

**NOW
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Work + Life
Life Sciences
Research & Development

**Building available as
a whole or in part**

from **10,097 sq ft** to **21,467 sq ft**

Pembroke Avenue
Waterbeach
Cambridge CB25

**A new
beginning
for an
inspiring
future.**



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The greener credentials.



Electrical car charging points

A

EPC rating A



22 enclosed secure cycle spaces



Photovoltaic panels to the roof



Showers with changing facilities



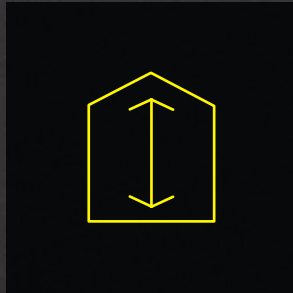
New planting and landscaping



Built to inspire. Flexible workspace to the highest specification.



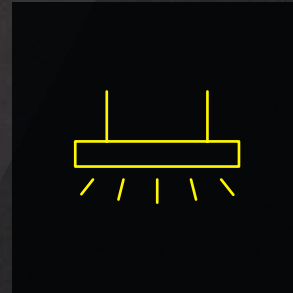
Modern exposed services and frame



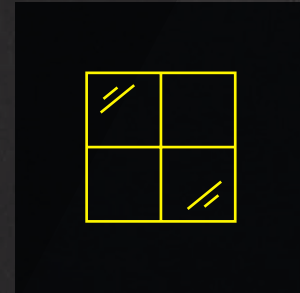
Vaulted ceiling to provide maximum height



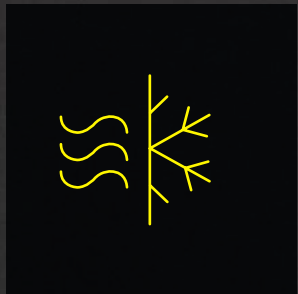
Power and data distribution to the perimeter



Suspended LED light fittings



Full height glazing to the south elevation



New heating and cooling systems to CAT A space



Open plan office space



Internal double height warehouse space



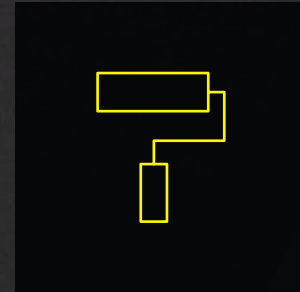
2 electric loading doors



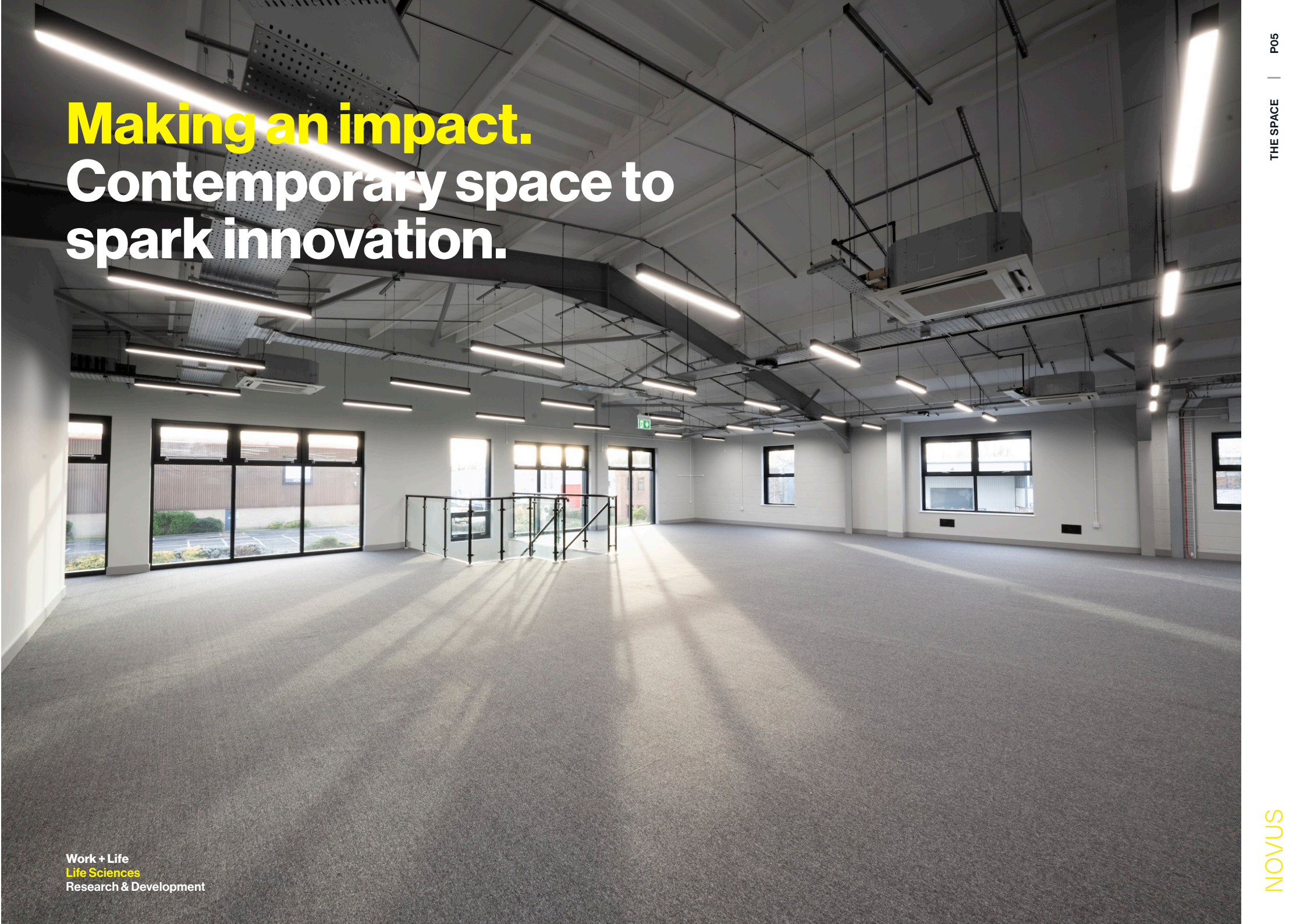
1 acre site with yard and 60 parking spaces.



Ground floor slab-to-slab measurement of 3.15 – 3.20 m



Fully refurbished



Making an impact.
**Contemporary space to
spark innovation.**

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Accommodation

Novus offers 21,467 sq ft of flexible state-of-the-art accommodation arranged over two floors.

Sitting on a 1 acre site, it benefits from 60 parking spaces, cycle storage and additional yard.

All sizes are to the International Property Measurement Standard (IPMS)

Floor	Use	Sq M	Sq Ft
First	Office	931.6	10,027
Ground	Office/Labs	942.7	10,147
	Warehouse	120.2	1,293
Total		1,994.4	21,467

South Elevation



Not to scale.



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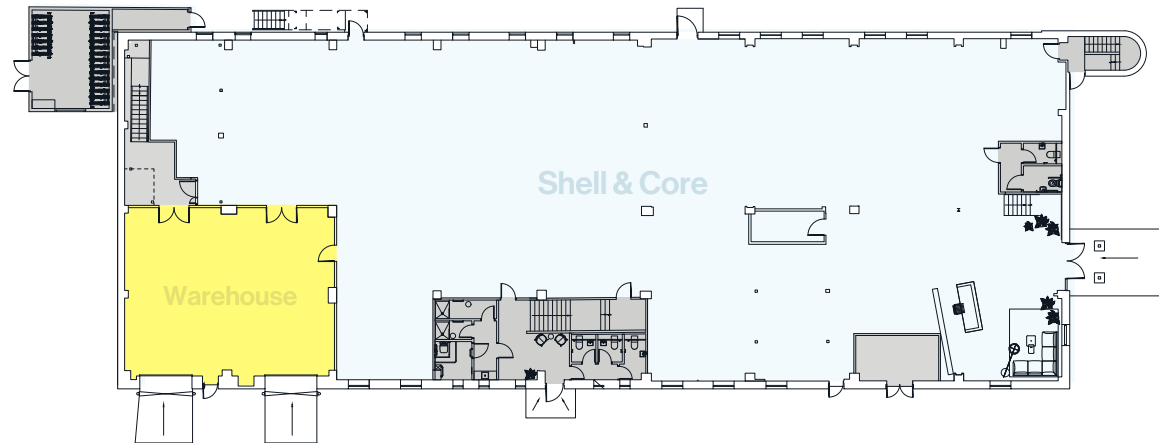
Versatile space to make your own

Novus has undergone a comprehensive refurbishment to provide an opportunity for a variety of occupiers to establish their perfect space, including sustainable offices, R&D facilities, and laboratory space.

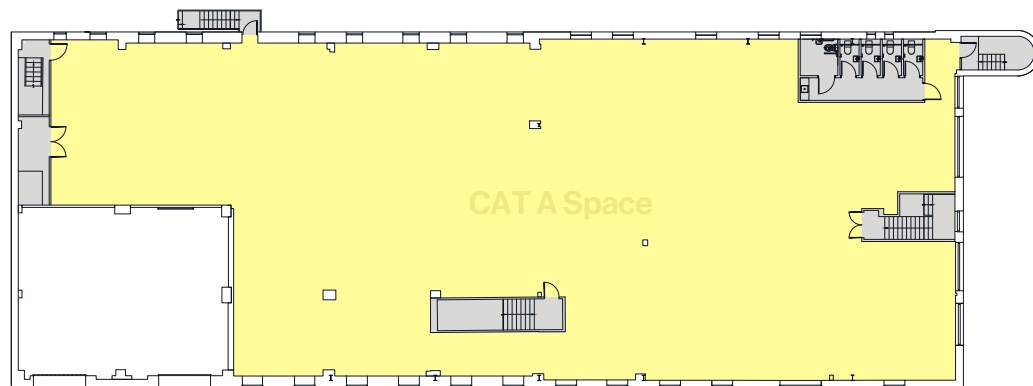
The first floor has been finished to CAT A condition and the ground floor to shell and core with the benefit of a double height warehouse to offer forward-thinking businesses the perfect blank canvas.

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Ground Floor
11,440 ft² / 1,062.9 m²



First Floor
10,027 ft² / 931.6 m²



- Warehouse
- CAT A Space
- Shell & Core
- Common Areas

Plans for indicative purposes only.
Not to scale.

Flexible Partial Building Occupancy Available

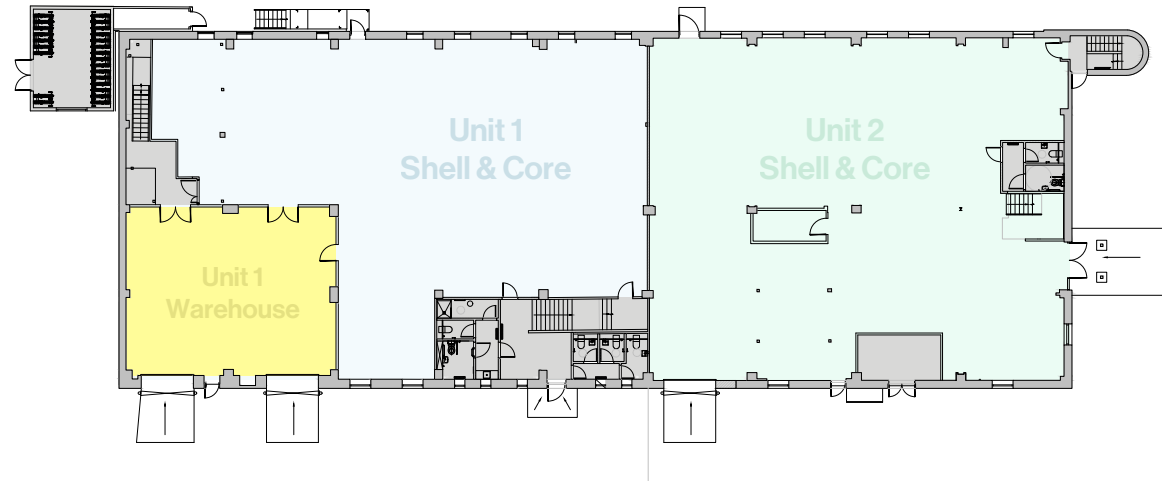
The building owners are committed to flexibility and can accommodate specific occupier needs, including partial building occupancy. They are prepared to undertake additional building works such as customised fit-outs, building divisions, or potential extensions, ensuring the space perfectly suits your requirements.

Unit	Floor	Sq M	Sq Ft
1	Ground	464.0	4,994
	First	458.5	4,935
	Warehouse	120.0	1,292
Total		1,042.5	11,221
2	Ground	465.5	5,011
	First	472.5	5,086
Total		938.0	10,097

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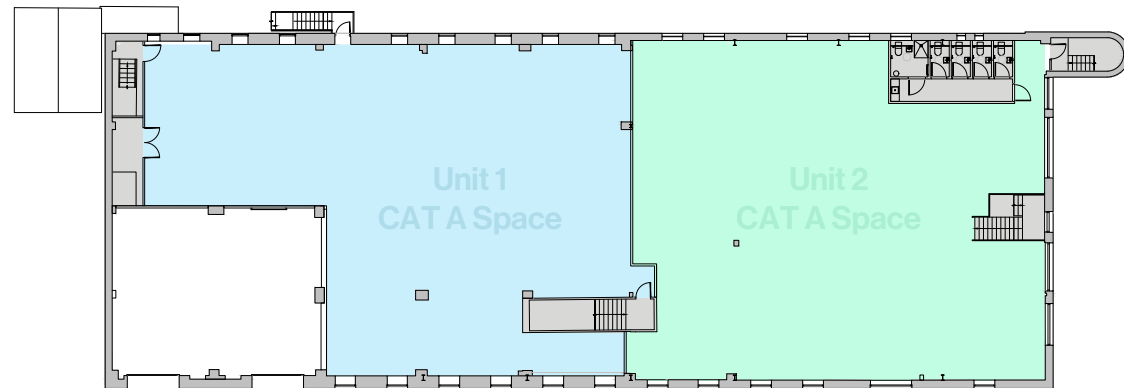
Ground Floor

Unit 1: 6,286 ft² / 584.0 m² | Unit 2: 5,011 ft² / 465.5 m²



First Floor

Unit 1: 4,935 ft² / 458.5 m² | Unit 2: 5,086 ft² / 472.5 m²



- Unit 1 Warehouse
- Unit 1 Shell & Core
- Unit 2 Shell & Core
- Unit 1 CAT A Space
- Unit 2 CAT A Space

Plans for indicative purposes only.
Not to scale.

Light filled floors with modern design features.

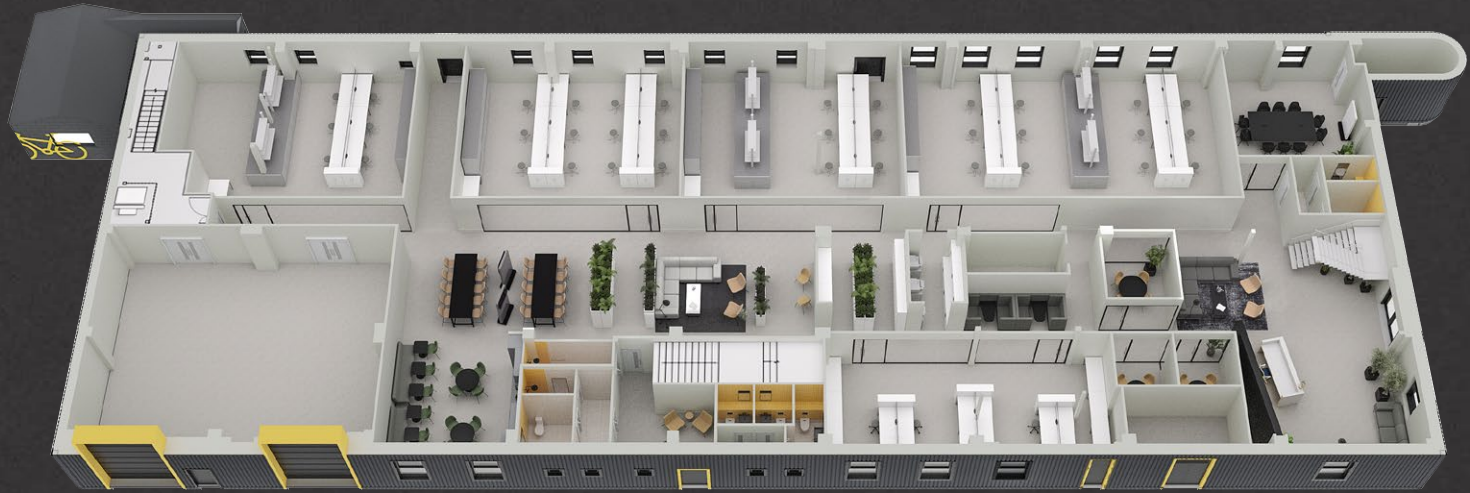
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Ground Floor

Space Plan

11,440 ft² / 1,062.9 m²

Reception	1
10 person meeting room	1
4 person meeting room	1
2 person meeting room	2
Lounge areas	3
Teapoint / breakout	1
Laboratories	5
Showers	3
Maximum workstations	100



First Floor

Space Plan

10,027 ft² / 931.6 m²

Open plan meeting area	2
9 person meeting room	1
4 person meeting room	2
2 person meeting room	2
Phone booths	4
Cafe / breakout	1
Collaboration area	2
Reflection room	1
Laboratories	5
Maximum workstations	100



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3D space plans for indicative purposes only.
Not to scale.

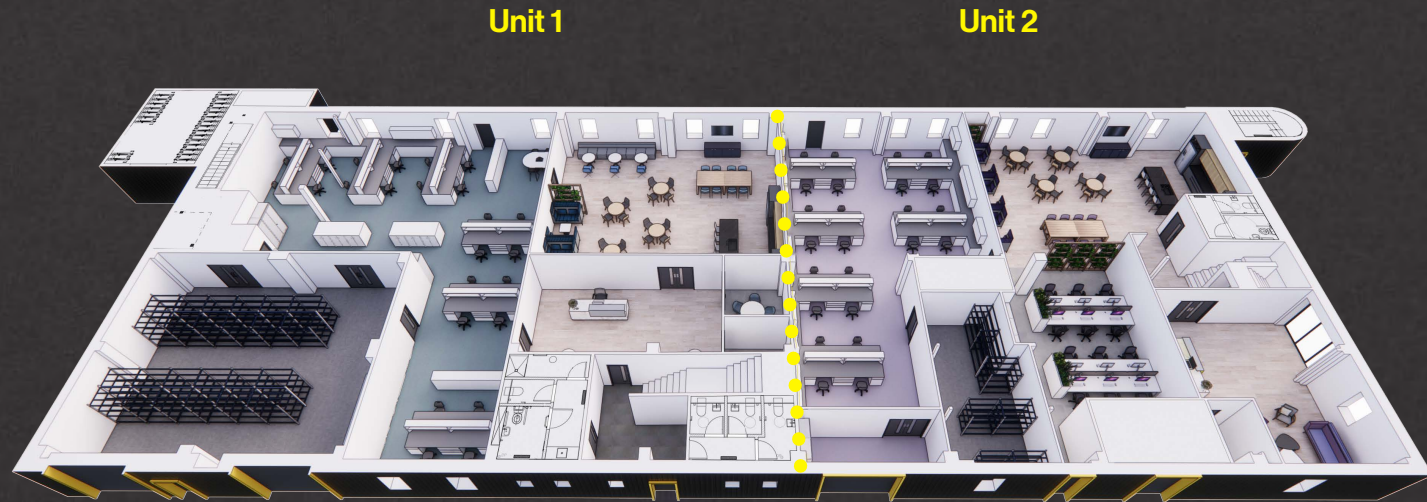
Ground Floor

Space Plan

Unit 1: 6,286 ft² / 584.0 m²

Unit 2: 5,011 ft² / 465.5 m²

	U1	U2
Reception	1	1
Meeting room	1	0
Lounge areas	1	1
Teapoint / breakout	1	1
Laboratories	5	2
Showers	2	0
Maximum workstations	50	75



First Floor

Space Plan

Unit 1: 4,935 ft² / 458.5 m²

Unit 2: 5,086 ft² / 472.5 m²

	U1	U2
Open plan meeting area	1	1
Meeting room	3	3
Private office	2	2
Teapoint / breakout	1	1
Laboratories	0	5
Showers	0	1
Maximum workstations	50	75

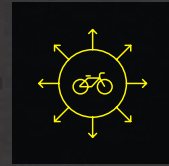


Waterbeach.

A new way of life.



6,500 new homes



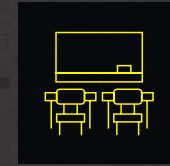
New train station & sustainable travel hub



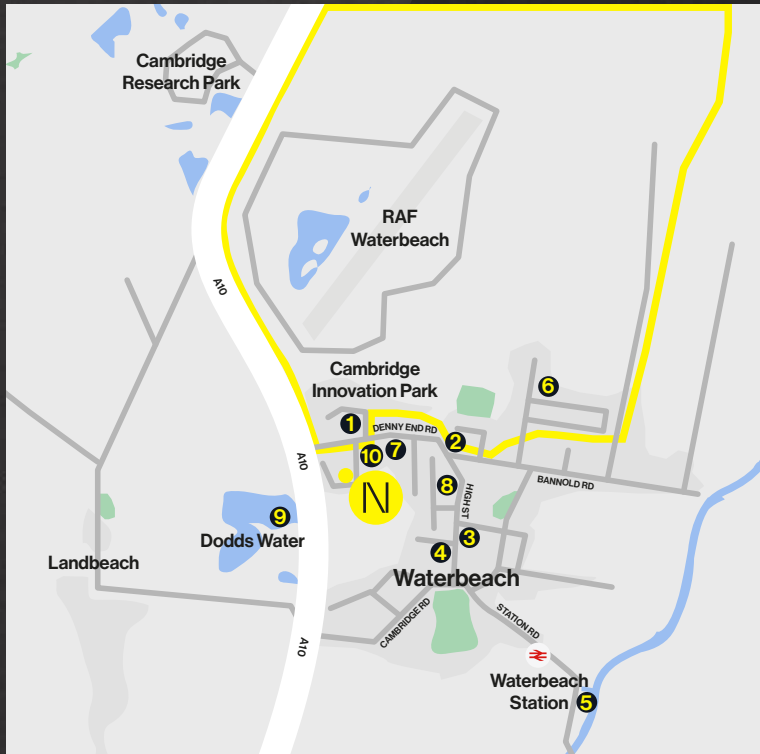
250 acres of green space



New town centre with shops & services



Five new schools



Waterbeach Development Zone



CGIs for indicative purposes only.

Local Amenities

- | | |
|---------------------------|-------------------------------|
| 1. Evolve Coffee | 6. Little Stars Day Nursery |
| 2. Brewery Tap | 7. Inspired Health & Fitness |
| 3. The White Horse | 8. Yogastrong |
| 4. Old School House Rooms | 9. Dodd's Water Sports Centre |
| 5. The Bridge | 10. Pastore Brewery |

Waterbeach

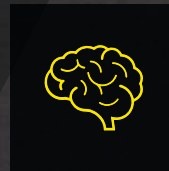
Novus sits at the dawn of a vibrant and connected new community. Waterbeach New Town is being developed to deliver 6,500 new homes along with an array of shops, restaurants and leisure amenities nestled around a beautiful 23-acre lake.

New infrastructure will provide a sustainable travel hub with a purpose-built train station, extensive cycle and footpaths and bus routes. There will also be new schools, green spaces and health centres to bring together a vision for sociable and green living.

Discover Cambridge.



1. Rose Crescent
2. Quayside, River Cam
3. Cambridge Research Park



5,300+
knowledge
intensive
businesses



67,800+
people work
in knowledge
intensive firms



£18bn in
total annual
turnover
generated



6.4% year on
year increase
in jobs over last
6 years.



600 + life
sciences
companies



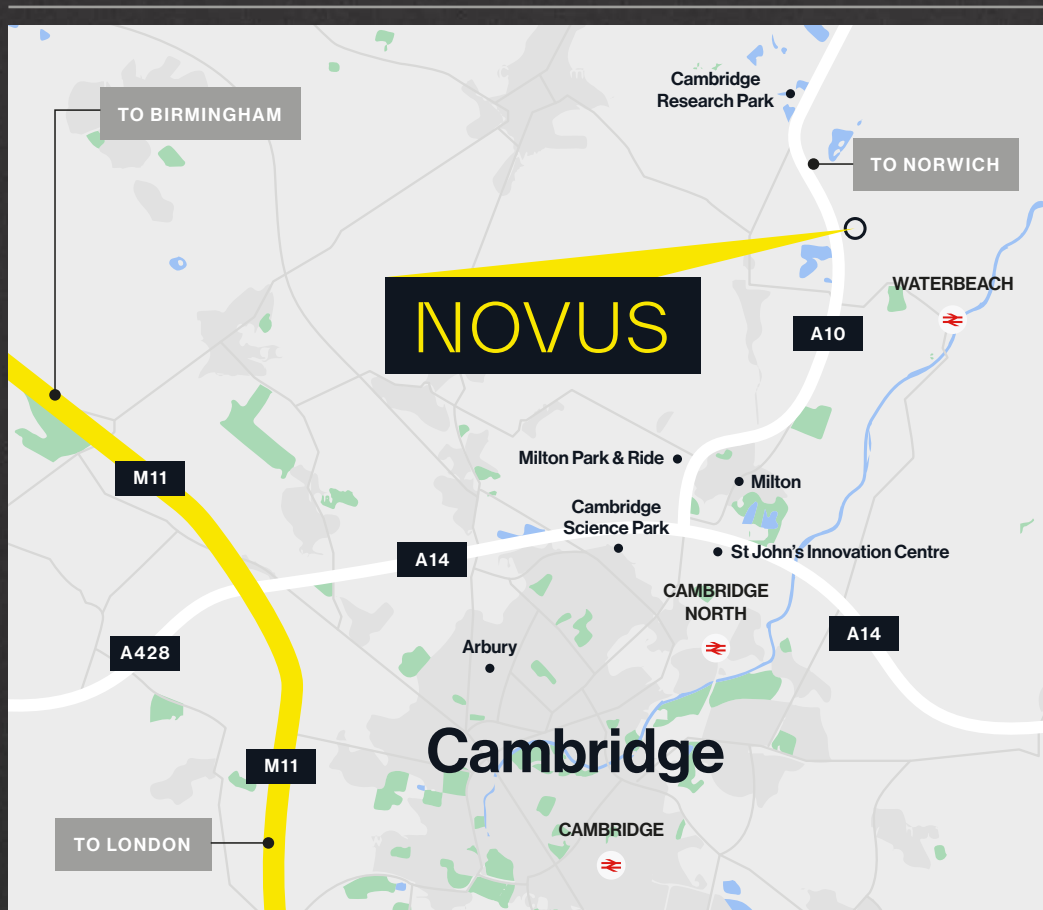
Cambridge is a world-class centre for knowledge intensive industries, universities and research institutes, attracting a revered calibre of talent and business.

The historic city offers a vibrant mix of culture, restaurants and retail as well as leisure amenities and an abundance of green spaces.

It also forms part of the Oxford-Cambridge Arc, a globally significant home to world-leading technology clusters.

Backed by a long term plan and government investment partnership, the Arc is home to 4 million people and 2 million jobs, generating over £111 billion of yearly economic output.

Cambridge connected.



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Map for indicative purposes only.
Not to scale.

Novus is strategically located just minutes from the A14/A10 junction close and just 7 miles from the City Centre. The area is also home to Cambridge's largest science and research parks.

It offers excellent connections to the local area and beyond with a choice of train stations, bus routes and cycle ways.

Car

Cambridge Research Park	2 miles
A10/A14 intersection	3 miles
St John's Innovation Centre	4 miles
Cambridge Science Park	4 miles
Cambridge City Airport	6 miles
M11 Junction 14	6.5 miles
Cambridge City Centre	7 miles



Trains (from Waterbeach)

Cambridge	10 mins
Kings Lynn	45 mins
London Kings Cross (from Cambridge)	60 mins
London St Pancras International	65 mins



Walk/Cycle

Waterbeach Station	1.3 miles
Milton Country Park	2.8 miles
Cambridge North Station	4.2 miles
Cambridge City Centre	7 miles



Bus

Cambridge City Centre	15 mins
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Source: Google Maps

Further Information

Viewings

Strictly through the joint agents.



Terms

Upon application.

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