

01223 467155

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**BARKER STOREY
MATTHEWS**

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OFFICES - TO LET



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

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

Rent on application

GRADE A OFFICE BUILDING

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

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 glazed 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)

Accommodation

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

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.

Estate Charge

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

Rates

The building is to be reassessed for business rates purposes.

EPC

The property has an EPC rating of E117.

Lease Terms

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

Rent

Available on application.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the sole agents:-

Barker Storey Matthews

Contact:

Ben Green

01223 467155

07825 309599

ben.green@eddisons.com

Ref: BG/113377 200310

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office



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