



# FOR SALE

On the instructions of  
Joint Fixed Charge Receivers

**38,750 sq ft** (3,600 sq m)

**Exceptional R&D building with office,  
laboratory and storage space, with  
potential for wider commercial application**

# 202

BUILDING 202 | WELLINGTON ROAD  
LANCASTER WAY BUSINESS PARK | ELY | CB6 3NX

# Infinitely superior space



38,750 sq ft mid-tech unit



Fully fitted, flexible space



Located at the front of the tech quarter of Lancaster Way Business Park



Suitable for a wide range of occupiers subject to modification/planning



12 minutes by train to Cambridge North – subsidised bus link to the station



Occupiers in the tech quarter include Cambridge Commodities, CMR Surgical, Ellutia and ThorLabs



On-site amenities



Thriving business community

# Specification

**Building 202 Lancaster Way** is a fully fitted R&D building arranged over two floors providing Class 1 laboratory space, in addition to cold storage, associated warehousing with full height racking, Cat A office accommodation and ancillary areas.

The property is designed to be adaptable to various research based uses with plant capacity for CL 1/2 laboratories, GMP, clean rooms and cold storage.

The building lies within a landscaped plot with 91 car parking spaces including 4 disabled bays and 2 electric vehicle charging bays.



Fully Fitted  
Mid-tech Unit



Nine Laboratories



Kitchen and  
Breakout Space



PV Panels



Cold Rooms



Fume Cupboard



EV Charging Points



Racked Warehouse



Goods Lift



Fitted Lab Benching



Air Conditioned Offices



BUILDING  
**202**

LANCASTER WAY | ELY





# Accommodation

| Gross Internal Area | Sq M           | Sq Ft         |
|---------------------|----------------|---------------|
| First Floor         | 1,632.3        | 17,570        |
| Ground Floor        | 1,967.7        | 21,180        |
| <b>TOTAL GIA</b>    | <b>3,600.0</b> | <b>38,750</b> |

# Opportunity

**Building 202 Lancaster Way** presents a unique opportunity to purchase a freehold building at a **guide price of £4,500,000** excluding VAT, which encompasses a laboratory, warehouse and office specification – with potential for wider commercial application. Consideration will be given to a lease.

# Floor plans

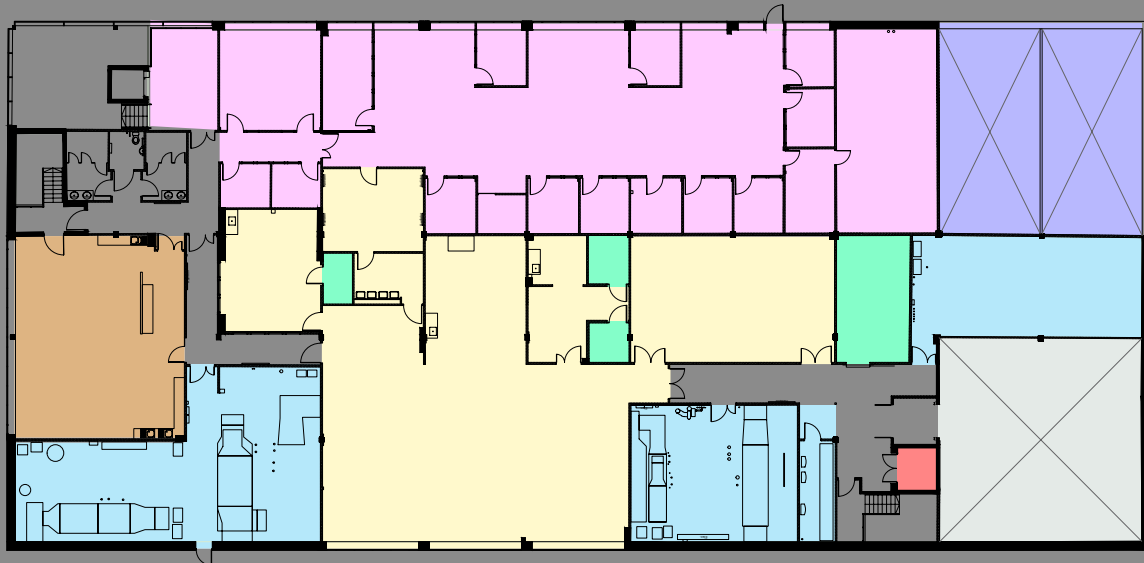
## Key:

-  Cold Stores
-  Laboratory
-  Stores
-  Warehouse with racking
-  Offices
-  Kitchen / Breakout space
-  Plant
-  Goods In / Out
-  Goods Lift

## Ground Floor



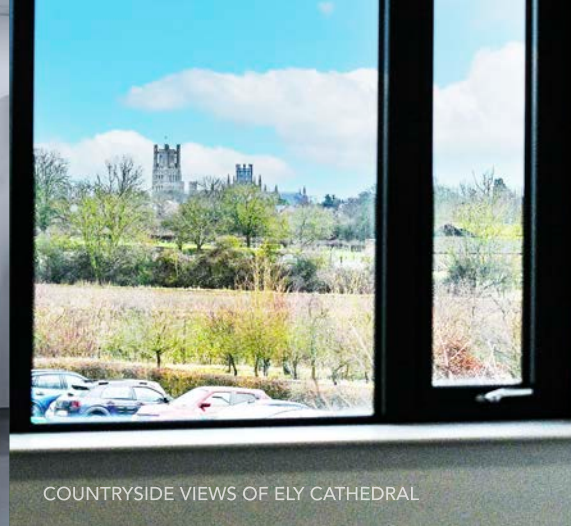
## First Floor



Plans for indicative purposes only. Common Areas Not to scale.



MEZZANINE OVERLOOKING WAREHOUSE RACKING



COUNTRYSIDE VIEWS OF ELY CATHEDRAL



OFFICE SPACE



FULL HEIGHT ATRIUM



COLD ROOMS



202 LANCASTER WAY | ELY | CB6 3NX



MAIN ENTRANCE



PV PANELS



WAREHOUSE RACKING



HIGH SPECIFICATION FINISHES



# Why Ely?

**Ely's strategic location near Cambridge positions it as an attractive destination for businesses seeking proximity to the city's tech hub while enjoying a more serene and cost-effective environment.**

With excellent transport links, including direct rail connections to Cambridge and London, Ely offers convenient access to major economic centres.

Its growing infrastructure and business parks provide ample opportunities for companies to establish a presence in a thriving commercial landscape.

Moreover, Ely's charming blend of historic architecture and picturesque surroundings creates an appealing backdrop for business operations, offering a unique blend of productivity and quality of life.



Quick connections to Cambridge via road and rail



Average price in Ely over the last year £397,213, Cambridge is £587,654 (Rightmove) – an affordable place to live



Occupational costs significantly below Cambridge prices



Population – 19,189 (2001 Census)



Local population 44.96% at Level 4 (Bachelors degree, Masters Degree or PHD) compared to 33.92% England average



Orchards Green (North Ely) to provide 1,200 new homes, supported by excellent local schools



# Lancaster Way Business Park Ely

## The established business park to the north of Cambridge

Set in 175 acres, offering excellent amenities including gym, café, nursery, trim trail, EV charging, dentist and a MOT centre. Green spaces boost staff wellbeing, and the latest tech includes superfast broadband and dedicated leased lines. Occupiers also benefit from first-class 24/7 security

and can call on the supportive on-site management team who provide a rapid response to all enquiries. Home to a wide ranging and thriving business community who occupy a range of industrial and commercial properties, the Park is an ideal location for business headquarters.



24/7 on-site security for 365 days, CCTV and ANPR



Enterprise Zone Status



Superfast broadband and option of leased lines



Sustainable park management



Excellent amenities and green spaces promoting staff wellbeing



On-site management team ready to support your business

ON-SITE CAFÉ WITH COMMUNITY OUTDOOR SPACE

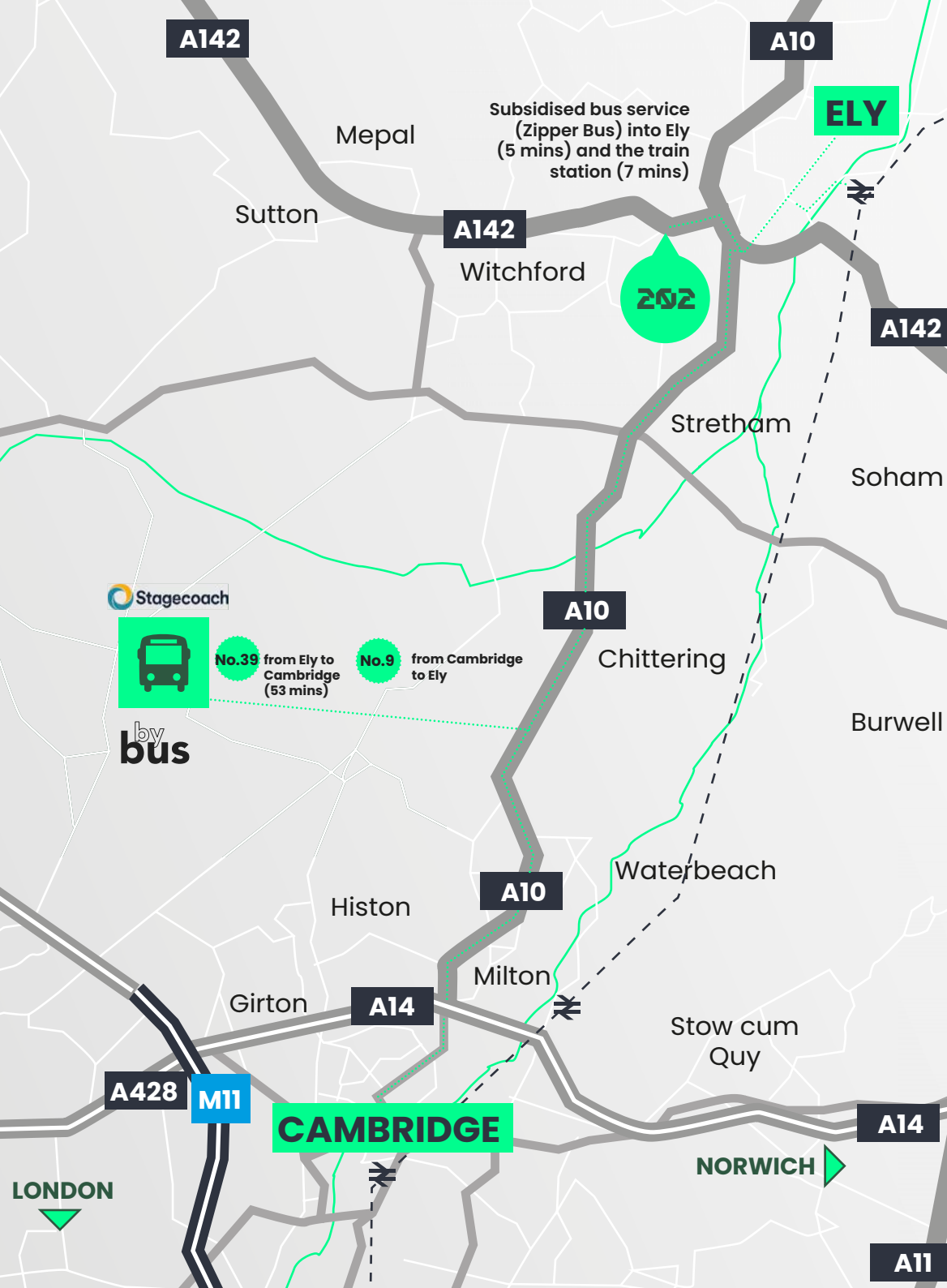


SECTION AERIAL VIEW OF LANCASTER WAY BUSINESS PARK



## IN GOOD COMPANY





# Considerately connected

**202 Lancaster Way** is located one mile from the beautiful Cathedral City of Ely with its many leisure opportunities. The Park benefits from superb access both to Ely and the University City of Cambridge, just 13 miles away via the A10.

Trains to London King's Cross take around an hour from Ely station. The road network affords links to the Midlands and East Coast ports via the newly upgraded A14 and London and Stansted Airport via the M11 and A11.

There are buses servicing Lancaster Way and routes for cyclists, with five pool bikes available on-site through the bike hire scheme, which is free of charge.

|                                                                                                             | MILES |
|-------------------------------------------------------------------------------------------------------------|-------|
|  Ely Train Station ..... | 3.2   |
|  Ely City Centre .....   | 1.5   |
| Cambridge Research Park .....                                                                               | 6     |
| A1 (Cambridge) .....                                                                                        | 12    |
| A14 (via the A10) .....                                                                                     | 12    |
| Cambridge Science Park .....                                                                                | 12.5  |

|                                                                                                             | MINUTES |
|-------------------------------------------------------------------------------------------------------------|---------|
|  Cambridge North ..... | 12      |
| Cambridge .....                                                                                             | 15      |
| Cambridge South .....                                                                                       | 19      |
| London King's Cross .....                                                                                   | 74      |
| Direct rail links to London Kings Cross and the Knowledge Quarter, Stansted Airport and Birmingham          |         |

|                                                                                                                                    | MILES |
|------------------------------------------------------------------------------------------------------------------------------------|-------|
|  BP Service Station / M&S / Burger King ..... | 1.3   |
| Ely Leisure Park .....                                                                                                             | 3     |
| Ely City Centre .....                                                                                                              | 2.7   |
| Ely Train Station .....                                                                                                            | 2.7   |



## Further information

### Guide Price

**£4,500,000** excluding VAT freehold – or consideration for leasehold.

### Viewings

#### Strictly through the Joint Selling Agents.

The property is offered for sale on behalf of the Joint LPA Receivers ('the Receivers'). The Receivers offer no title or collateral warranties associated with this property or transaction. The Receivers act without personal liability.

### Data Room

Further property information available in the Data Room. Please contact agents for access.



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The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website [www.leasebusinesspremise.co.uk](https://www.leasebusinesspremise.co.uk). These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part of an offer/ contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect. **June 2026**