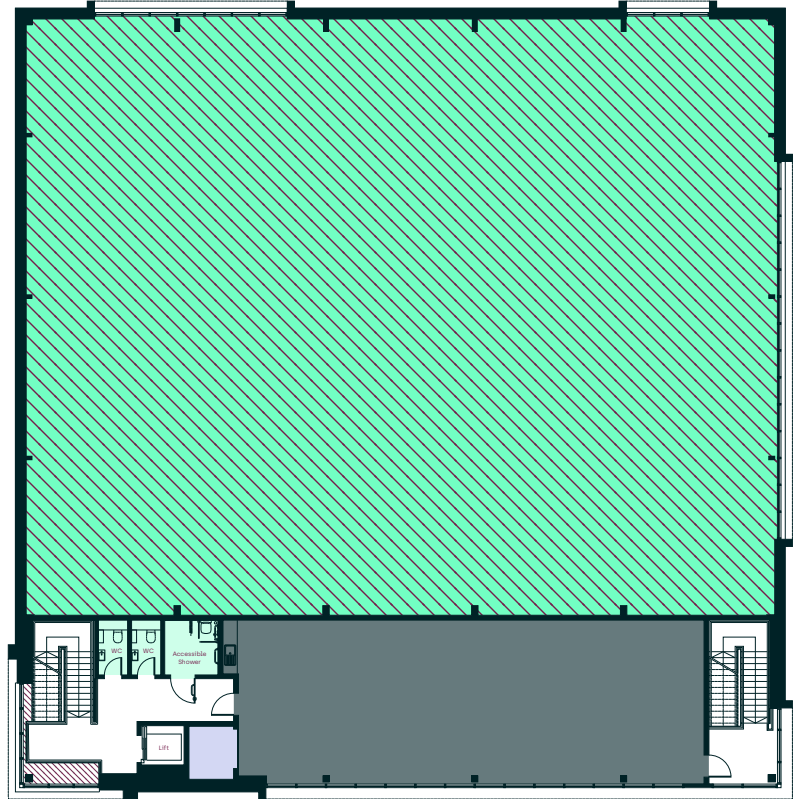
Unit 10

GROUND FLOOR	FIRST FLOOR	TOTAL
SQ FT /SQ M	SQ FT /SQ M	SQ FT /SQ M
11,425 / 1,061	2,535 / 235	13,959 / 1,297

GROUND FLOOR



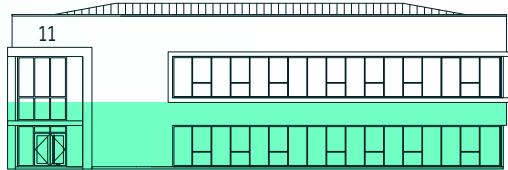
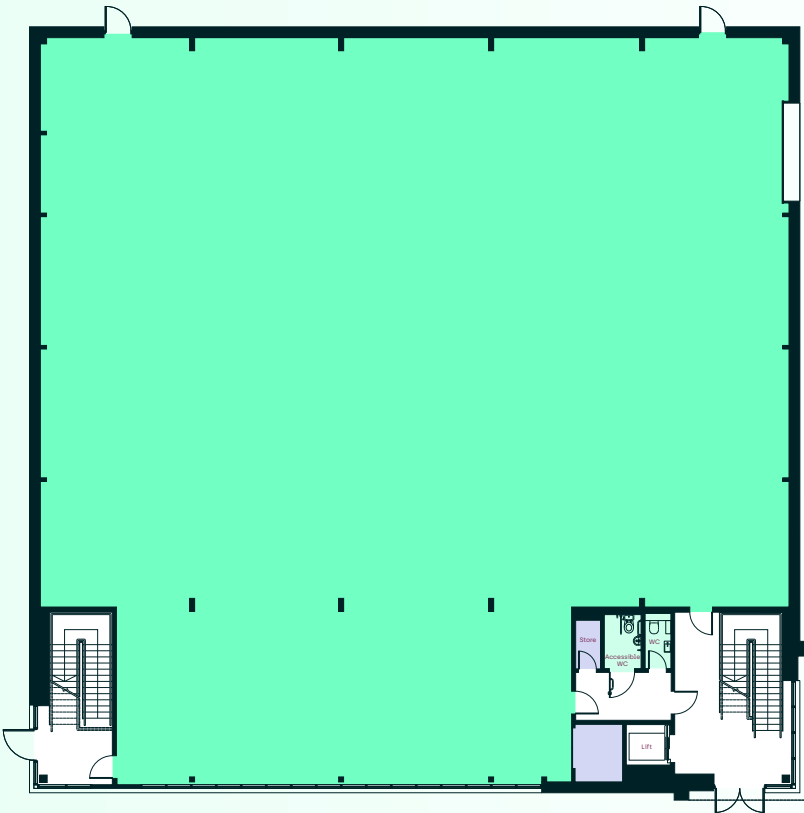
FIRST FLOOR



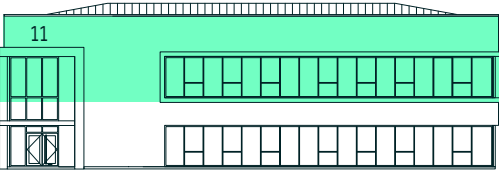
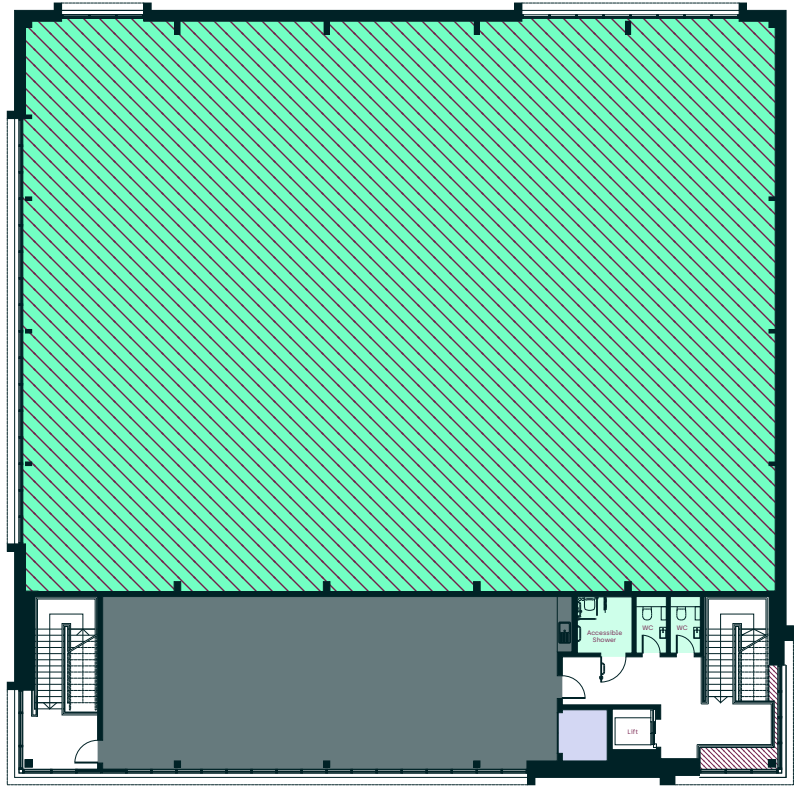
Unit 11

GROUND FLOOR	FIRST FLOOR	TOTAL
SQ FT /SQ M	SQ FT /SQ M	SQ FT /SQ M
10,540 / 979	2,516 / 234	13,056 / 1,213

GROUND FLOOR



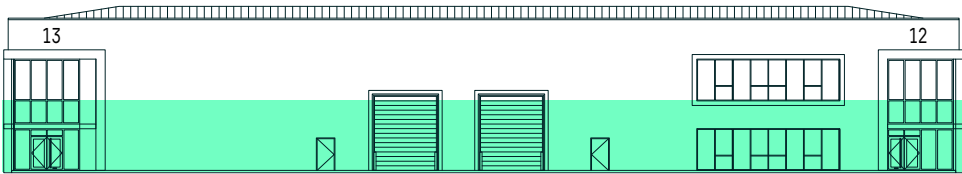
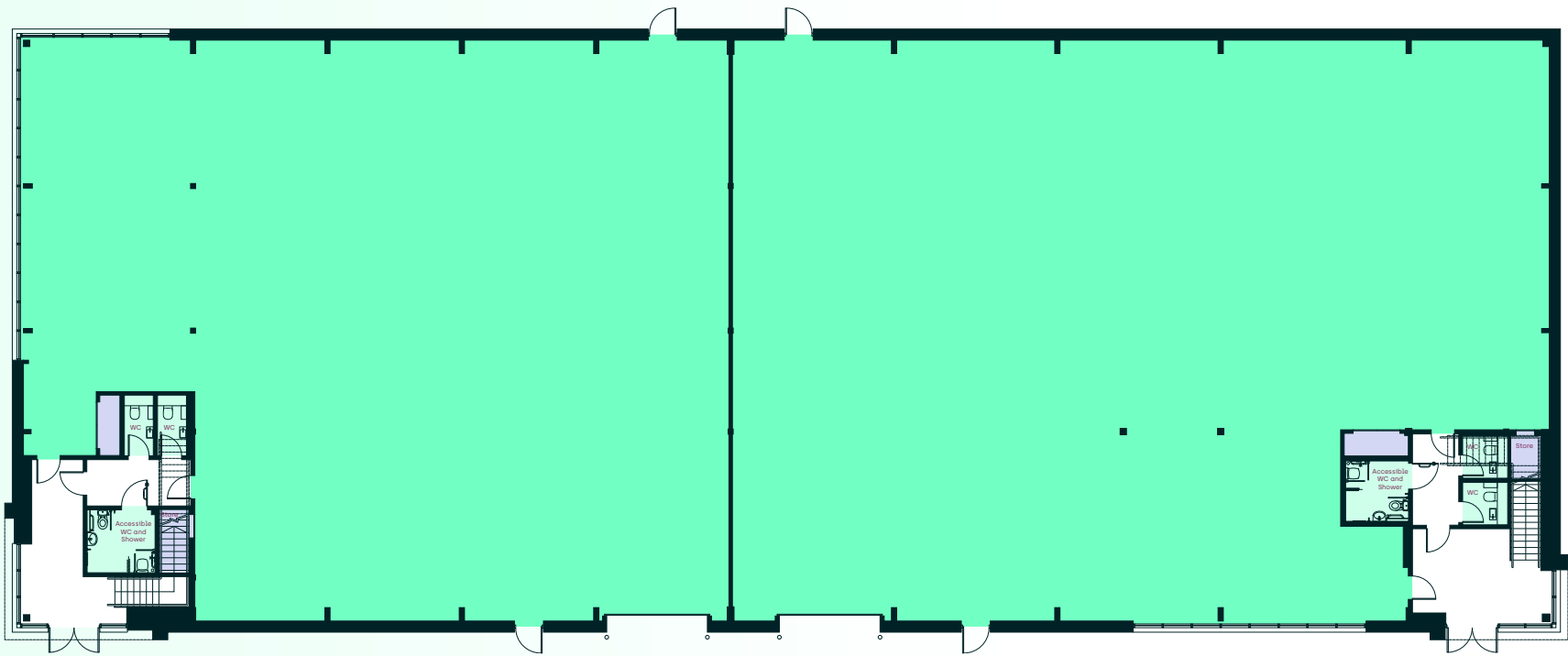
FIRST FLOOR



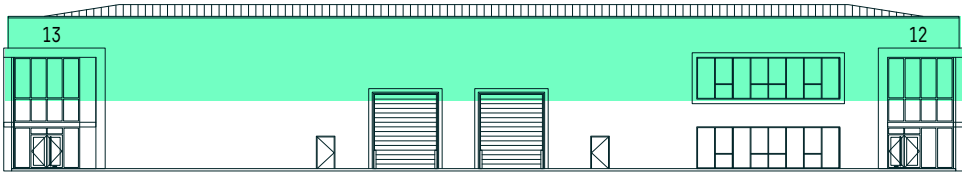
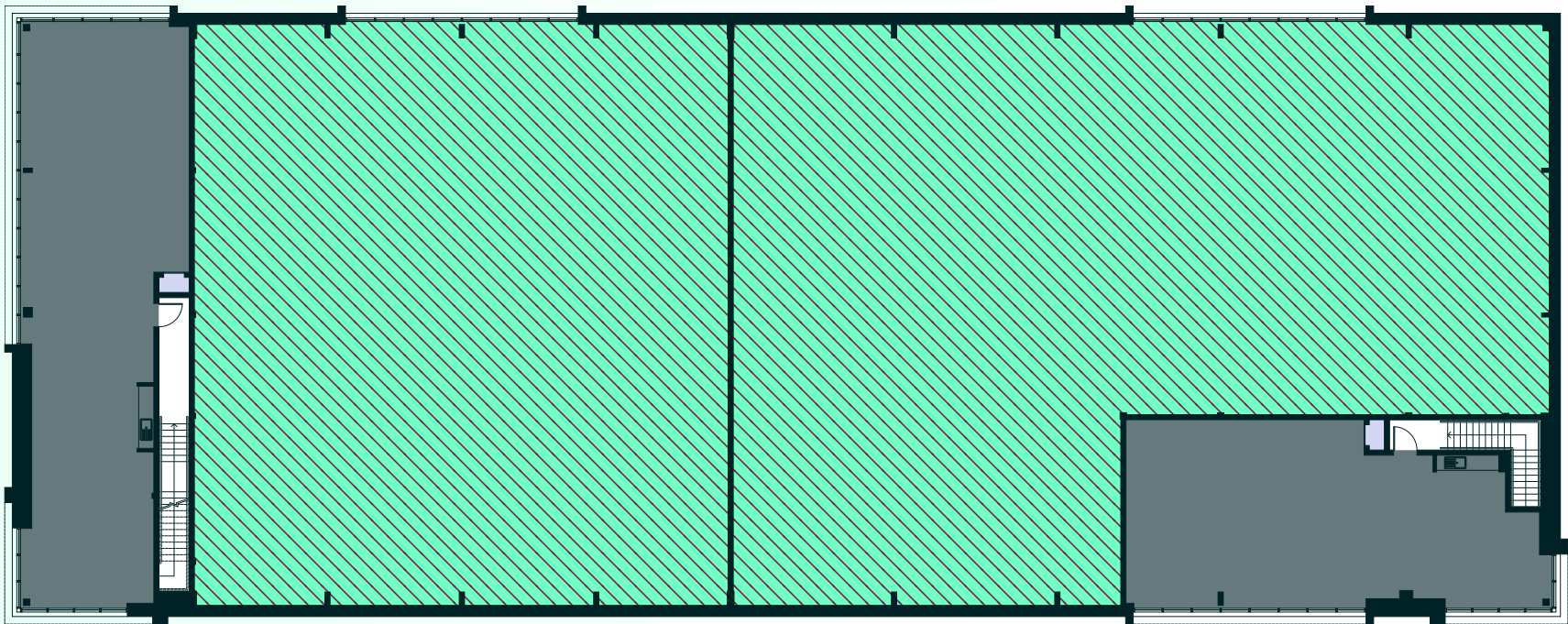
Units 12–13

	GROUND FLOOR	FIRST FLOOR	TOTAL
UNIT	SQ FT /SQ M	SQ FT /SQ M	SQ FT /SQ M
12	7,337 / 682	1,848 / 172	9,185 / 853
13	8,496 / 789	1,516 / 141	10,012 / 930

GROUND FLOOR



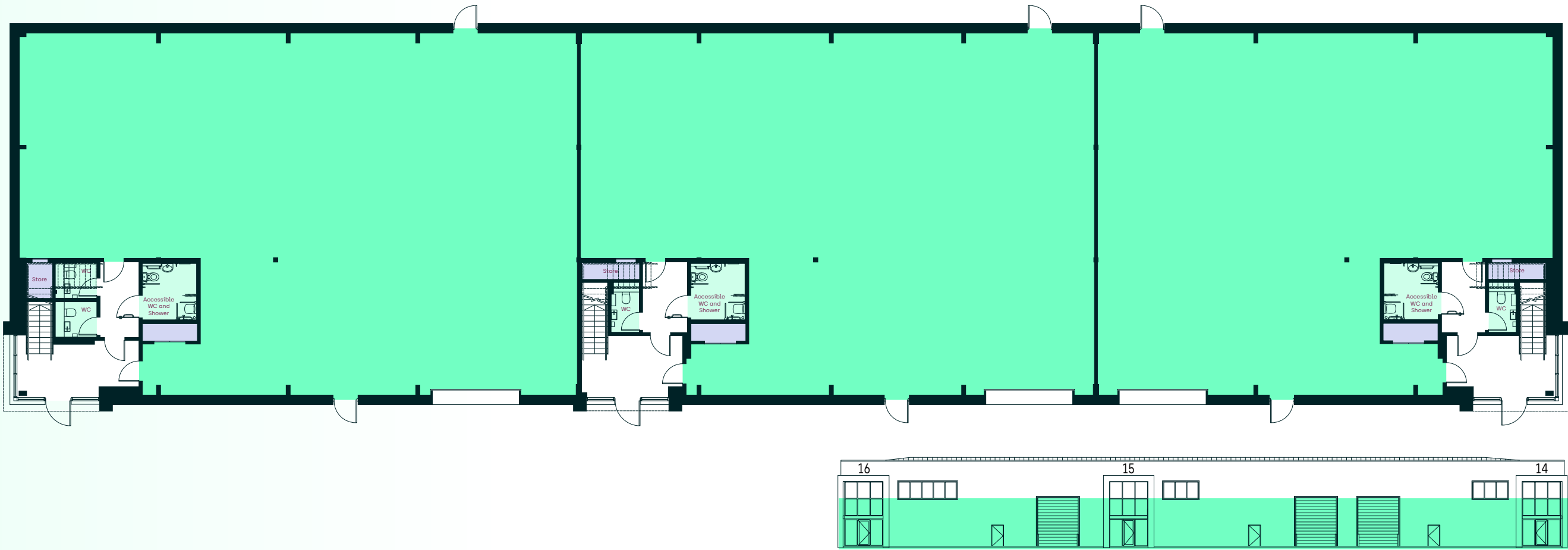
FIRST FLOOR



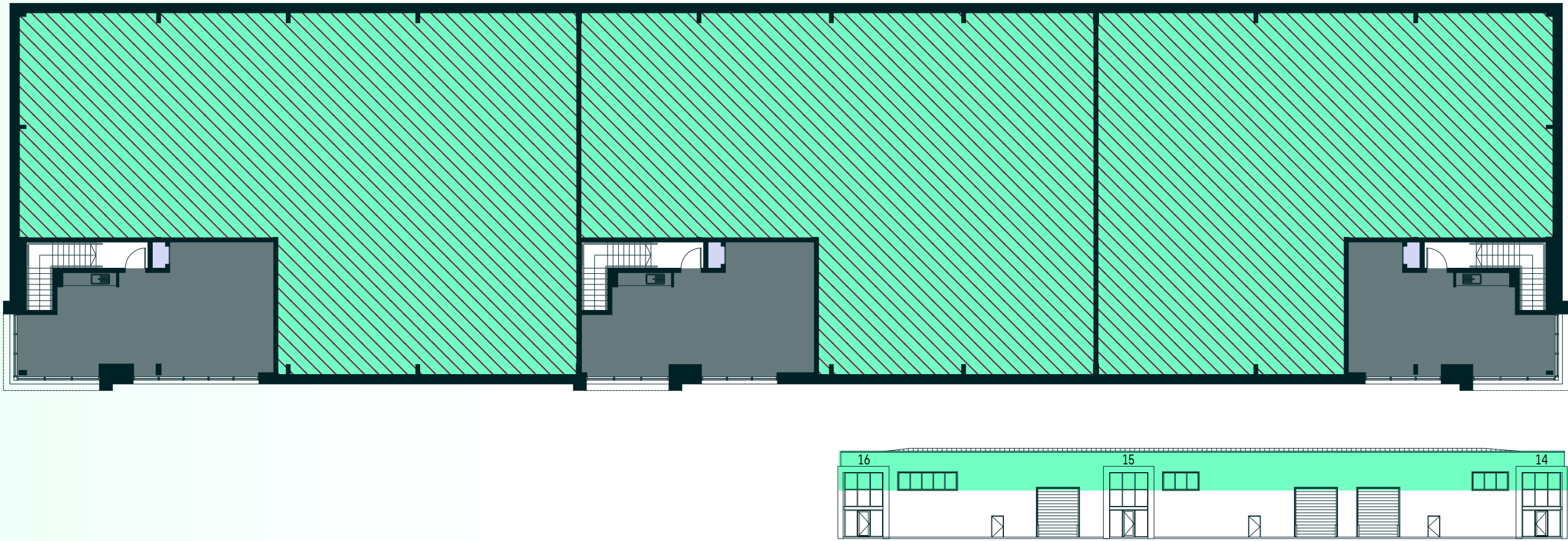
Units 14–16

	GROUND FLOOR	FIRST FLOOR	TOTAL
UNIT	SQ FT /SQ M	SQ FT /SQ M	SQ FT /SQ M
14	4,054 / 377	722 / 67	4,775 / 444
15	4,501 / 418	844 / 78	5,345 / 497
16	4,950 / 460	925 / 86	5,875 / 546

GROUND FLOOR



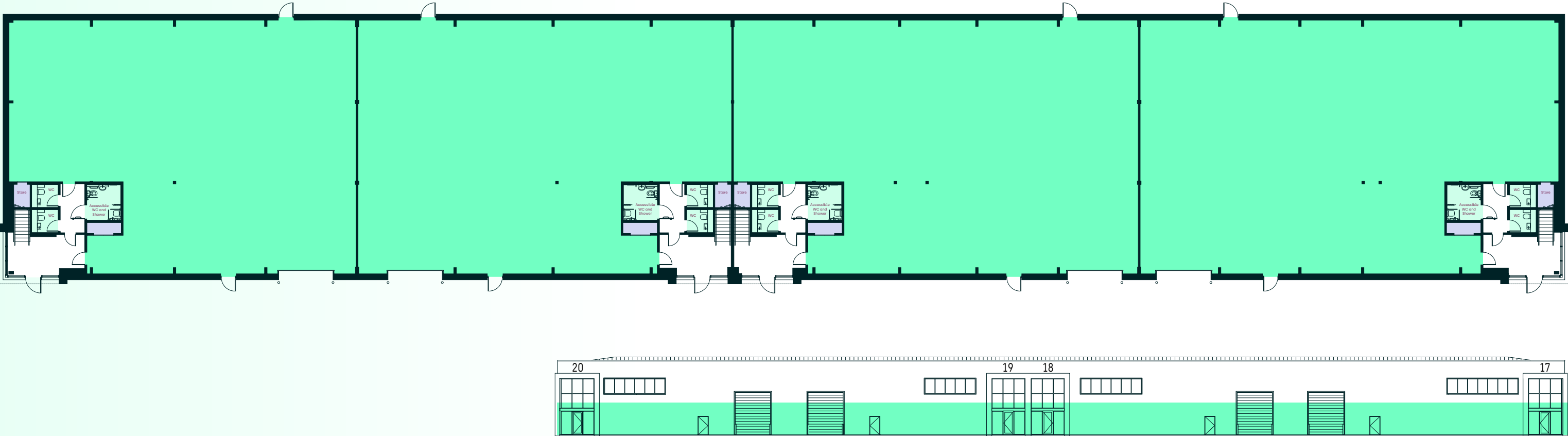
FIRST FLOOR



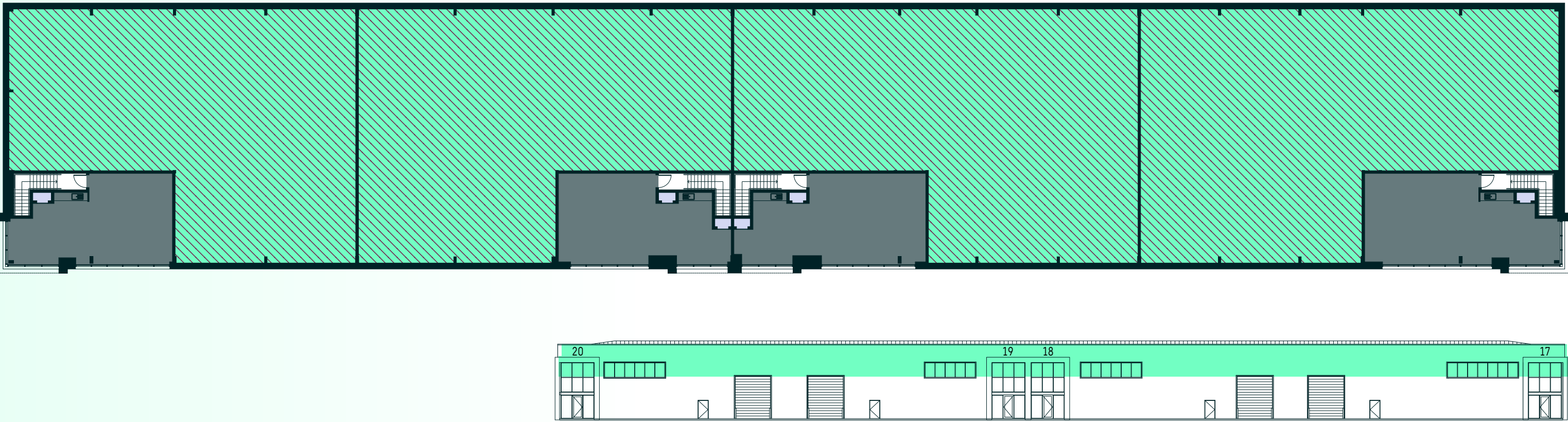
Units 17–20

	GROUND FLOOR	FIRST FLOOR	TOTAL
UNIT	SQ FT /SQ M	SQ FT /SQ M	SQ FT /SQ M
17	6,613 / 614	1,136 / 106	7,749 / 720
18	6,319 / 587	1,120 / 104	7,439 / 691
19	5,830 / 542	1,010 / 94	6,840 / 636
20	5,498 / 511	981 / 91	6,479 / 602

GROUND FLOOR



FIRST FLOOR



Available R&D

Available Offices

WCs

Risers/Cupboards

Core

Potential mezzanine floor



THE SITE

-  Building 5000
-  Cambridge Research Park
-  Nature Reserve
-  Development plots
-  Entrance
-  No 100 Bus Stop
-  Community Manager Office

PARK AMENITIES

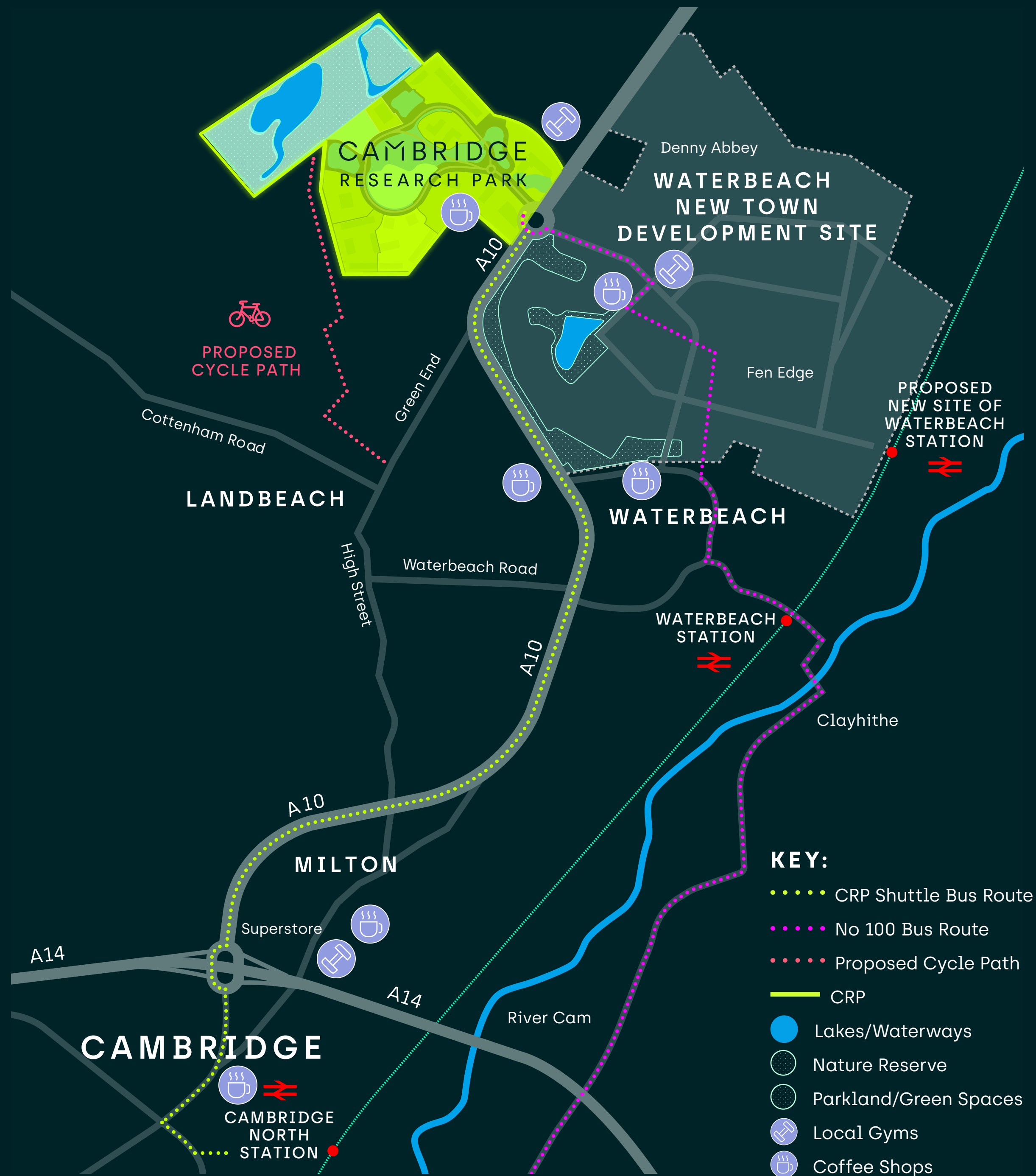
-  Nature Reserve
-  Shuttle Bus Stops

ONSITE AMENITIES AT 2500

- The Boardwalk Café
- Conference Space & Meeting Rooms
- JLL Management Office
-  Fitness partnership with neighbouring PRO-Formance gym, group classes and run club

OCCUPIERS

1000			6100		8200	
			7100			
			7200			
2000			7300		9000	
3000			8100			
						



Find your campus space

0.5 miles

to Waterbeach New Town

3 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

Every 10 mins

free CRP shuttle bus for
occupiers and visitors

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