

# MARLEIGH

Newmarket Road, Cambridge

OFFICES 6,241 SQ FT (579.80 SQ M)  
AVAILABLE Q4 2021



RETAIL LETTINGS AGREED

THE HANGAR, MARLEIGH SQUARE, NEWMARKET ROAD CB5 8AA  
CAMBRIDGE



ALL ENQUIRIES  
01223 755110



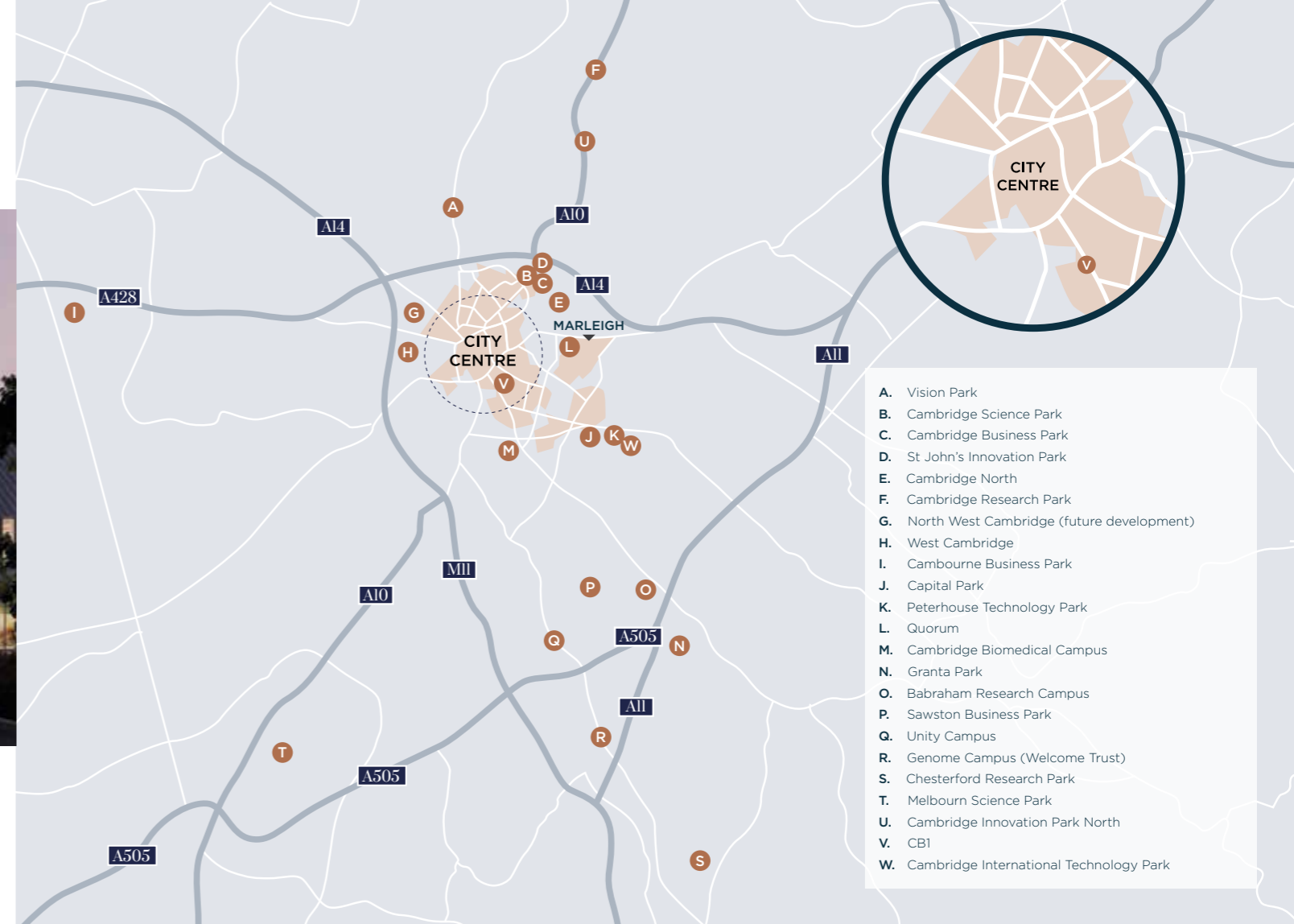
**Hill**  
The Hill Group

# LOCATION

MARLEIGH IS LOCATED ON THE NORTH-EAST EDGE OF CAMBRIDGE, APPROXIMATELY THREE MILES FROM THE HISTORIC CITY CENTRE.

Known for its revered university, Cambridge is a thriving city with a booming technology sector, excellent education, stunning architecture and beautiful green spaces.

It is popular with families, professionals and, of course, students. A vibrant cultural scene, plenty of sporting and leisure amenities, and world-class opportunities make Cambridge an extremely attractive place to live, work and study.



## BY BIKE



- 1.5 MILES  
Cambridge North Station
- 1.8 MILES  
Cambridge Business Park
- 2.5 MILES  
Cambridge Science Park
- 3.1 MILES  
Cambridge Station
- 3.5 MILES  
Cambridge Market Square

## BY CAR



- 1.5 MILES  
A14 (Access to M11)
- 3 MILES  
Cambridge Station
- 3 MILES  
City Centre Grand Arcade
- 4 MILES  
Cambridge Business Park
- 4 MILES  
Cambridge Science Park
- 4 MILES  
Cambridge North Station

Source: Google Maps



# A NEW DESTINATION FOR CAMBRIDGE

WITH UP TO 1,300 NEW HOMES, GREEN SPACES AND FANTASTIC AMENITIES, MARLEIGH WILL BE A NEW DESTINATION FOR CAMBRIDGE, WITH ITS OWN STRONG COMMUNITY.

Marleigh Square, where the office space is located, will be at the heart of this community. It will host regular events and markets, and feature external seating for a café. There will also be 10 on-street short stay car parking spaces.

Marleigh is an excellent location for offices, with purpose-built, high quality accommodation, an attractive setting and proximity to a range of amenities and outside space.

Situated to the north of Newmarket Road and adjacent to the Newmarket Road Park & Ride, Marleigh also has excellent transport links and accessibility. There is a direct pedestrian link to the Park & Ride, with 873 parking spaces, and regular bus services to and from Cambridge city centre.



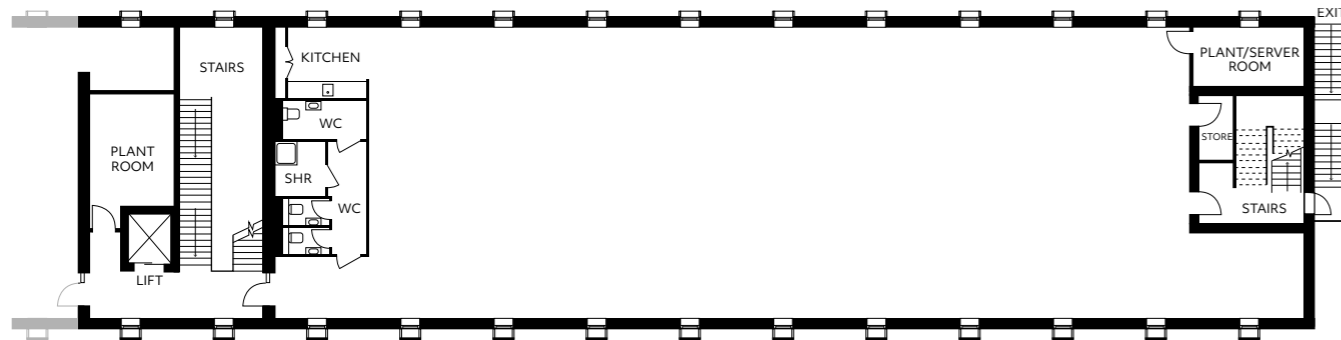
## KEY FEATURES

- 1,300 new homes
- 420-place primary school open from September 2022
- Sports pavilion and pitches
- Community centre
- Marleigh Square with space for events and seating
- Allotments and woodland walks
- Easy access to Cambridge city

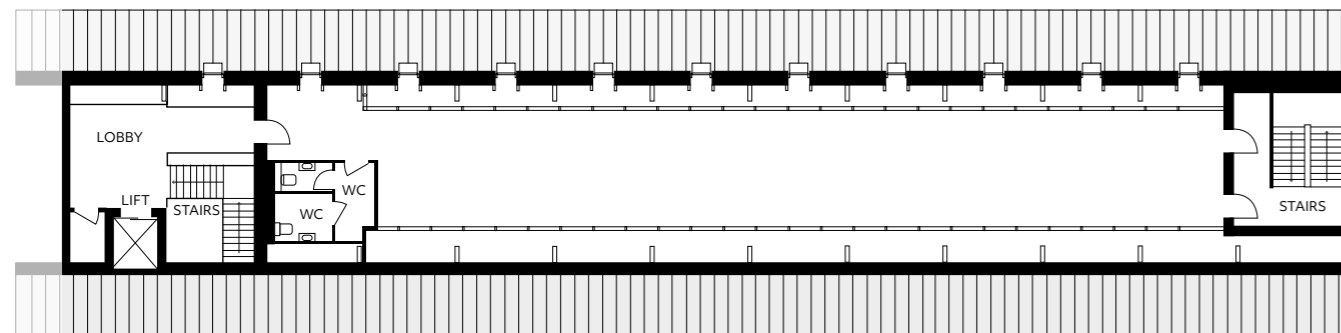


# OFFICE SPACE AVAILABLE

## FIRST FLOOR



## MEZZANINE



## ACCOMMODATION

UNIT	SQ FT	SQ M	USE
First Floor	4,340	403.20	Office
Mezzanine	1,677	155.80	Office
Mezzanine lobby	224	20.80	Office
TOTALS	6,241	579.80	

The accuracy of any description, dimensions, references to condition, necessary permissions, for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact and must satisfy themselves as to their accuracy. Neither the letting agent nor their clients nor any of their employees or representatives has any authority to make or give representation or warranty or enter into any contract what ever in relation to the property.

# THE DETAILS

## THE HANGAR

The Hangar comprises a modern hub, located in Marleigh Square.

The building will accommodate a community centre, café, Monkey Puzzle Day Nursery and bespoke office accommodation at first and mezzanine levels.

The accommodation offers an occupier double height open plan offices with mezzanine offices running through the centre of the property.

## SPECIFICATION

The office accommodation will be finished to shell & core, providing a tenant with maximum flexibility to incorporate their specific fit out requirements in the final design.

Lighting, HVAC systems and floor coverings are all able to be specified by an incoming occupier.

- Lift
- Electric heating
- Fibre-optic broadband
- 3 car parking spaces
- Cycle Parking
- Adjacent to Newmarket Road Park & Ride - 873 car spaces

## RENT

Upon application.

Value added tax will be payable on the rent

## TENURE & TERMS

The offices are available by way of a new lease, terms to be agreed

## LEGAL COSTS

Each party is to bear their own legal costs in any transaction

## EPC

An EPC will be prepared following practical completion

## ESTIMATED RATES PAYABLE

The offices have yet to be assessed for rating purposes

## TIMING

Available Q4 2021

## GET IN TOUCH

Viewings are by appointment only.

Please contact:

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# COMMERCIAL SPACE WITH HILL



The Scene, Walthamstow



Eddington market square



Fish Island Village

HILL IS AN AWARD-WINNING HOUSEBUILDER AND ONE OF THE LEADING DEVELOPERS IN LONDON AND THE SOUTH EAST OF ENGLAND, DELIVERING BOTH PRIVATE FOR SALE AND AFFORDABLE HOMES.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic countryside.

Hill prides itself on putting its customers first and was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021. Hill has also won over 450 industry awards in the past 20 years.

With a staff of over 650, the company operates from five strategically located offices across the South East, with its head office based in Waltham Abbey.

Hill builds in excess of 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations. The commercial spaces Hill creates are carefully considered to complement the developments they are sited on, and serve their communities.

In 2019, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

[hill.co.uk](https://www.hill.co.uk)



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