

CAMBRIDGE  
RESEARCH PARK

# Building 7200

AVAILABLE NOW

NEWLY REFURBISHED OFFICE AND R&D SUITES

3,675–11,895 sq ft

TOGETHER WE THRIVE



# Excel in a growing business ecosystem

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## **BUILDING 7200 OFFERS:**

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Contemporary new reception area with touch down workspaces

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New end of journey and shower facilities

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Refurbished Office and R&D space

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Excellent parking

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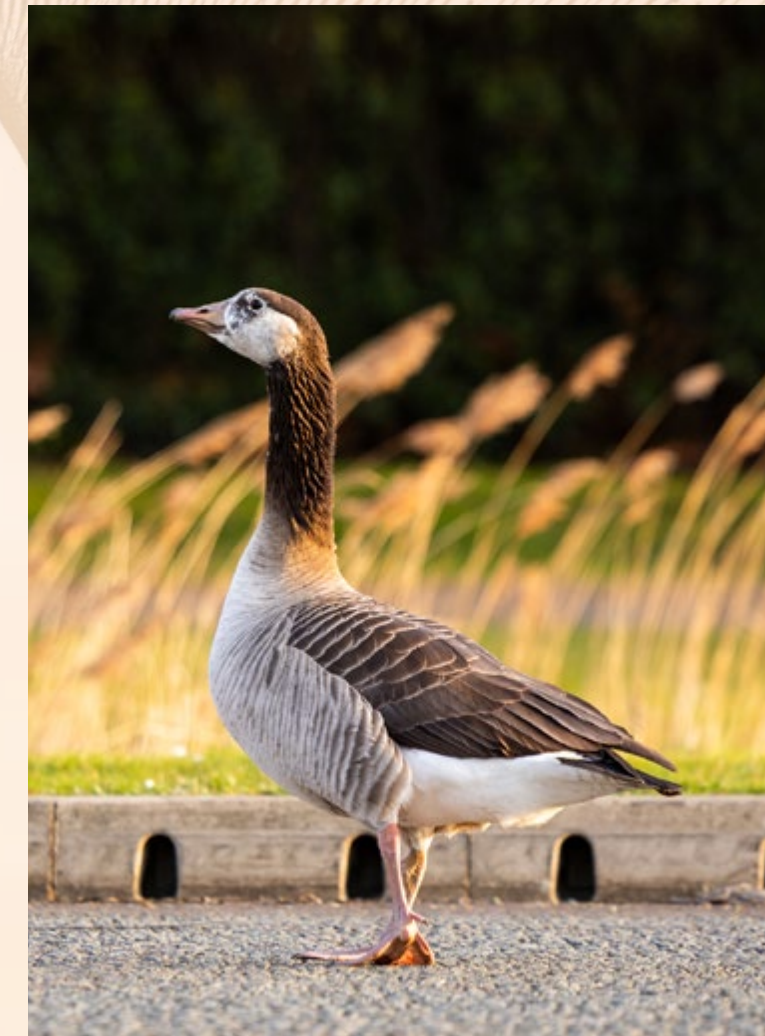
Take your  
thinking  
further,  
faster



Cambridge Research Park is a leading hub for innovation, set in 112 acres of green space. Offering flexible offices, R&D, MidTech and industrial facilities, it's a place where collaboration flourishes and businesses grow.

Supported by a dedicated community manager, the park features modern

amenities including meeting rooms, event programmes, end-of-trip facilities and a lakeside café. Excellent transport links and extensive outdoor spaces, from a 38-acre nature reserve to trails for walking, running and cycling, create an inspiring environment where people and businesses thrive.





OFFICE / R&D SUITES

Newly refurbished to CAT A layout

600x600 suspended ceiling grid

2.85m raised floor to finished ceiling height

Capped services for future kitchen/tea point installation

New LED lighting with occupancy and daylight controls

Ceiling void mounted four-pipe air conditioning system, providing heating, cooling and fresh air

Ceiling void	Floor void
Suite 01 & 02 (GF) 770mm; Suite 03 (1F) 1530mm	Suite 01 & 02 (GF) 184mm Suite 03 (1F) 135mm

Building-wide access control system

BUILDING

Newly refurbished reception with co-working spaces

New communal kitchenette

Newly refurbished WCs on the ground and first floor

Four new combined shower and changing cubicles

Large drying room

New fully accessible WC and shower facility

Ground floor double door loading bay access

Rear parking spaces

Car parking ratio 1:250

Fully accessible raised floors

1. Computer Generated image with modification to retained floor for marketing purposes



Building 7200  
key features





# First Floor

SUITE 3  
3,675 sq ft [341 sq m]



# Ground Floor

SUITE 1  
3,711 sq ft [345 sq m]

SUITE 2  
4,509 sq ft [419 sq m]



- Available
- WCs
- Showers
- Risers/Cupboards
- Core
- Let to Cellixica





### Enterprise Phase I

- biochrom
- CAMBRIDGE PHARMA  
An SMC Ltd. Company
- GRIFOLS
- TeraView
- UNIVERSITY OF CAMBRIDGE
- OVAL  
MEDICAL TECHNOLOGIES
- XARR

5100

2500

3000

6100

8100 & 8200

7400

2000

7100 & 7300

7200

9000

1000

Plot 6000

Plot 4000

Enterprise Phase II  
Under Construction

← Cambridge Centre

A10

A10

Waterbeach New Town

Ely →

- Building 7200
- Development plots
- Cambridge Research Park
- Nature Reserve

- 1 Entrance
- 2 No 100 Bus Stop
- 3 Community Manager Office

### Park Amenities

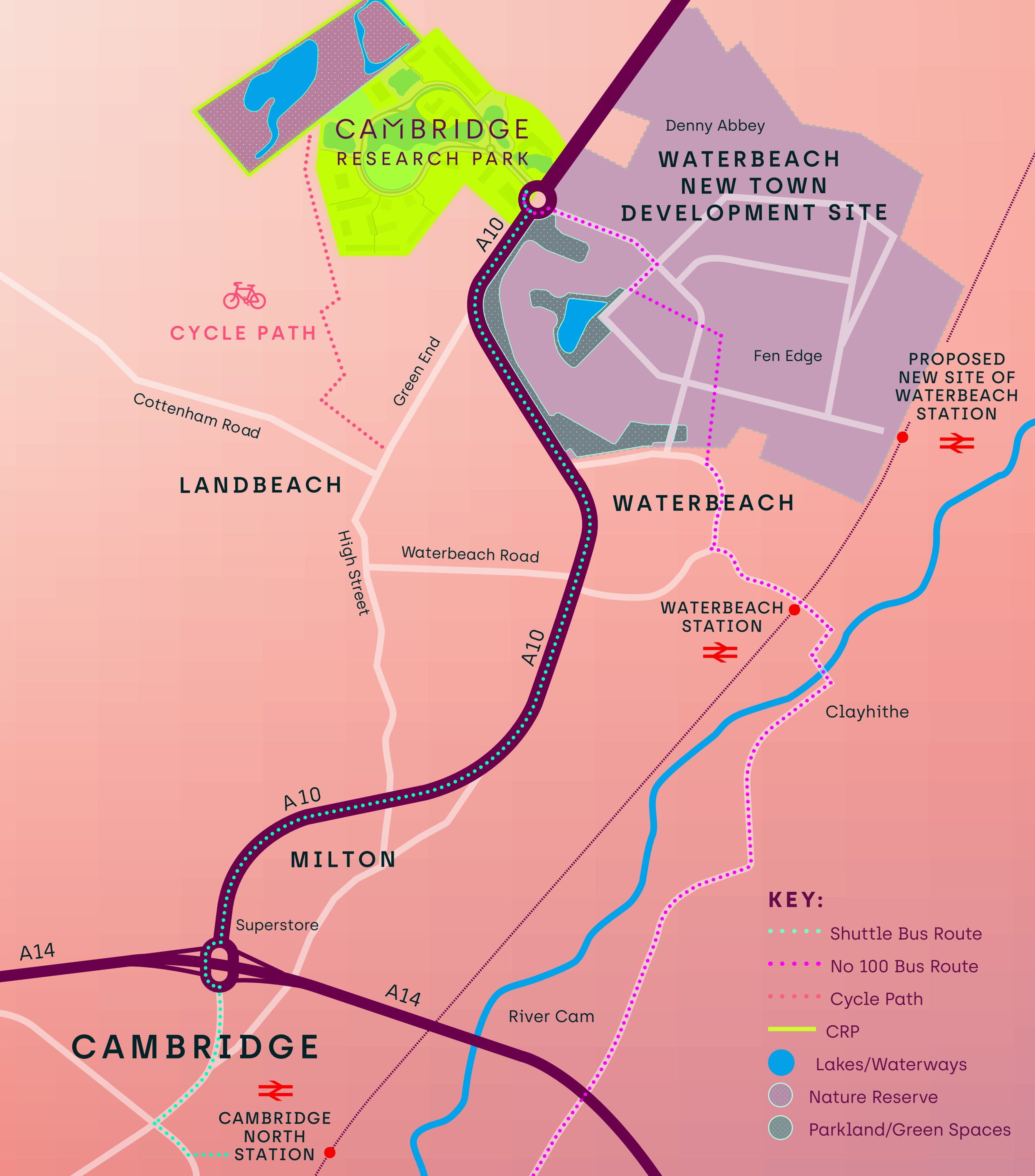
- Nature Reserve
- Shuttle Bus Stops

### Amenities

2500

- The Boardwalk Café
- Meeting Rooms
- JLL Management Office





0.5 miles

to Waterbeach New Town

2.7 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

FOR MORE INFORMATION PLEASE CONTACT  
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