

CAMBRIDGE  
RESEARCH PARK

# Building 7300

7320 OFFICE — CAT A | 7330 OFFICE — FULLY FITTED

TOGETHER WE THRIVE



## AVAILABLE NOW

High-specification CAT A and fitted spaces for office, labs or R&D, Cambridge North's innovation campus.

### 7320 OFFICE CAT A (LABS, R&D)

GROUND FLOOR

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2,285 sq ft

FIRST FLOOR

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2,337 sq ft

### 7330 OFFICE (FULLY FITTED)

GROUND FLOOR

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2,293 sq ft

FIRST FLOOR

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2,331 sq ft



# Spaces to bring your ideas to life



Cambridge Research Park is a thriving hub of innovation, home to businesses pushing the boundaries of human knowledge. Overlooking the leafy campus, Building 7300 offers flexible, high-spec office, R&D and lab space, creating an ideal base for ambitious and growing businesses.

7320 spans two floors of Cat A space. The ground floor comprises high-spec office suites, with the option for R&D and lab use, while the first floor enjoys natural light through floor-to-ceiling windows, to create an inspiring work environment.

Newly-refurbished and fully-fitted, the office space at 7330 features open-plan working areas, tucked-away nooks and booths for informal meetings. A highly flexible unit, businesses can occupy part or all of the space, establishing your company in a forward-thinking, community-focussed campus.

Both units have access to the excellent end-of-trip facilities at neighbouring 7200, including a large drying room, showers, changing cubicles and parking spaces, alongside a newly-refurbished reception.

# Key features Office 7320 Cat A (Labs, R&D)

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## SPECIFICATION

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New VRV air-conditioning

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Suspended ceilings

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Recessed lighting

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Full access raised floors with 200mm void

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2.9 m clear floor to ceiling height

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1.5 m planning grid

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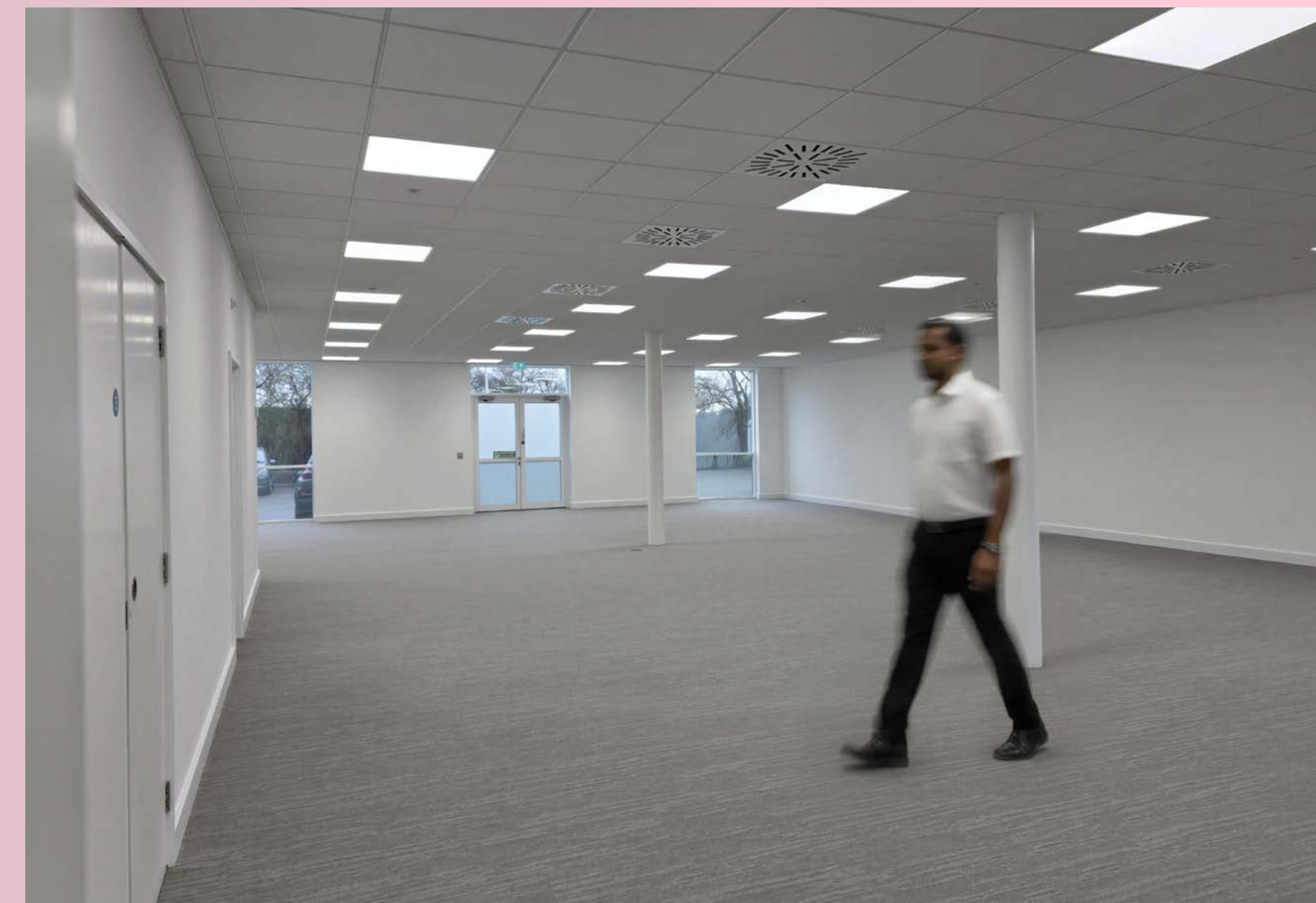
Generous parking ratio

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First floor



Ground floor



# Ground Floor

2,285 sq ft  
[212 sq m]

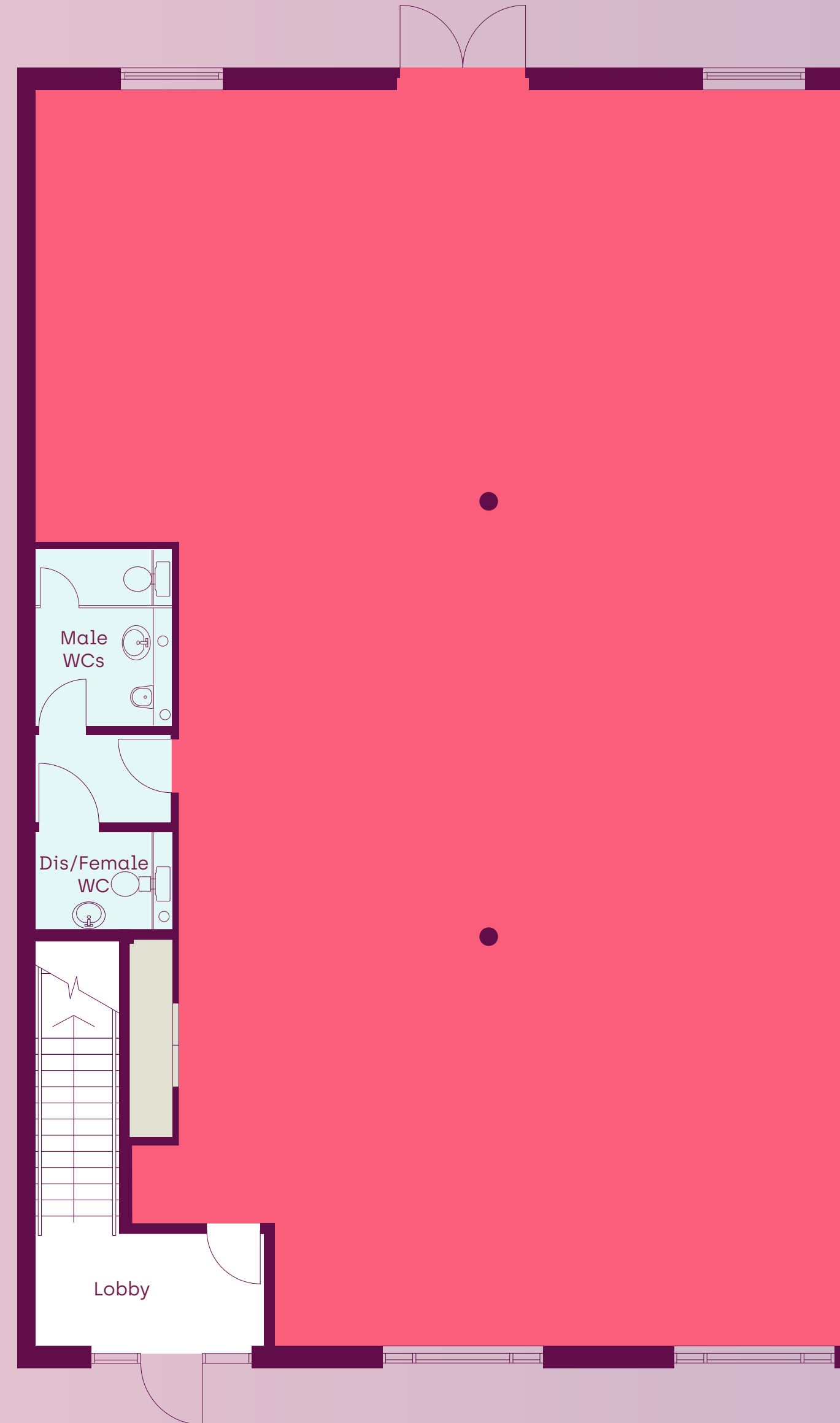
# First Floor

2,337 sq ft  
[217 sq m]

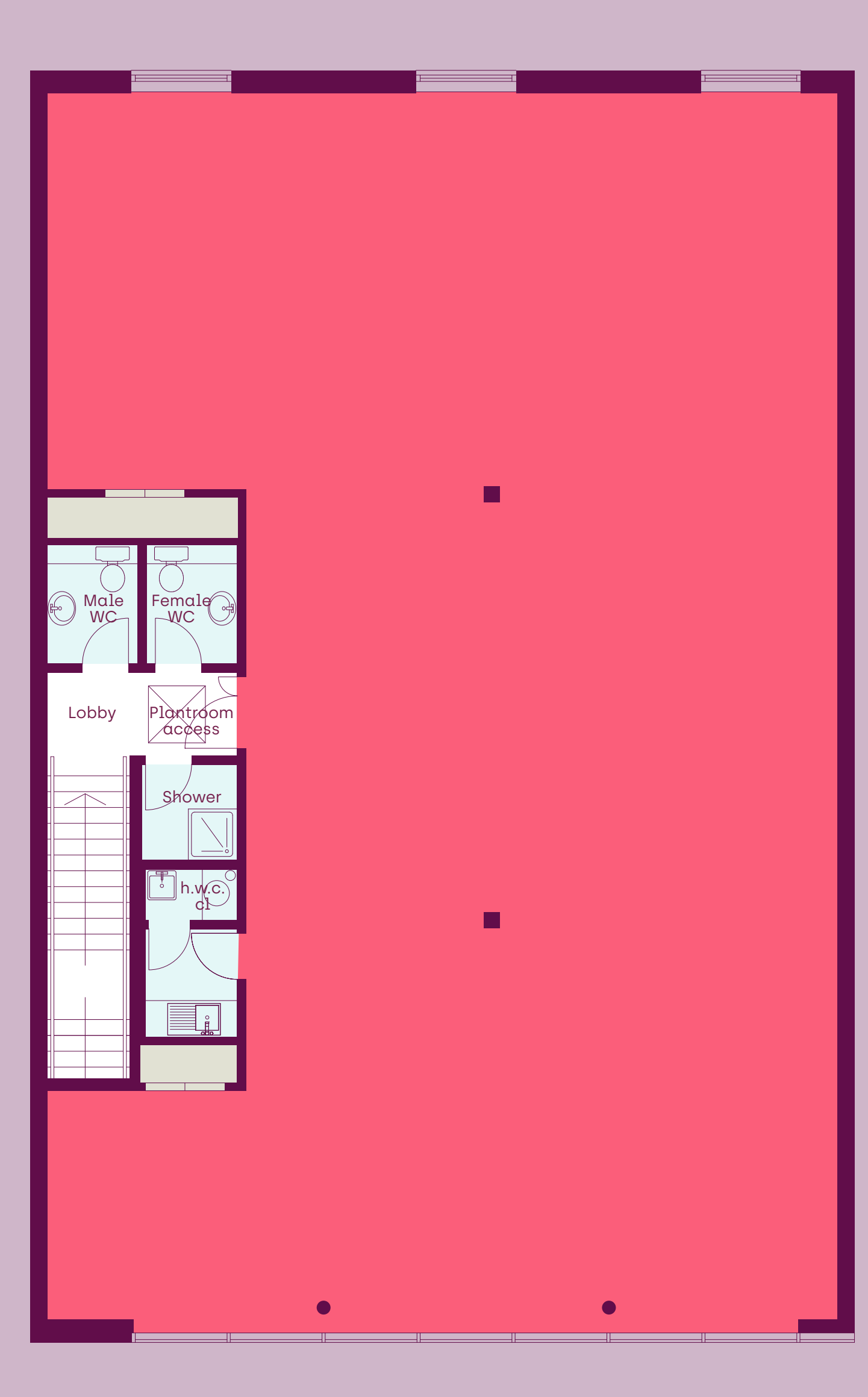


- Available
- WCs/Showers
- Risers/Cupboards
- Core

Ground floor



First floor



# Key features

## Office 7330

### Fully fitted

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#### SPECIFICATION

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Open plan office space

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Private offices and meeting rooms

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Agile collaboration and flexible breakout areas

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Fitted kitchen with integrated appliances

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Feature lighting and contemporary interior finishes

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High-quality carpet tile flooring

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Refurbished entrance lobby

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Power and data infrastructure

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Rear parking spaces

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Generous parking ratio

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# Ground Floor

2,293 sq ft  
(213 sq m)

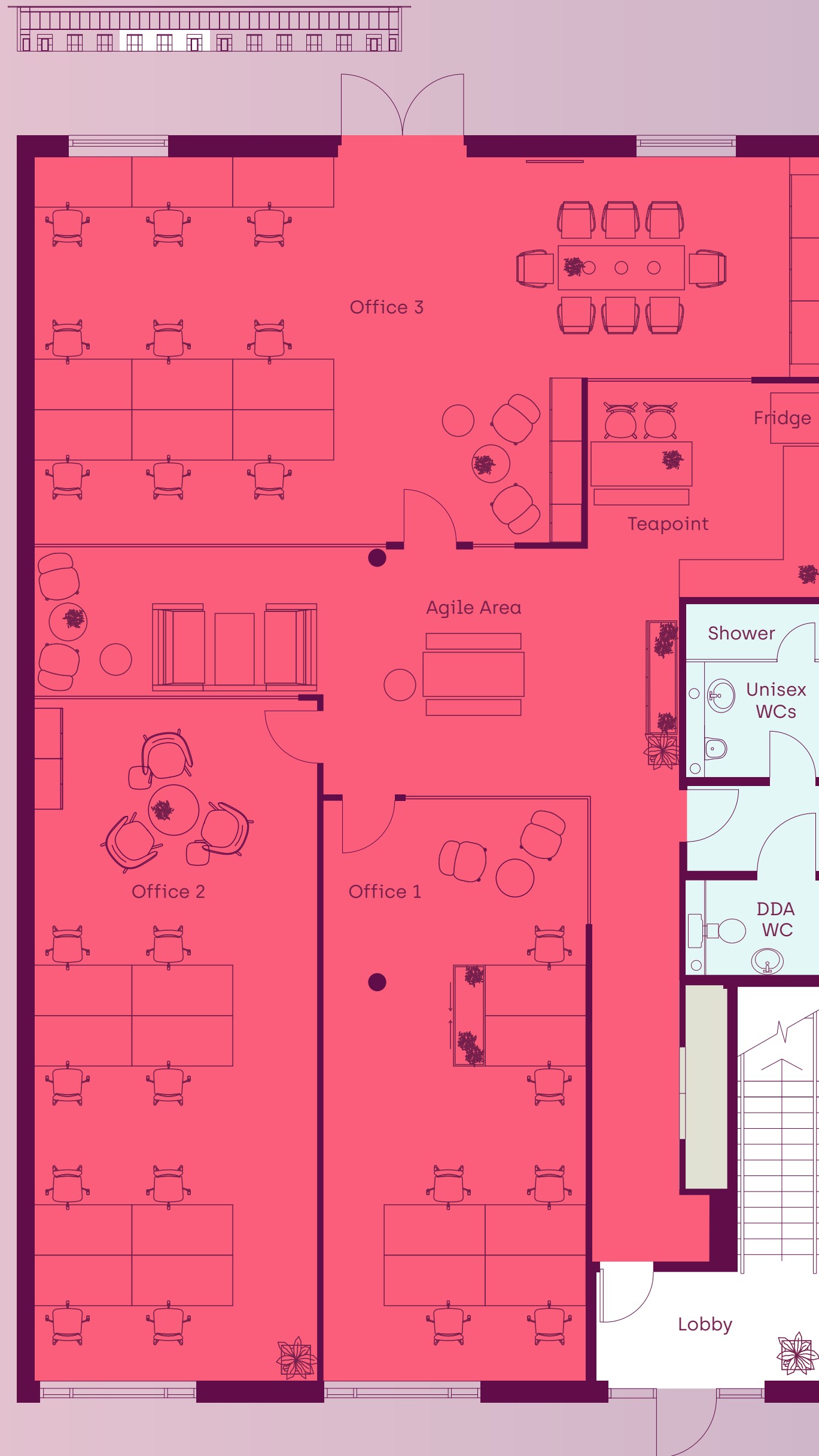
# First Floor

2,331 sq ft  
(217 sq m)



- Available
- WCs/Showers
- Risers/Cupboards
- Core

Ground Floor



First Floor





# Flourish amidst nature's tranquillity

Set within 112 acres of green space, including an idyllic nature reserve, wild meadows and walking routes, occupiers can enjoy calm, leafy surroundings throughout the campus. Tended with care, this environment sparks creativity and emphasises the powerful force of nature.



# Be part of a connected ecosystem



Cambridge Research Park is a nurturing ecosystem of like-minded businesses. We encourage our community to come together through collaborative spaces, shared amenities and a monthly networking programme co-ordinated by our Community Manager.



**THE SITE**

- Building 7300
- Cambridge Research Park
- Nature Reserve
- Development plots
- 1 Entrance
- 2 No 100 Bus Stop
- 3 Community Manager Office

**PARK AMENITIES**

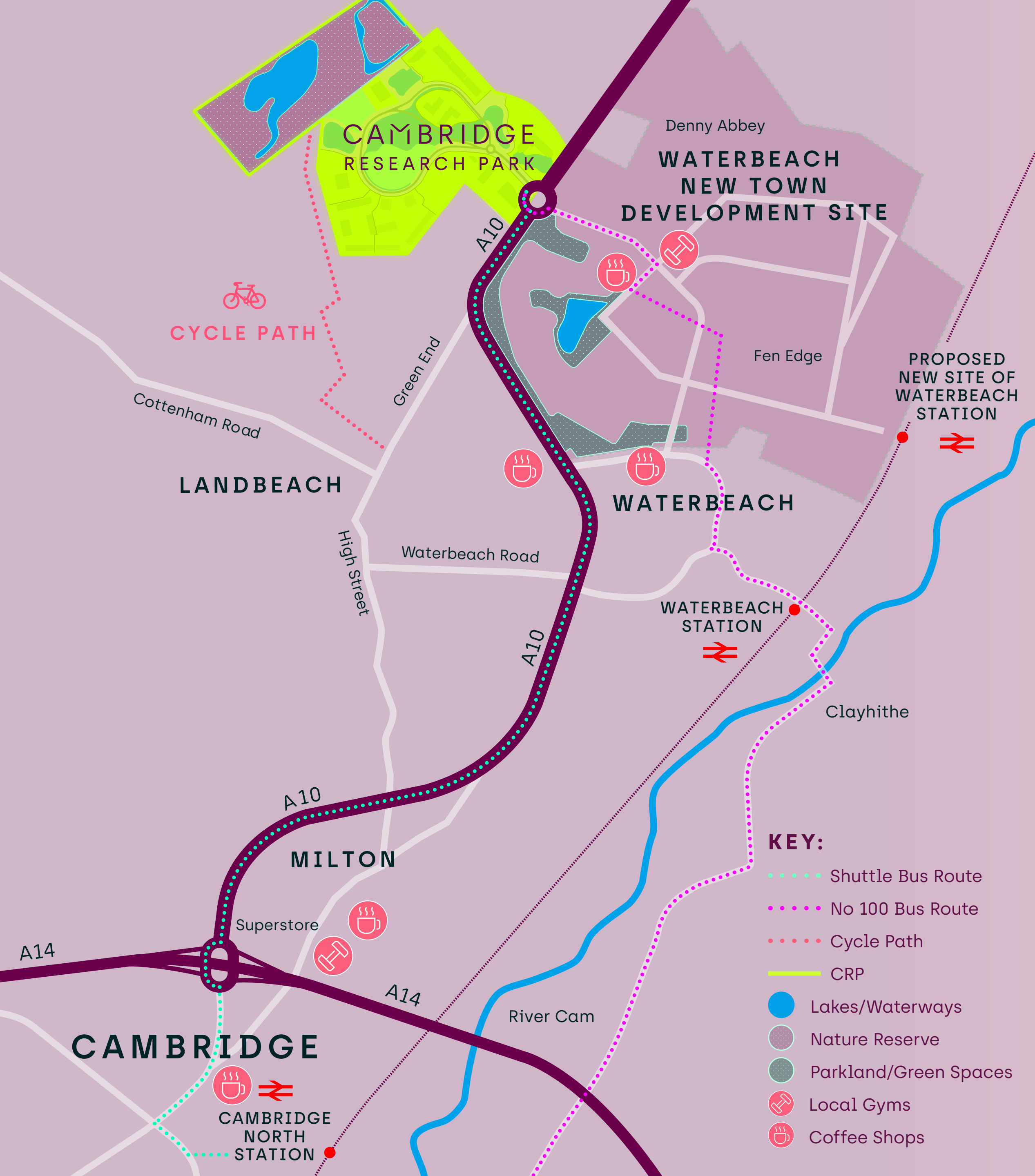
- Nature Reserve
- Shuttle Bus Stops

**ONSITE AMENITIES AT 2500**

- The Boardwalk Café
- Conference Space
- Meeting Rooms
- JLL Management Office
- Yoga

**OCCUPIERS**

1000	stobbs	Enterprise I	6100	Vindis	8200	centillion
	national highways	HBio	7100	STEMCELL TECHNOLOGIES		St James's Place
	green + purple.	GRIFOLS	7200	celixica		
2000	Clear-Com	UNIVERSITY OF CAMBRIDGE	7300	NHS	9000	seapura
3000	KIER	OVAL MEDICAL TECHNOLOGIES	8100	NATROX Oxygen Wound Therapy		
	MICROCHIP	SMC Ltd.		revvity		
		XARR				
		PocDoc+				



# Find your campus space

0.5 miles  
to Waterbeach New Town

2.7 miles  
to Waterbeach Station

5.5 miles  
to Cambridge North Station

9 miles  
to Ely or central Cambridge

9 mins  
to A14

12 mins  
to M11

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**FOR MORE INFORMATION PLEASE CONTACT  
ONE OF OUR LETTING AGENTS:**

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