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




16
15
14
12
13
11
10
7
9
5

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.

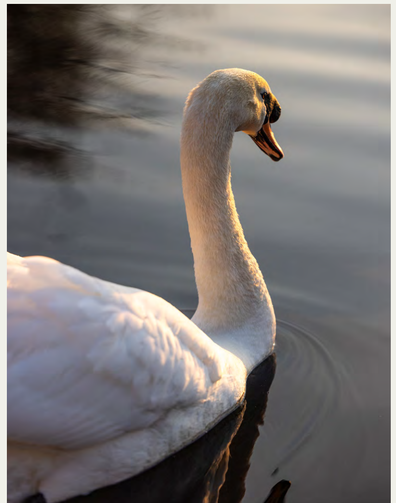


Flourish amidst nature's tranquillity



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.

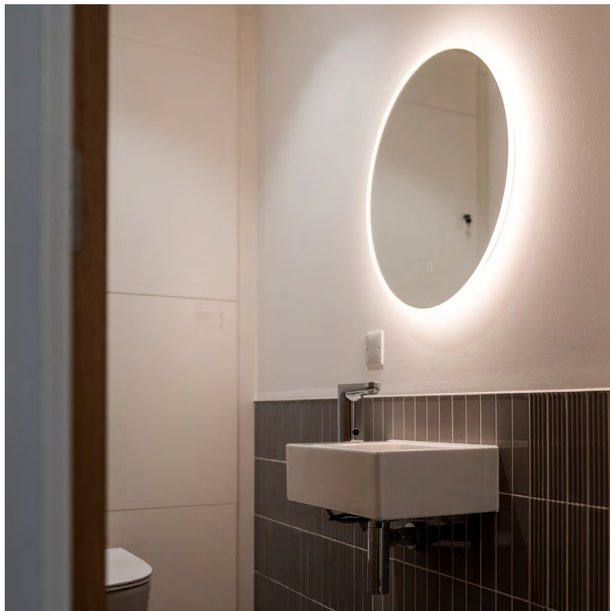




Everyday essentials thoughtfully considered









WORKSPACE SPECIFICATIONS

Spaces, systems and services

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.

Up to 430 kVA enhanced power

6.5-8 m internal eaves height

4m x 5m loading doors

40 kN/m2 floor loading

Full-fibre connectivity available

On-site solar panels

Air-source heat pumps

Flexible unit layouts

Future mezzanine capability

WIREDSCORE Gold

BREEAM® OUTSTANDING

BREEAM Outstanding

EPC A

EPC A+ rating

- All-electric, highly insulated buildings with heat recovery ventilation, rooflights and LED lighting.
- Solar panels connect directly to each unit's electrical supply.
- Additional infrastructure: BT Openreach connectivity, spare telecoms duct capacity and provision for a future external plant enclosure, 2.1 m high.
- Sustainability ambition: below the 475-600 kgCOz/m2 embodied-carbon target range in construction; targeting Net Zero Carbon in operation.

Work in a sustainable, biodiverse location



A campus designed for a better working day:

BIODIVERSE, OUTDOOR SPACES

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

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.

INTEGRATED CAMPUS SECURITY

- 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



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.

FREE SHUTTLE BUS SERVICE

Dedicated shuttle bus between Cambridge North station and Cambridge Research Park, Monday-Friday (a 15 min journey).

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

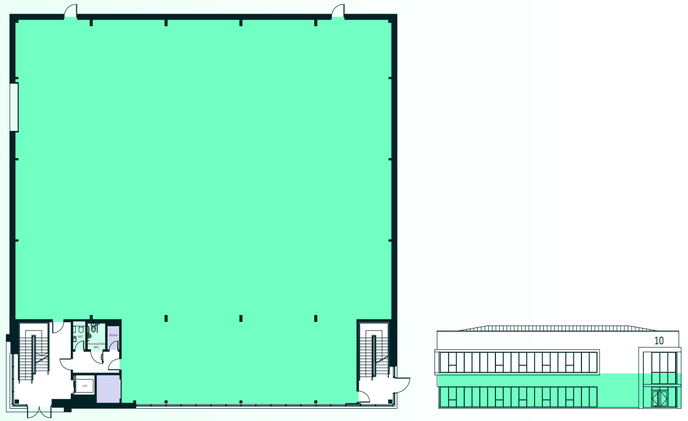
14–20%

mezzanine office space per unit

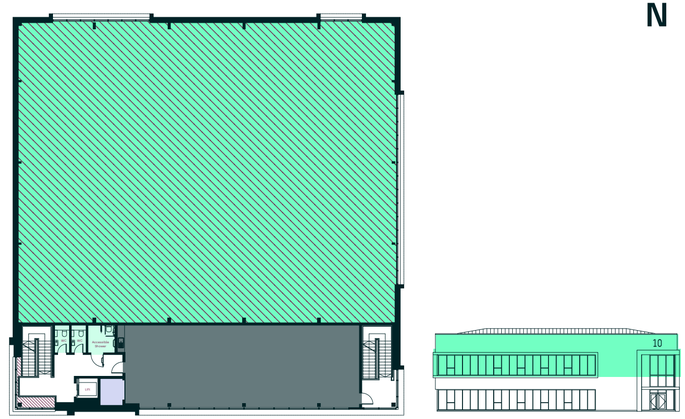
Unit 10

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

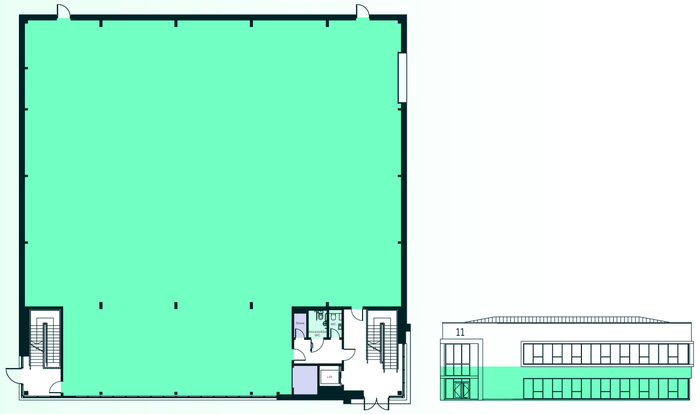


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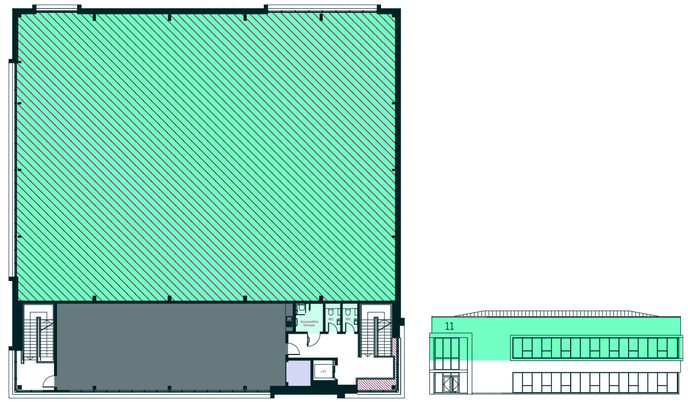
Unit 11

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



N

Available R&D

Available Offices

WCs

Risers/Cupboards

Core

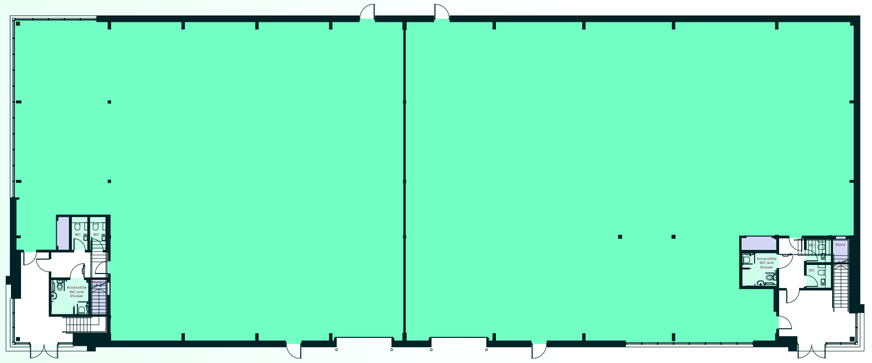
Potential mezzanine floor

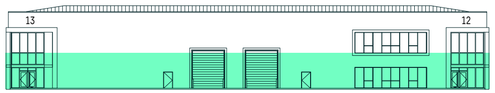
Units 12–13

	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

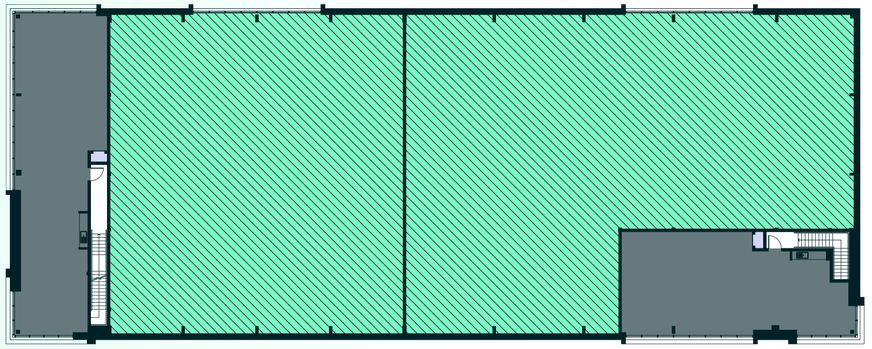
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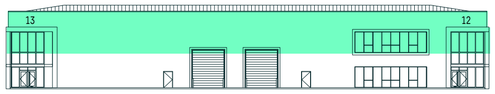
GROUND FLOOR





FIRST FLOOR





Available R&D Available Offices WCs Risers/Cupboards Core Potential mezzanine floor

Units 14–16

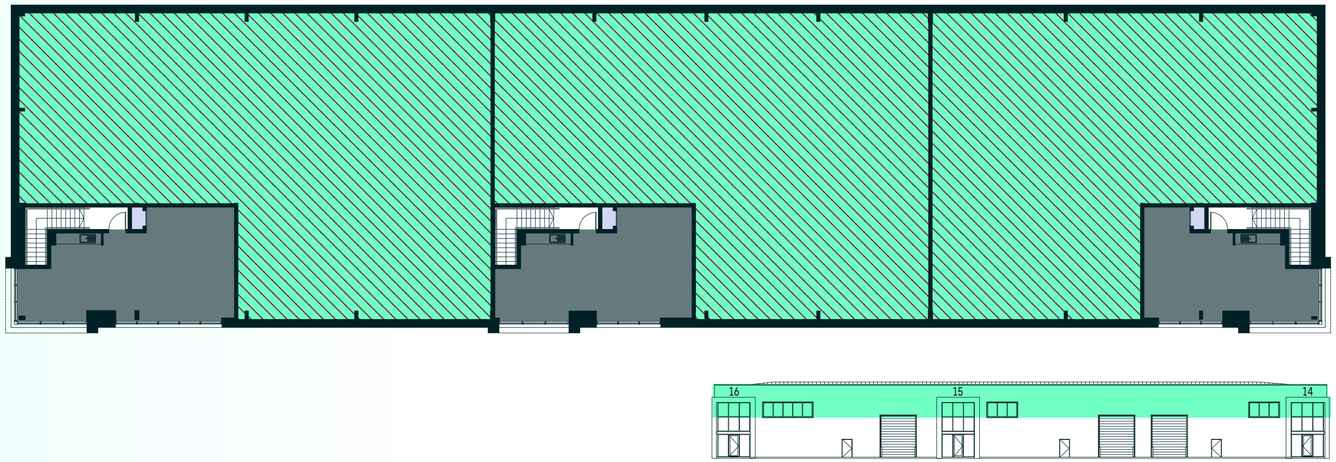
	GROUND FLOOR	FIRST FLOOR	TOTAL
UNIT	SQ FT /SQ M	SQ FT /SQ M	SQ FT /SQ M
14	4,054 / 377	722 / 67	4,775 / 444
15	4,501 / 418	844 / 78	5,345 / 497
16	4,950 /460	925 /86	5,875 / 546

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GROUND FLOOR



FIRST FLOOR



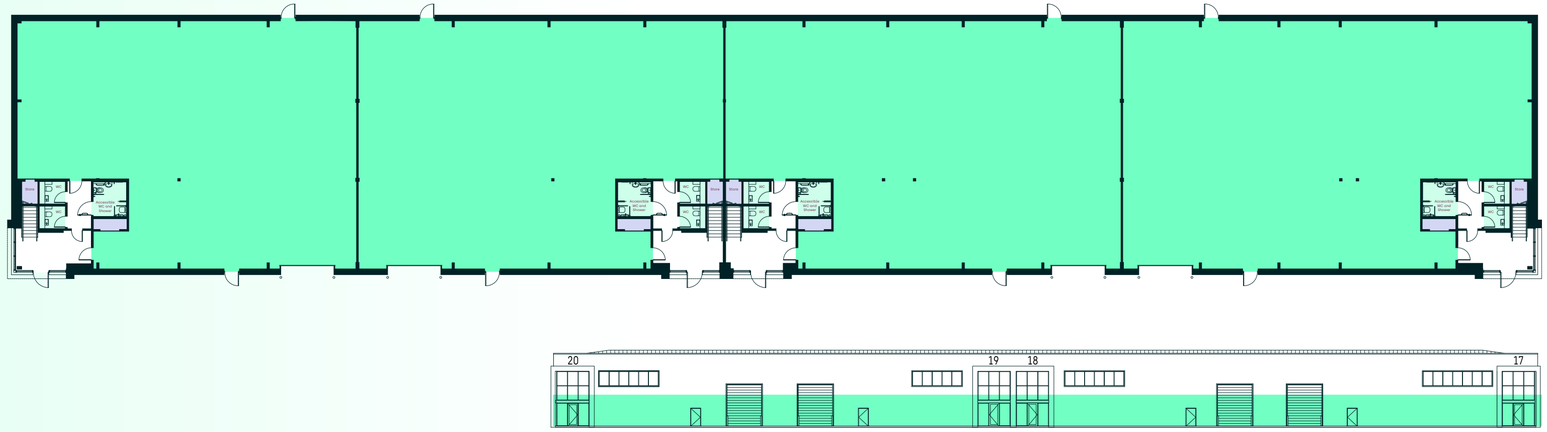
Available R&D Available Offices WCs Risers/Cupboards Core Potential mezzanine floor

Units 17–20

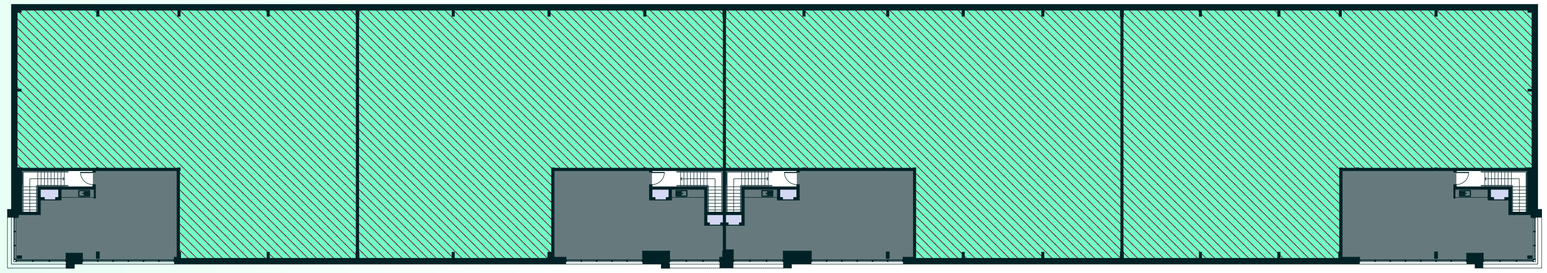
	GROUND FLOOR	FIRST FLOOR	TOTAL
UNIT	**SQ FT /SQ M**	**SQ FT /SQ M**	**SQ FT /SQ M**
17	6,613 / 614	1,136 / 106	7,749 / 720
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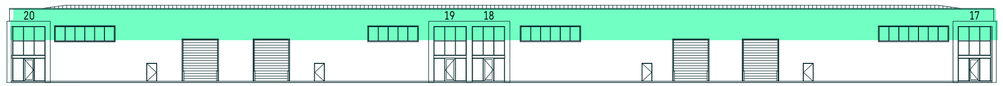
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GROUND FLOOR



FIRST FLOOR





Available R&D Available Offices WCs Risers/Cupboards Core Potential mezzanine floor



THE SITE

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

PARK AMENITIES

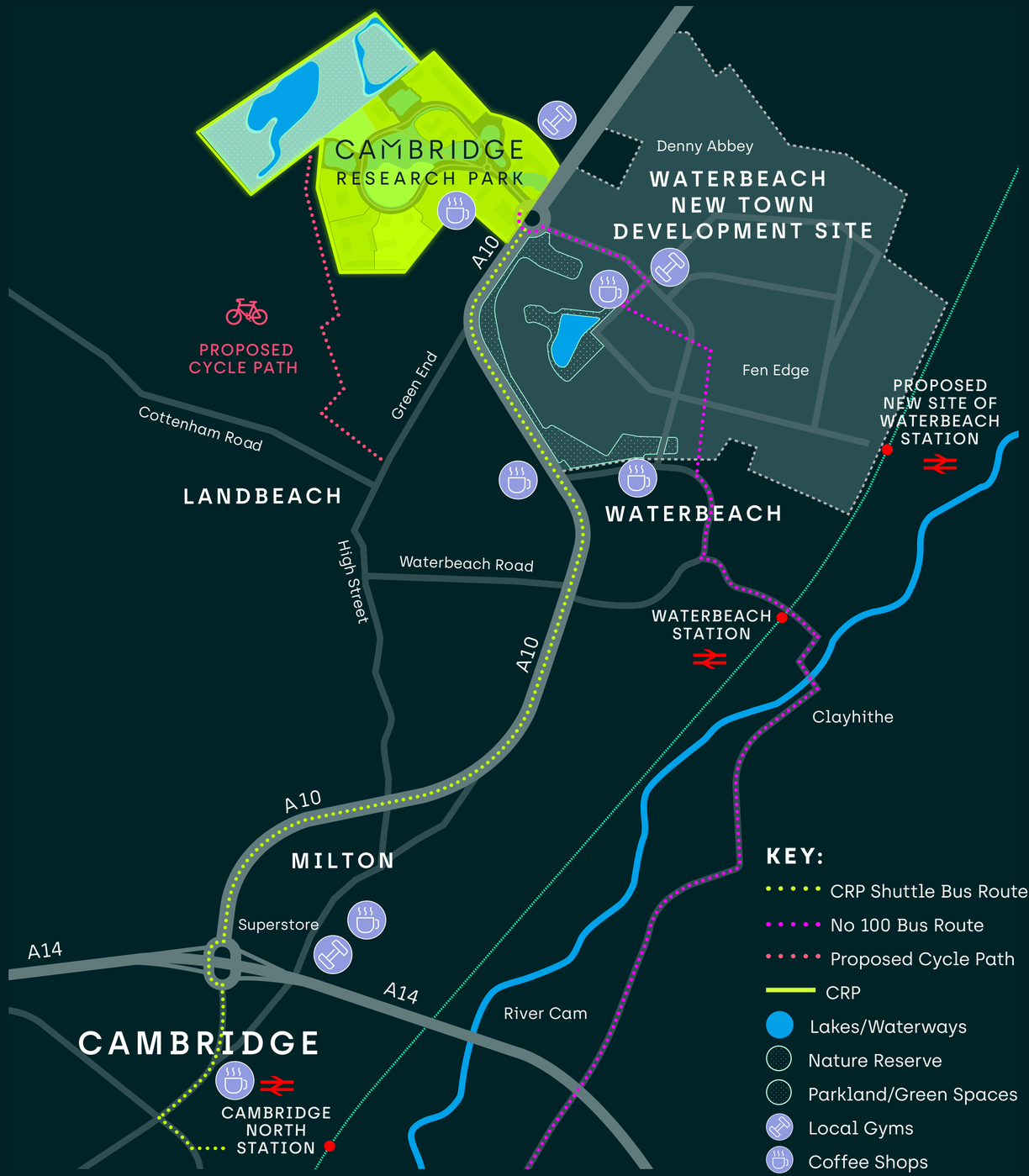
- Nature Reserve
- Shuttle Bus Stops

ONSITE AMENITIES AT 2500

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

OCCUPIERS

1000	stobbs	Enterprise I		6100	Vindis	8200	centillon
	national highways		HBio / CAMBRIDGE PHARMA	7100	STEMCELL		St James's Place
	green purple.		GRIFOLS / TeraView	7200	cellxica		
2000	Clear-Com		UNIVERSITY OF CAMBRIDGE / OVAL	7300	NHS / NATROX	9000	sepura
3000	KIER		SMC Ltd. / XAAR				
	MICROCHIP		PocDoc	8100	revvity		



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

FOR MORE INFORMATION PLEASE CONTACT ONE OF OUR LETTING AGENTS:

CBRE

Peter Mangraviti
+44 (0)7861 692 620
peter.mangraviti@cbre.com

Jeremy Rodale
+44 (0)7766 780 590
jeremy.rodale@cbre.com

Chris Williams
+44 (0)7796 694 501
chris.williams@cbre.com

BIDWELLS

Walter Scott
+44 (0)7918 081 533
walter.scott@bidwells.com

Luke Davenport
+44 (0)7912 656575
luke.davenport@bidwells.co.uk

cambridgeresearchpark.co.uk

rlam.com

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