

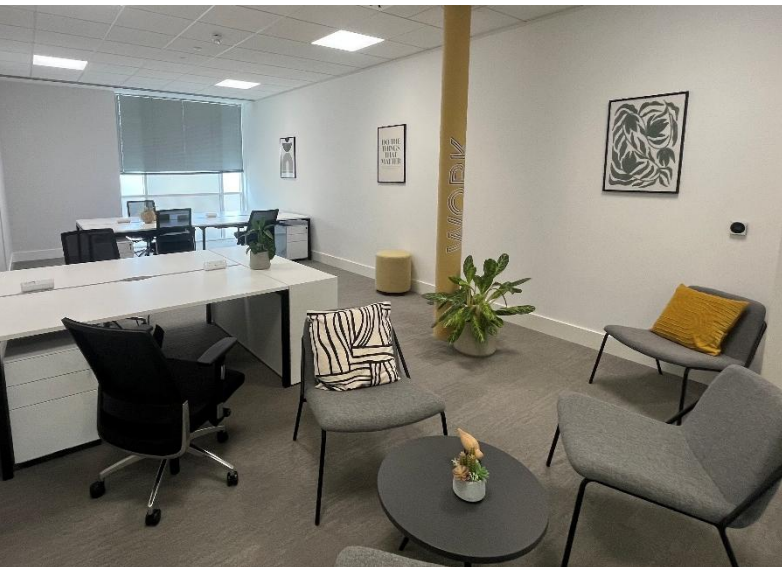


7330 Cambridge Research Park,  
Cambridge, CB25 9PD

To Let: Fitted Office | 1,749 SQ FT



## Summary



### Description

Nestled within the inspirational setting of Cambridge Research Park, Building 7330 offers a newly refurbished and fully fitted office space over the ground floor. The demise is accessed via access control doors.

The suite boasts convenient parking and ample co-working space, including open plan working areas and desks, tucked-away nooks, large open work spaces and booths for informal meetings. The property features a newly refurbished entrance, flexible working space and brand-new kitchen.

### Specification includes:

- Full access raised floors
- Air conditioning
- Suspended ceilings
- Kitchen
- 1:250 car parking ratio

### Additional information

#### Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

#### Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

#### Legal costs

All parties to bear their own legal costs.

#### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

Available upon request.

#### Postcode

CB25 9DP



## Accommodation

### NIA

Description	Sq ft
First Floor	1,749 sq ft
<b>Total</b>	<b>1,749 sq ft</b>



## Location

**Cambridge Research Park is well-established for world-class innovation, and well-loved for its open, green setting across 112 acres.**

Cambridge Research Park is a centre for R&D activity, located 1 mile from Waterbeach New Town and 3 miles from Waterbeach Train Station. The site is also a 5.5 mile journey from Cambridge North and 9 miles to either Ely or Cambridge city centre.

Cambridge Research Park's specialist ecosystem is overseen by a dedicated community manager. It offers an array of amenities including: new end-of-trip facilities, meeting and conference rooms, a full active events programme, and an on-site campus café with an outdoor terrace and stunning views over the lake.

The site provides tenants with vibrant park life, via numerous park events including; wellbeing sessions, networking evenings and health & fitness sessions. The park boasts an on-site café and meeting space with bookable meeting and conference spaces.





## | Gallery



## Enquiries



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