

VECTOR

NEW LABORATORY/LIFE SCIENCES/MEDICAL/OFFICE FACILITY 685 SQ.M. – 2,057 SQ.M – 66 CAR SPACES NEWMARKET CB8 7XN

- ✓ Fast access via A14 (J37)/A11 to Cambridge, Stansted Airport, Granta Park & Science/Research Parks
- ✓ Full planning permission for Class E use
- ✓ £242.00 per sq.m (£22.50 per sq.ft.) to base build specification
- ✓ Completion of base build within 6 months for specialist occupier fit-out works
- ✓ Immediate start on site
- ✓ Rent 50% cheaper than Cambridge



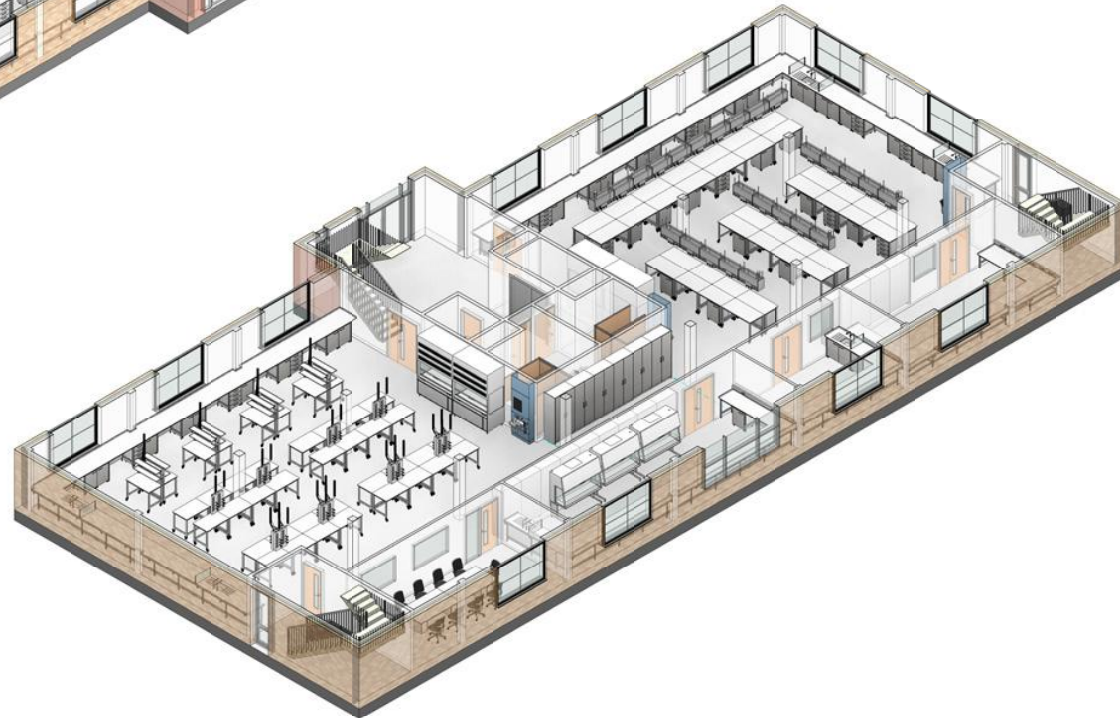
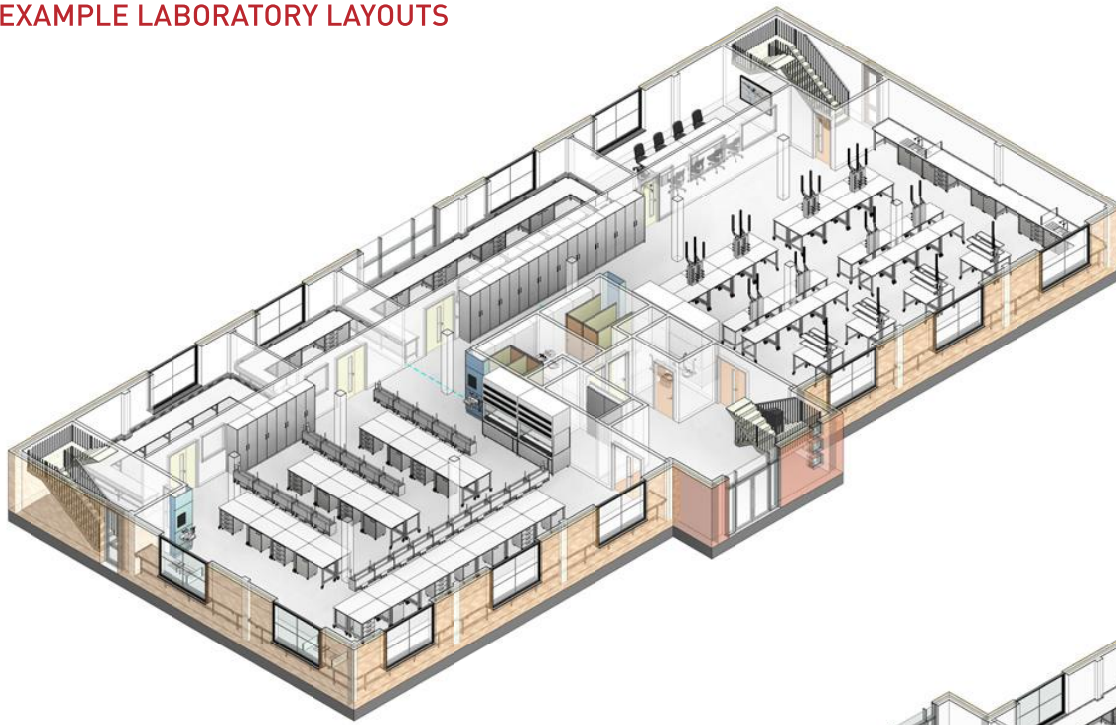
ADJACENT OCCUPIERS INCLUDE



TO LET/ FOR SALE

Eddisons
Incorporating Barker Storey Matthews

EXAMPLE LABORATORY LAYOUTS



1 Ground Floor - 3D View 1

2 Ground Floor - 3D View 2



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GENERAL NOTES:

GENERAL INSTALLATION
 THE WORKTOPS ARE 600mm HIGH UNLESS STATED OTHERWISE, WITH A 600mm HIGH REAR UPSTAND.
 WORKTOP MATERIAL IS 16mm TRESPAN TOPLAB BASE

THE SUPPORTING FRAMEWORK IS 2" H FRAME SYSTEM

THE DESKS ARE FROM OUR 'WORKBENCH' AND 'STATIC RANGE'
 CASTERS = 100mm H ACP/AP'D MELANINE
 FRONTS = 160mm WADP/MFC MELANINE
 HANDLES = LAB 100 1"7"
 BRACKETS = INTERLINE 120"

THE LAB BENCHING IS FROM OUR 'WE RANGE'
 TABLES = STEEL FRAME WITH 200mm WORKTOP
 CASTORS = 100mm SWIVEL BRASS/2"

THE SERVICES TO BENCHING IS FROM OUR 'FLY RISE RANGE'
 LAB 00-03 = SERVICE CEILING TIE (H FLEX)
 LAB 00-07 = SERVICE CEILING TIE (H FLEX)

FLOOR TO CEILING = 2700mm

Rev	Date	By	Modification
A	AS DRN	PC	FIRST ISSUE



InterFocus Ltd
 Cambridge Rd, Linton,
 Cambridgeshire, CB21 4NN
 Tel: 01223 894853
 Fax: 01223 894255
 Email: contact@interfocus.co.uk



www.schoolfurniture.co.uk www.mynewlab.com

TITLE
 Ground Floor - 3D Views

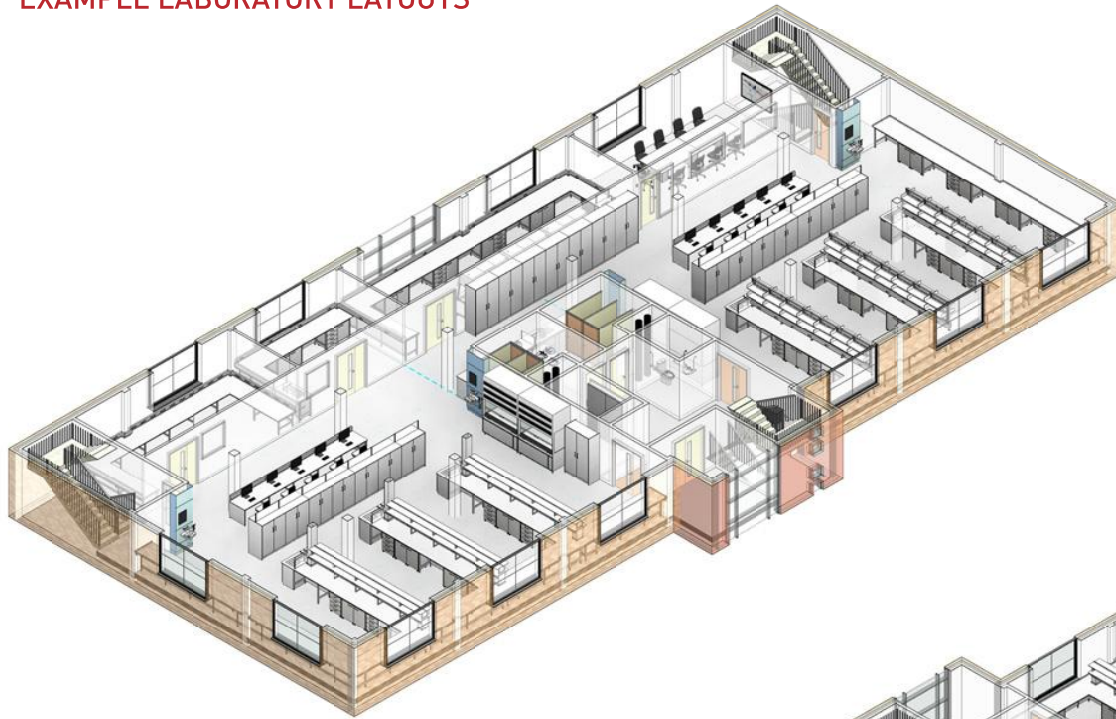
CLIENT
 Hamilton Land - Building 2 - The Oaks

DRAWN BY: PC
 CHECKED BY: -
 DATE: 09/06/2022

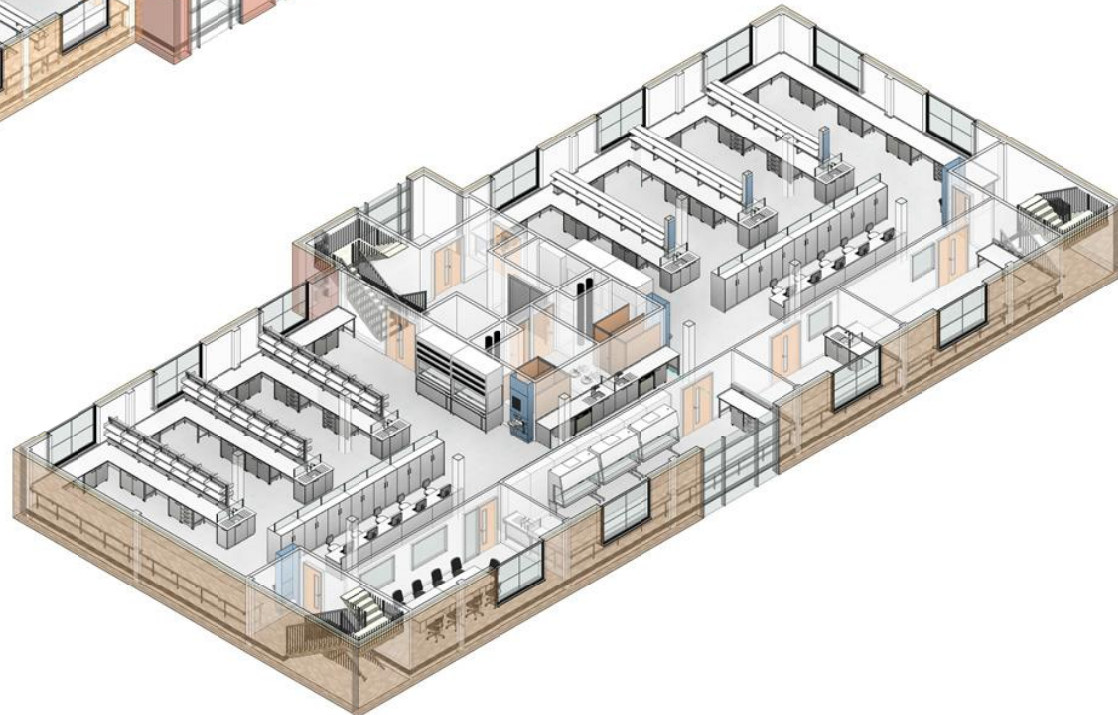
SCALE: (@A0)
 PROJECT NUMBER: RQ:502206

DRAWING NUMBER: C760255-02
 REV: A

EXAMPLE LABORATORY LAYOUTS



1 First Floor - 3D View 1



2 First Floor - 3D View 2



A0
Paper

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GENERAL NOTES:

FURNITURE INSTALLATION
THE WORKTOPS ARE 60mm HIGH UNLESS STATED OTHERWISE, WITH A 50mm HIGH REAR UPSTAND.
WORKTOP MATERIAL IS 16mm TRESPA TOP/LAB BASE
THE SUPPORTING FRAMEWORK IS 2" X 4" FRAME SYSTEM
THE UNITS ARE FROM OUR 'RANGE' AND 'STATIC RANGE'
THE UNITS ARE FROM OUR 'RANGE' AND 'STATIC RANGE'
CABINETS - 18mm MFC/MFC MELAMINE
FRONTS - 18mm MFC/MFC MELAMINE
HANDLES - LAB 102 1" P
HINGES - INTERNAL 102

THE LAB BENCHING IS FROM OUR 'RANGE'
TABLES - STEEL FRAME TRESPA WORKTOP
CASTORS - 100mm SWIVEL BRAKES

SHELVING TO BENCHING
SHELVING - 18mm MFC/STEEL BENCHING WITH BUILT IN SERVICE RISER
LAB LIFT - ASH ADJUSTABLE SHELVING SYSTEM WITH SHELF ENDS
FLOOR TO CEILING - 2700mm

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InterFocus

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Fax: 01223 894255
Email: contact@interfocus.co.uk

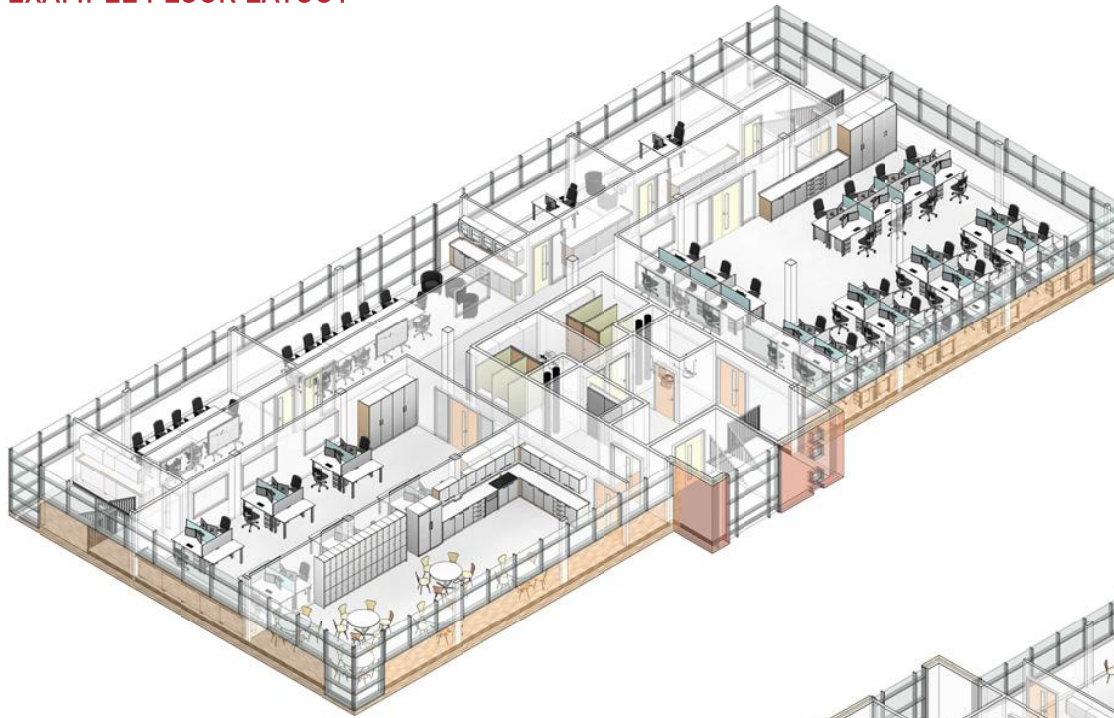
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TITLE
First Floor - 3D Views

CLIENT
Hamilton Land - Building 2 - The Oaks

DRAWN BY PC	CHECKED BY -	DATE 09/06/2022
SCALE (@A0)	PROJECT NUMBER RQ:502206	
DRAWING NUMBER C760255-08	REV A	

EXAMPLE FLOOR LAYOUT



1 Second Floor - 3D View 1



2 Second Floor - 3D View 2



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GENERAL NOTES:
WORKTOP INSTALLATION
 THE WORKTOPS ARE 800mm HIGH UNLESS STATED OTHERWISE, WITH A 50mm HIGH REAR LIP/STAND.
 WORKTOP MATERIAL IS 16mm TRESPA TOP/LAB BASE AND 25mm MDF/MFC MELAMINE.
THE UNITS ARE FROM OUR Y STATIC RANGE.
 DOORS ARE 1800mm HIGH/MFC MELAMINE.
 FRONTS ARE 18mm MDF/MFC MELAMINE.
 HINGES ARE 145x100mm.
THE OFFICE DESKS ARE FROM THE ADAPT RANGE.
 FRONTS ARE 18mm MELAMINE WORKTOP.
 FLOOR TO CEILING - 2700mm

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 Cambridgeshire, CB21 4NN
 Tel: 01223 894833
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TITLE
 Second Floor - 3D Views

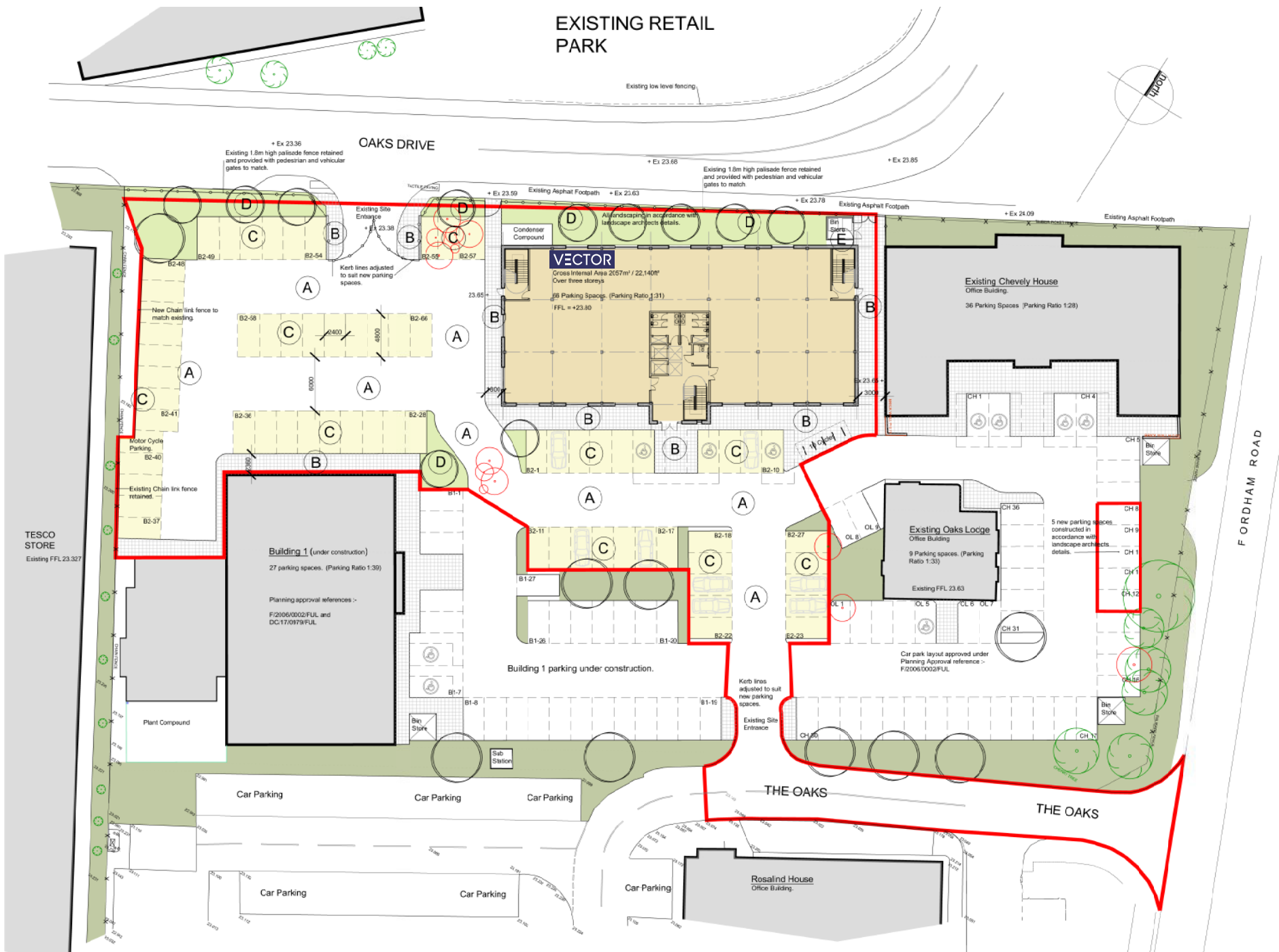
CLIENT
 Hamilton Land - Building 2 - The Oaks

DRAWN BY: PC
 CHECKED BY: -
 DATE: 09/06/2022

SCALE: (@A0)
 PROJECT NUMBER: RQ:502206

DRAWING NUMBER: C760255-14
 REV: A

EXISTING RETAIL PARK



OAKS DRIVE

FORDHAM ROAD

THE OAKS

THE OAKS

TESCO STORE
Existing FFL 23.327

Building 1 (under construction)
27 parking spaces. (Parking Ratio 1:30)
Planning approval references -
F/2006/0002/FUL and
DC/17/0979/FUL

VECTOR
Cross Internal Area 2057m² / 22,140m²
Over three stories
66 Parking Spaces. (Parking Ratio 1:31)
FFL = +23.80

Existing Oaks Lodge
Office Building
9 Parking spaces. (Parking Ratio 1:30)
Existing FFL 23.63

Existing Chevely House
Office Building
36 Parking Spaces (Parking Ratio 1:28)

Rosalind House
Office Building

Plant Compound

Building 1 parking under construction.

Car park layout approved under
Planning Approval reference ->
F/2006/0003/FUL

5 new parking spaces
constructed in
accordance with
landscape architects
details.

Existing low level fencing

+ Ex 23.36
Existing 1.8m high palisade fence retained
and provided with pedestrian and vehicular
gates to match.

+ Ex 23.68
Existing 1.8m high palisade fence retained
and provided with pedestrian and vehicular
gates to match

+ Ex 23.85

+ Ex 24.09

+ Ex 23.59

+ Ex 23.63

+ Ex 23.78

New Chain link fence to
match existing

Motor Cycle
Parking
B2-40

Existing Chain link fence
retained.

Plant Compound

Bin Store

Sub Station

Existing Site
Entrance

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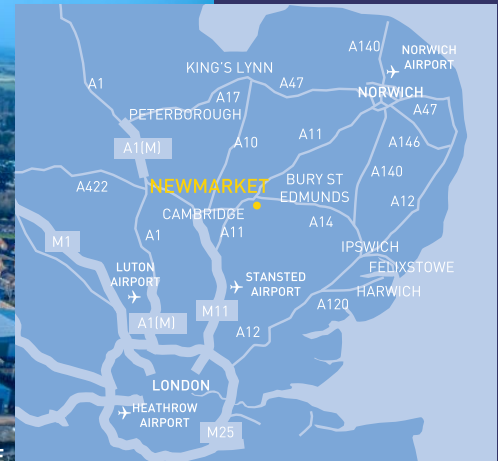
Bin Store

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TRAVEL TIMES BY CAR

Wellcome Genome Campus **18 mins**

Cambridge Science Park **20 mins**

Granta Park **20 mins**

Addenbrooke's Hospital **25 mins**

Stansted Airport **40 mins**



Ben Green
07825 309599
ben.green@eddisons.com

Simon Burton
07581 382444
Simon.burton@eddisons.com

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