



GATEWAY
CAMBRIDGE
M11 / A14

TO LET
25,637 SQ FT
MANUFACTURING AND LOGISTICS
OPPORTUNITY



AVAILABLE NOW



Gateway Cambridge is an exciting new development set across five acres in North West Cambridge.

Ideal for manufacturing, logistics and trade counter opportunities and adjacent to the A14/M11 Junction, Gateway Cambridge benefits from excellent and easy access to road, motorway and public transport networks.

With a significant local workforce and nearby amenities, including Costa Coffee and Tesco Extra, the development is high quality, highly sustainable and designed to promote productivity and wellbeing.



25,637 SQ FT
AVAILABLE NOW

gatewaycambridge.co.uk

BUILDING 2A AHEAD OF ITS TIME

A Carbon Net Zero development with grade-A market-leading specifications including an EPC A+ rating, built to stand the test of time.



LED Lighting



20m Deep Yard



EPC A+ Rating



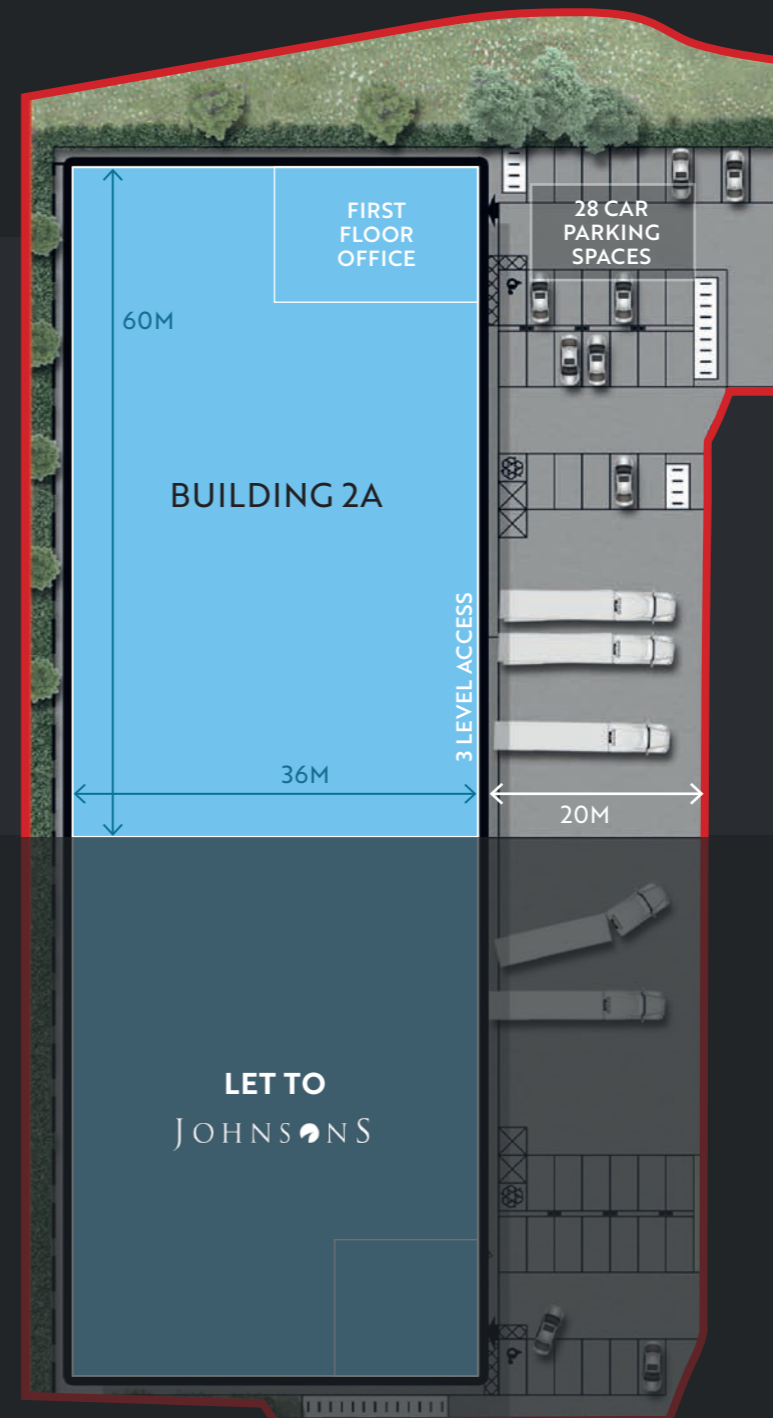
10 Metre Eaves Height



50% Photovoltaic Coverage

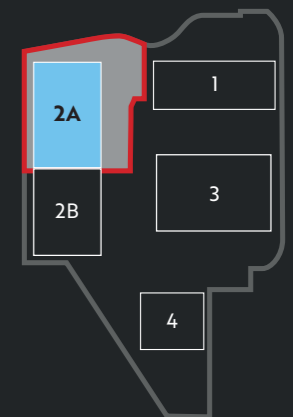


3 EV Charging Points

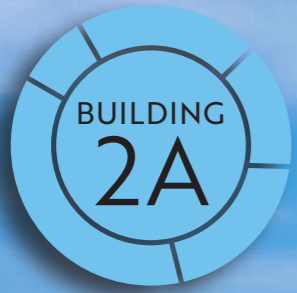


BREEM[®]
★★★★☆
RATING: EXCELLENT

BUILDING 2A		
	SQ M	SQ FT
Ground Floor	2,164	23,293
First Floor Office	218	2,344
TOTAL	2,382	25,637



GATEWAY
CAMBRIDGE



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AVAILABLE NOW



Scan to view
virtual tour

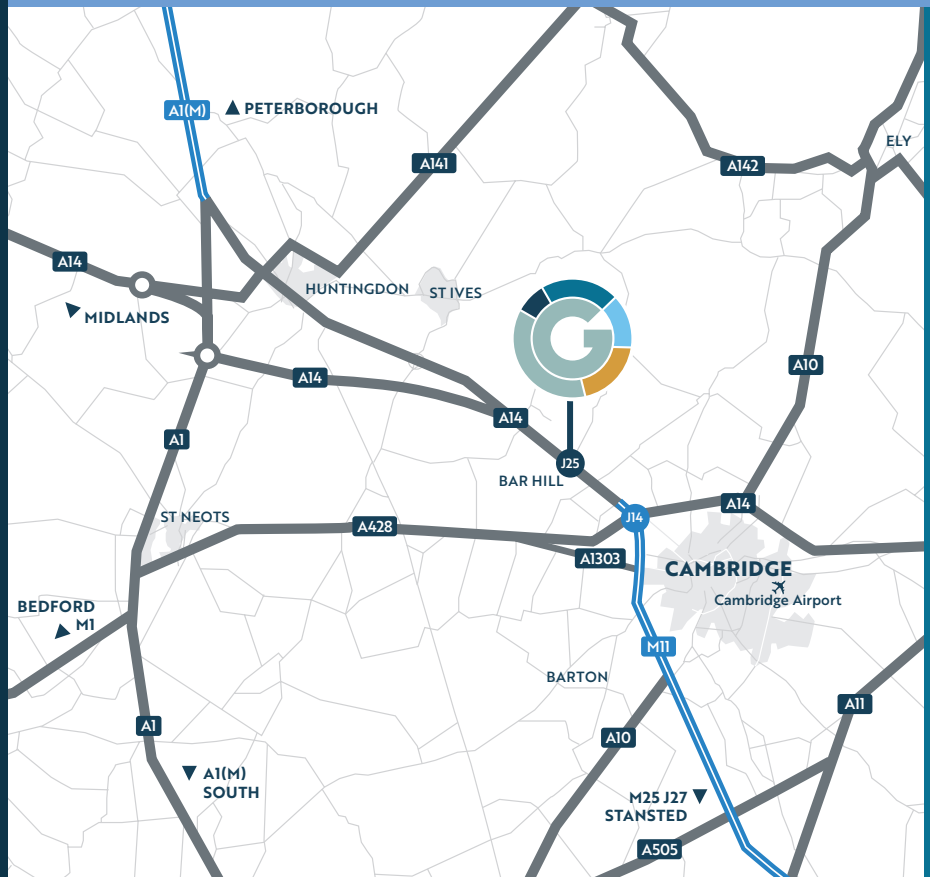


CITIES	DRIVE TIME	MILES
Cambridge City Centre	16 mins	8
Huntington	17 mins	12
Peterborough	40 mins	35
Northampton	55 mins	50
Central London	1 hour 10 mins	67
Birmingham	1 hour 30 mins	91

MAIN ROADS	DRIVE TIME	MILES
M11	4 mins	3
A1(M)	14 mins	13
M1	50 mins	38
M25	45 mins	45

AIRPORTS	DRIVE TIME	MILES
London Stansted	30 mins	32
Luton	1 hour	44
Birmingham	1 hour 20 mins	84
East Midlands	1 hour 25 mins	89

PORTS	DRIVE TIME	MILES
London Gateway	1 hour 5 mins	67
Felixstowe	1 hour 15 mins	75



SAT NAV: CB23 8UD



**GATEWAY
CAMBRIDGE**
M11 / A14

BUILDING 2
25,637 SQ FT

ABOUT LEGAL & GENERAL AND WRENBRIDGE

Legal & General and Wrenbridge are working together to deliver a high quality Grade A scheme in Cambridge.

Legal & General are a large land owner in Bar Hill and working with development partner Wrenbridge they will be developing the scheme to deliver best in class design, highly sustainable buildings with the flexibility to suit a broad range of occupiers requirements.

Agents:



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