



## Q-Arc Building

Saxon Way, Cambridge, CB23 8AP

Affordable, refurbished R & D building in the well-known commercial area of Bar Hill.

18,292 to 36,597 sq ft  
(1,699.38 to 3,399.97 sq m)

- Positioned at the tip of the Oxford-Cambridge Arc, adjacent to Gateway Cambridge
- Secure site with 112 spaces with EV charging
- Adjacent to the A14/M11 Junction
- Two electric loading doors, new ventilation system
- Local occupiers include logistics, research & innovation, technology & science

## Summary

Available Size	18,292 to 36,597 sq ft
Rent	£20 per sq ft - depending on space acquired
Business Rates	N/A
EPC Rating	B

## Description

Q-Arc is a refurbished two-storey commercial property in Bar Hill, a popular business area on the north-west edge of Cambridge, beside the A14. The space has been specified to a superb standard, suitable for the demands of the modern occupier, within a secure site with excellent parking. The all-inclusive specification along with its location, Q-Arc is an ideal building for mid to hi-tech, manufacturing, science, research and development businesses.

## Location

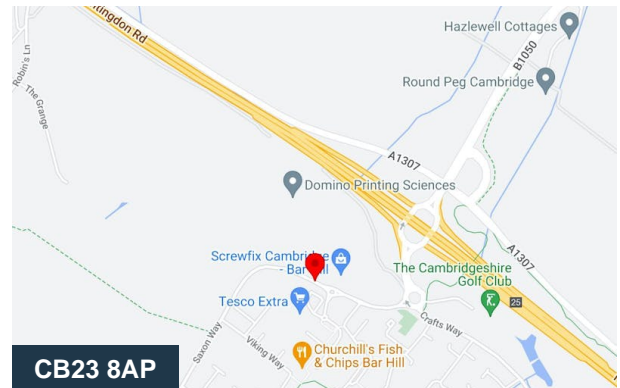
Q-Arc is adjacent to the new 5-acre Gateway Cambridge business park and only 8 miles Cambridge. The area has a renowned reputation for research, science, technology and innovation, and with a large population of economically active people, occupiers will have access to a strong, relevant and skilled labour pool.

Local occupiers include Tesla, Domino, KoolTech, Johnsons, Screwfix, Adder Technology, Oxford Archaeology, Concept Life Sciences and Lumie.

## Accommodation

The accommodation comprises the following areas: There is an option to split the ground or first floors from c. 9,000 sq ft, subject to Landlord consent

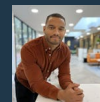
Name	sq ft	sq m	Availability
Ground	18,292	1,699.38	Available
1st	18,305	1,700.59	Available
<b>Total</b>	<b>36,597</b>	<b>3,399.97</b>	



## Viewing & Further Information



Sophie Dickens  
07763 206550  
sophiedickens@tydusre.com



Joe Sagoe  
07869 046125  
Joesagoe@tydusre.com



Will Elphinstone  
07876 131346  
willelphinstone@tydusre.com

Charlie Percival (Bidwells)  
07769 385223

George Craig (Bidwells)  
07779770902 | 07779770902