



BUILDING 1020

5,316 SQ FT OF FITTED OFFICE SPACE AVAILABLE
CAMBOURNE, CAMBRIDGE CB23 6DW





SPECIFICATION



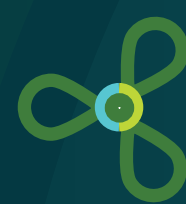
FLEXIBLE OFFICE SPACE

Open plan office space with multiple meeting rooms



COLLABORATIVE SPACE

Dedicated kitchenette and breakout areas



ENHANCE COMFORT

Air conditioned throughout



REFINED INTERIORS

Suspended ceiling with recessed lighting



MODERN INFRASTRUCTURE

150mm full access raised floors



WELCOMING RECEPTION

Stunning full height atrium



EXCELLENT FACILITIES

Showers and changing rooms



DEDICATED PARKING

23 car spaces
Ratio of 1:228 sq ft



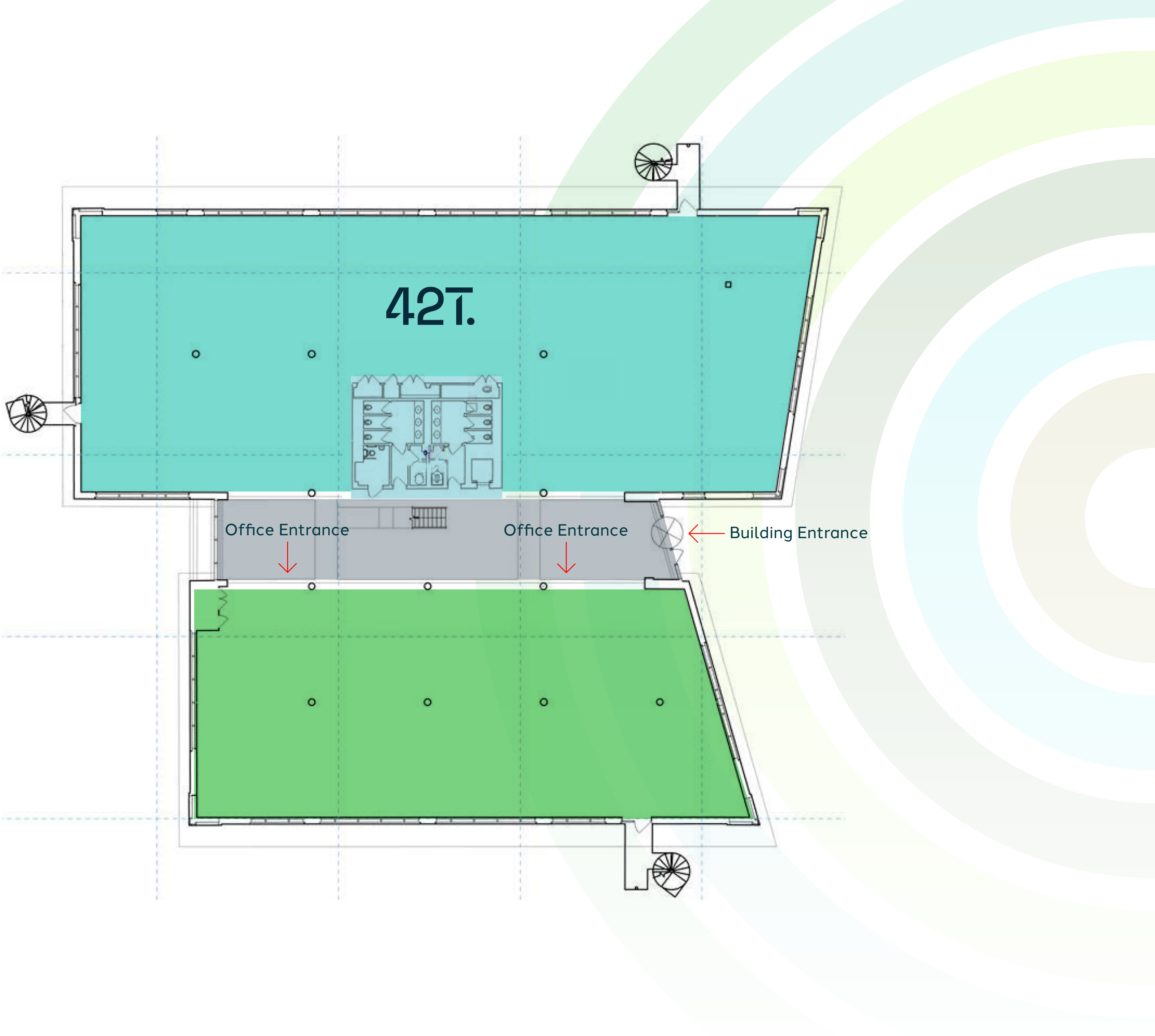
BUILDING 1020



GROUND FLOOR

5,316 SQ FT
OFFICE SPACE
AVAILABLE

- Let
- Available
- Toilets
- Reception

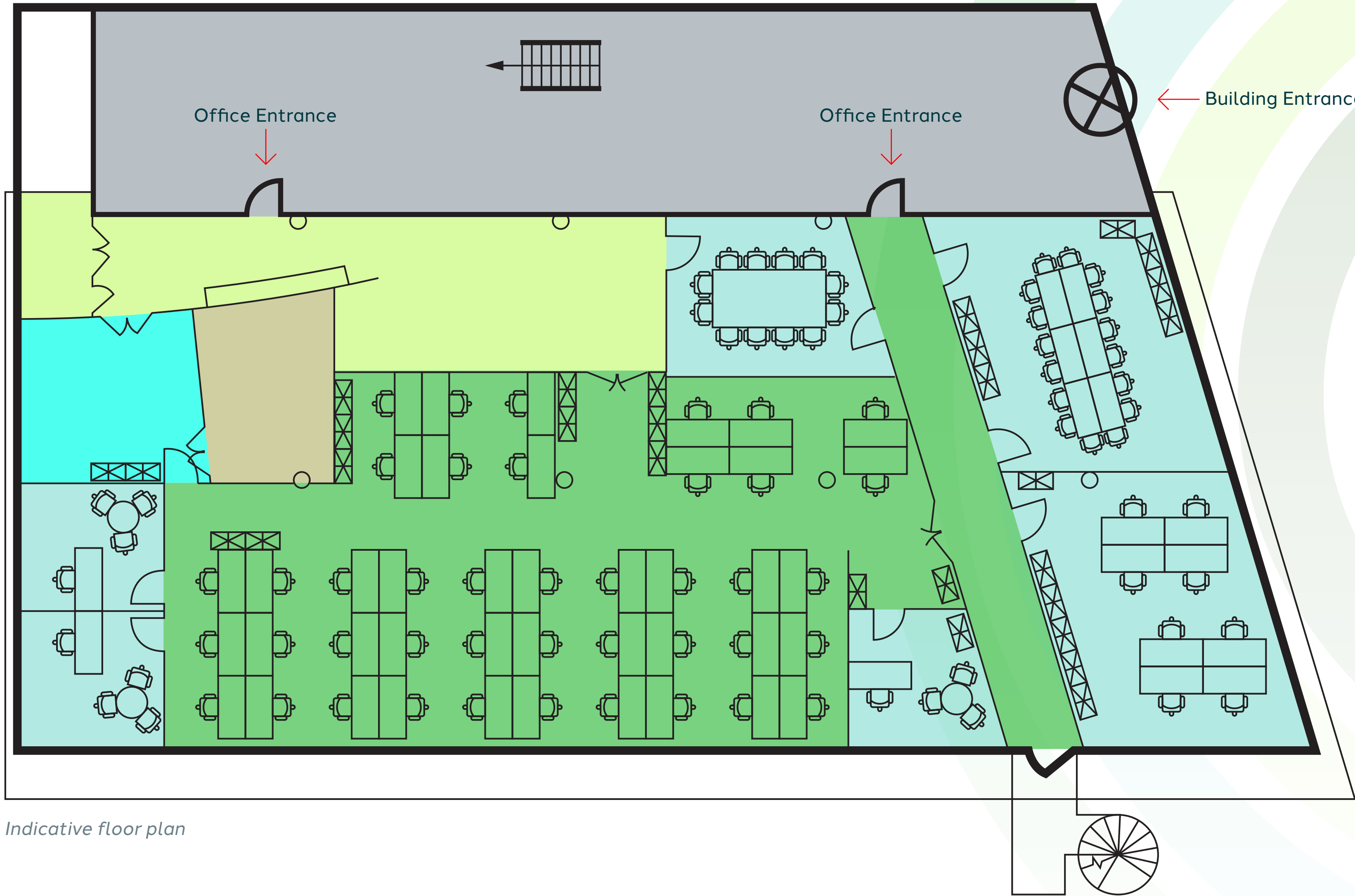


GROUND FLOOR

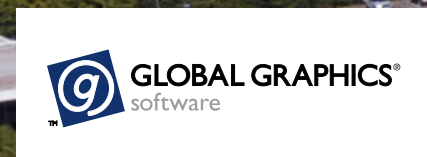


GROUND FLOOR PLAN

- Office
- Meeting room
- Printer room
- Server room
- Breakout area
- Shared reception area



Indicative floor plan



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



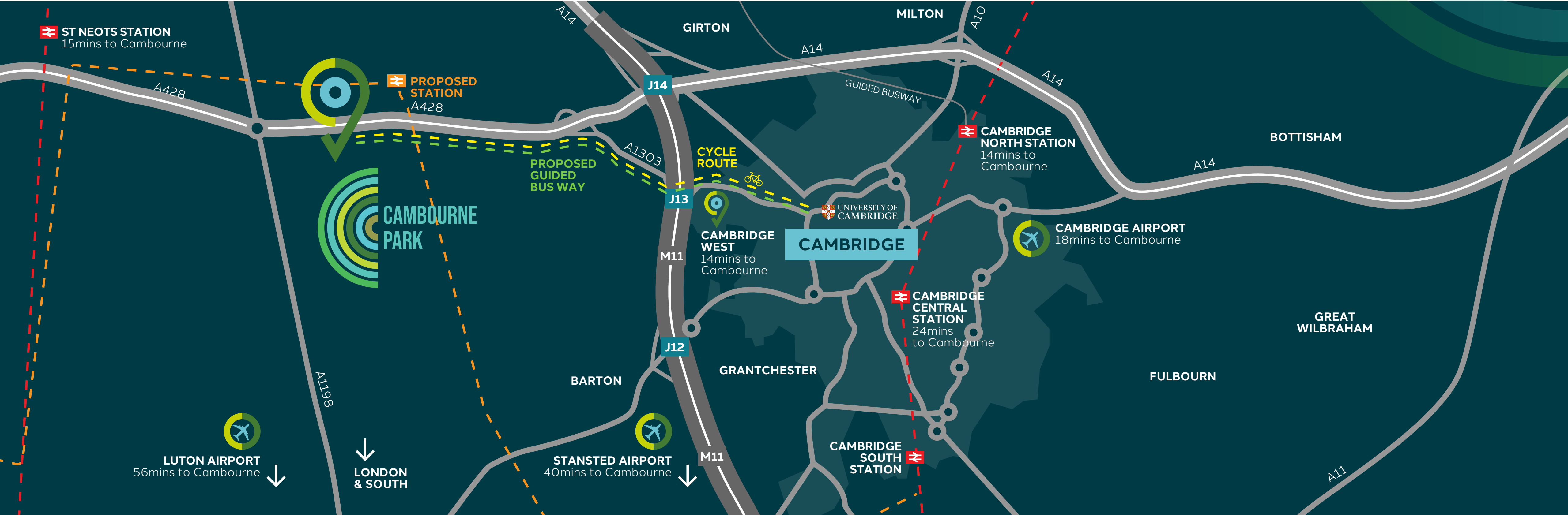
- STATIONS FOR LONDON
- Cambridge North: 14 mins
 - St Neots: 15 mins



- 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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