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OFFICES - TO LET

Eddisons

Incorporating Barker Storey Matthews



**BUILDING 1020, CAMBOURNE BUSINESS PARK, CAMBOURNE,
CAMBRIDGE, CB23 6DW**

Rent: on application

- HQ Grade A offices
- Impressive full height atrium reception
- Established business park
- 8 miles west of Cambridge

**Size: Up to 2,675 sq m
(28,791 sq ft)**

LOCATION

Cambourne Business Park is conveniently situated approximately 8 miles west of Cambridge and immediately to the west of Cambourne town centre. The business park is set in an attractive landscaped environment and is home to occupiers including, ip.Access, Global Graphics, VINCI Construction UK, EEF Ltd, MediaTek Inc, NetCracker, Gewiss (UK) Ltd, South Cambridgeshire District Council and Regus.

Cambourne is a rapidly expanding new town with approximately 3,500 homes. It benefits from excellent facilities and amenities including a 4 star hotel with conference facilities, supermarket, numerous shops, community centre, medical centre and schools.



DESCRIPTION

Building 1020 provides up to 28,791 sq ft of high quality Grade A office accommodation arranged over two floors. An impressive full height gazed atrium reception runs the full length of the building providing excellent natural light and a great amenity space. With its large floor plates either side of the central atrium the building offers truly versatile accommodation ideal for the modern day business.

SPECIFICATION

- Air conditioning throughout
- Suspended ceiling with recessed lighting
- 150mm full access raised floors
- Stunning full height atrium reception
- Internal and external amenity space
- Shower facilities
- 126 car spaces (ratio 1:228 sq ft)

SERVICES

Mains electricity, gas and water are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

ACCOMMODATION

	Sq m	Sq ft
East Wing (Ground Floor)	505.56	5,442
West Wing (Ground Floor)	749.80	8,071
East Wing (First Floor)	499.62	5,378
West Wing (First Floor)	749.15	8,064
Reception/Atrium	170.56	1,836
Total	2,674.69	28,791

BUSINESS RATES

The building is to be reassessed for business rates purposes.

RENT

Available on application.

ESTATE CHARGE

An estate charge is levied for the upkeep and maintenance of the communal areas of the estate. Further details available on application.

EPC

To be assessed.

LEASE TERMS

The property is available on a new full repairing and insuring lease. Consideration will be given to the letting of parts.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Contact: Ben Green
Tel: 01223 467155
ben.green@eddisons.com

Ref:113377 201110

For more information, visit eddisons.com
T: 01223 467155

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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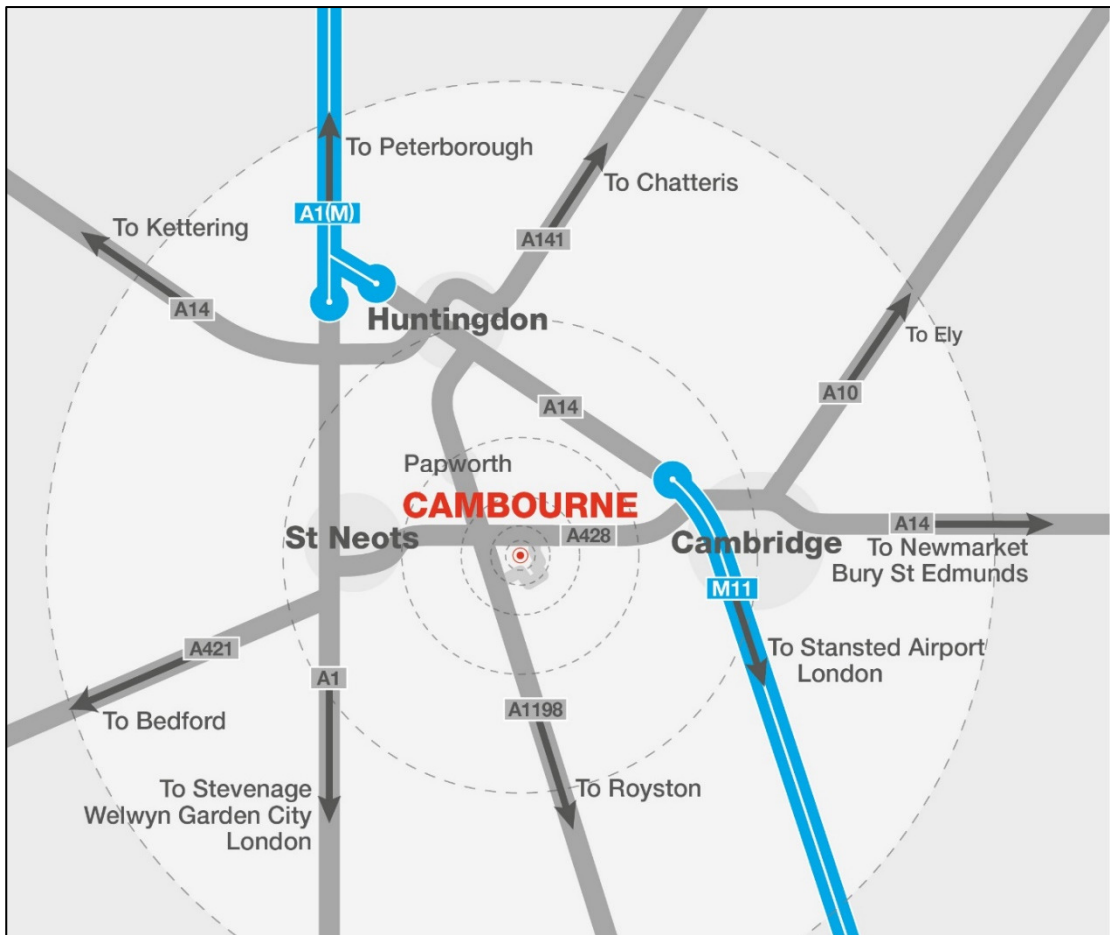
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