

**BUILD TO SUIT
TWO NEW
MIDTECH UNITS
TO LET**

**BUILDING
6100**

**15,000 & 18,000 sq ft
(1,394 sq m & 1,672sqm)**

**DETAILED
CONSENT
FOR
MID TECH**

BUILDINGS 6200 & 6300

The second phase midtech development at Cambridge Research Park will consist of two new detached highly specified units, suitable for production, research and warehouse use. The units include high quality fitted offices, service loading areas and generous car parking.



ENTERPRISE ZONE

Cambridge Research Park has been awarded Enterprise Zone status, giving occupiers on the development benefits including a potential business rate discount for five years.





Specification

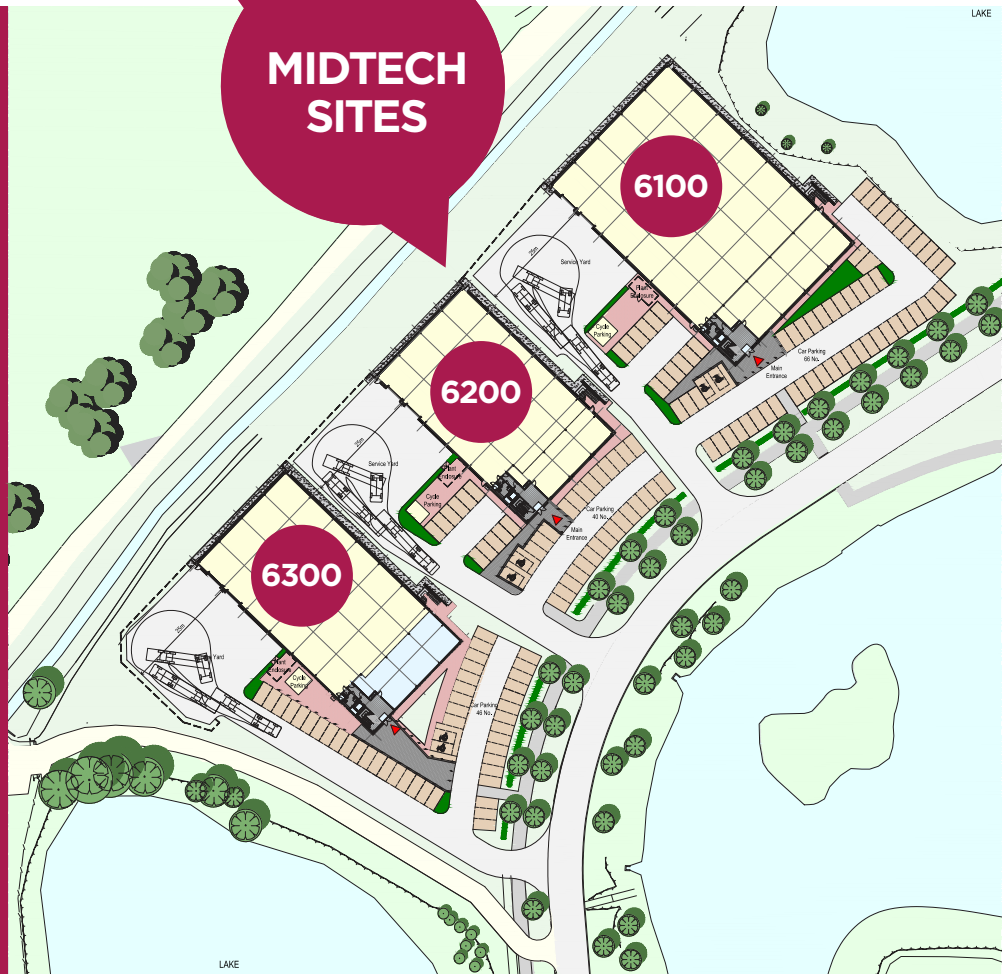
Office space:

- Impressive double height reception
- Fully accessible raised floor
- Suspended ceilings
- Recessed LG7 lighting
- Three pipe VRF heating and cooling system via air source heat pumps
- 8 person hydraulic lift
- WCs on ground and first floor
- Shower on ground floor
- Ability to construct a mezzanine floor (subject to planning)
- 24 hour on site security
- BREEAM rating of 'Very good'
- Anticipated EPC Rating A
- Internet facilities providing broadband and fibre optic links

Lab/R&D/Production space:

- Left as shell for occupiers' fit out
- 2 loading doors
- Power floated concrete floor with loading of 40KN/m²
- Clear internal height of 8m
- External plant enclosure
- Potential to provide a secure yard.

MIDTECH SITES



For further information contact the agents:



Patrick Stanton
D: 01223 559 183
patrick.stanton@bidwells.co.uk



Phillip Ridoutt
D: 01223 347 079
pridoutt@savills.com



Steven Harvey
D: 01223 271 941
steven.harvey@cheffins.co.uk

www.cambridgeresearchpark.com



IMPORTANT NOTICE

Misrepresentation Act 1967: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. May 2017.