

CAMBRIDGE
RESEARCH PARK

HQ opportunity Building 7400

DETACHED GRADE A OFFICE / R&D BUILDING

TOGETHER WE THRIVE

AVAILABLE NOW

Detached office / R&D HQ opportunity
at Cambridge Research Park

19,431 sq ft



A building shaped around your vision



Building 7400 offers a rare opportunity to create a bespoke office or R&D headquarters within one of Cambridge's most established research environments.

Defined by its distinctive curved architecture and prominent lakeside position, the building provides an impressive HQ opportunity for ambitious occupiers seeking space that can evolve alongside their business.

Flexible floorplates offer the opportunity to create tailored office or R&D environments designed around individual operational requirements.

DESIGNED FOR WHAT'S NEXT

Create a workplace designed around your business

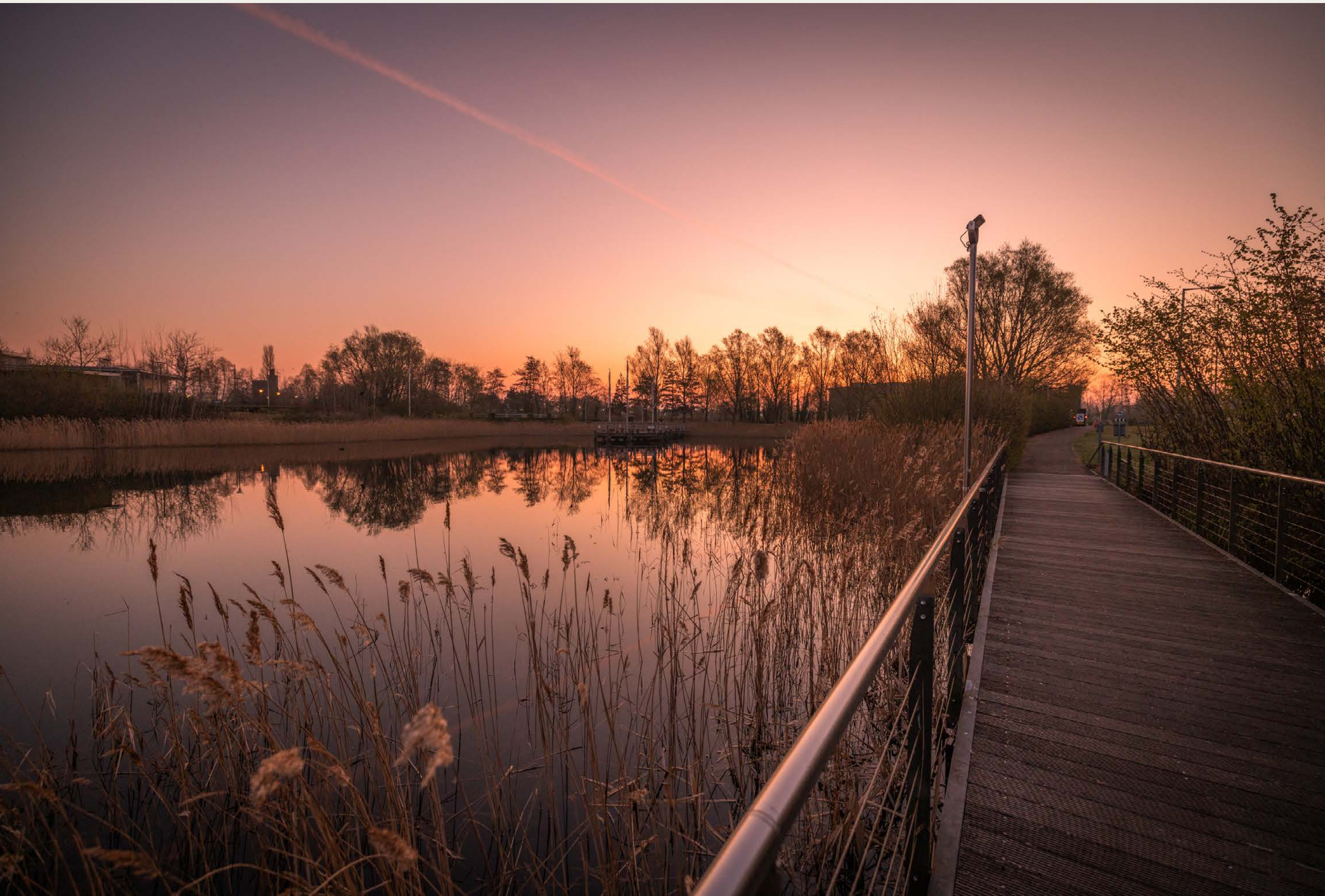
Building 7400 is currently undergoing a comprehensive refurbishment programme, creating a future-ready office and R&D headquarters opportunity at Cambridge Research Park.

Delivered in shell and core condition, the building provides occupiers with the flexibility to create bespoke environments tailored to their operational requirements and future growth plans.

The refurbishment includes a fully renovated reception and lobby, upgraded arrival experience, enhanced landscaping and placemaking, and improvements throughout the building to create a high-quality working environment.

Working in partnership with Royal London Asset Management, occupiers have the opportunity to shape a bespoke fit out solution that aligns with their operational needs, sustainability objectives and long-term vision.

Be part of a connected ecosystem



Cambridge Research Park's specialist ecosystem is overseen by a dedicated community manager who acts as the go-to for introductions, pilots, and community hires. The campus offers an array of amenities including new end-of-trip facilities, meeting and conference rooms ideal for networking opportunities, a full active events' programme and an on-site campus café with outdoor terrace and stunning views over the lake.



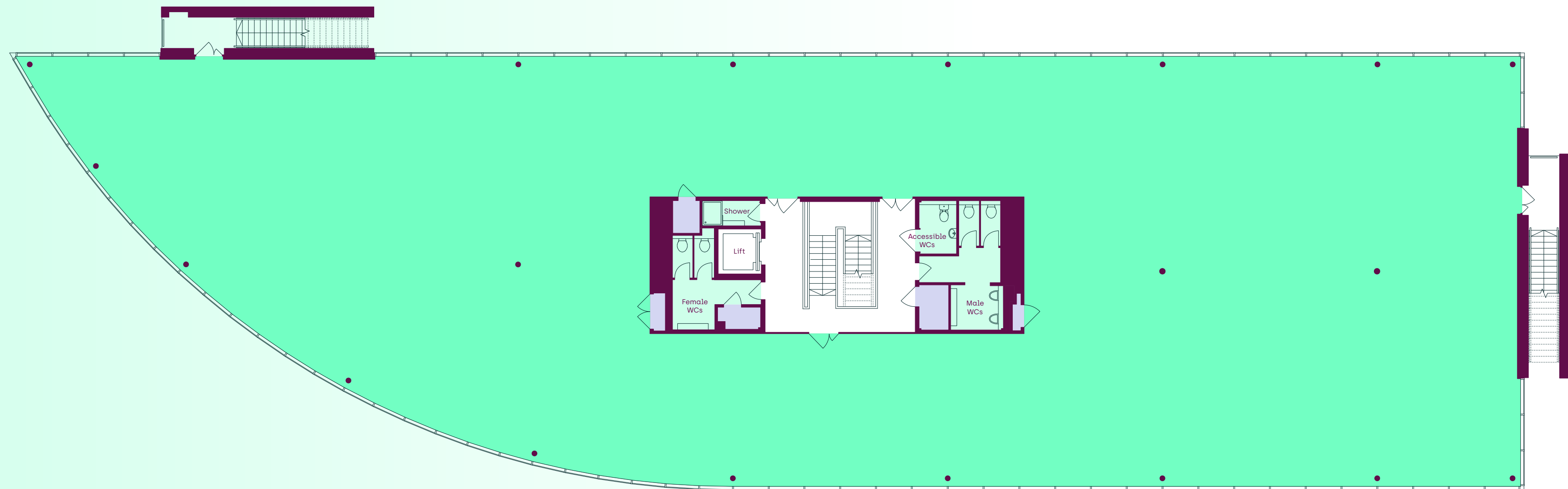
Flourish amidst nature's tranquillity

With lots of outdoor space to explore
– including a 38-acre nature reserve,
lake waterfront and trails for walking,
running and cycling – people and
progress can thrive together.



First Floor

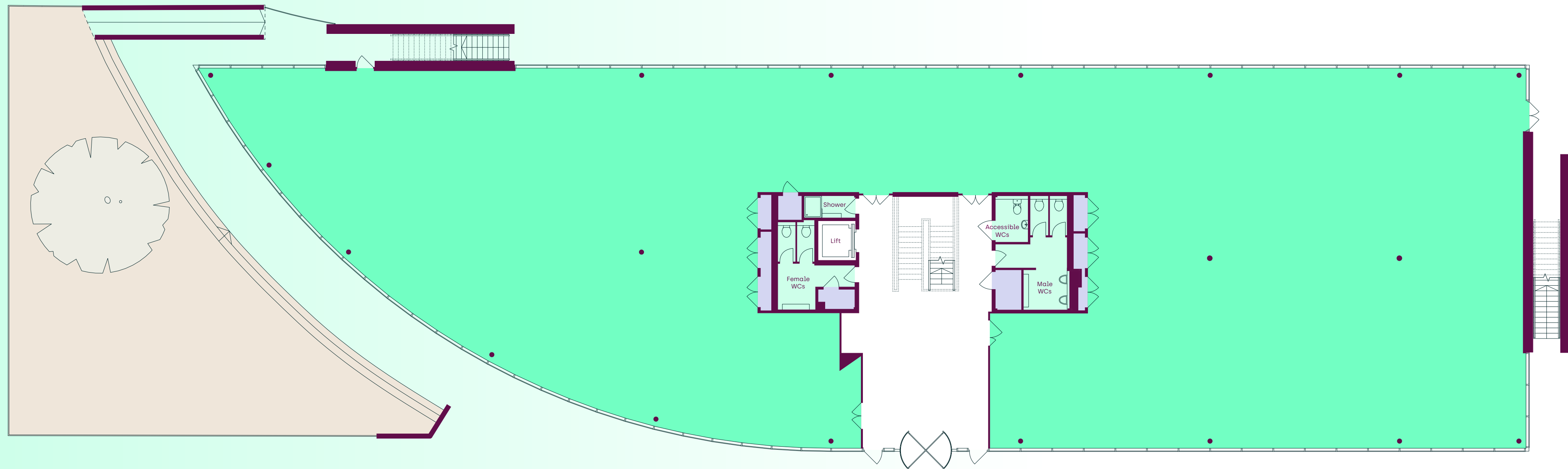
9,876 sq ft
[918 sq m]



Available WCs/showers Risers/Cupboards Core

Ground Floor

9,555 sq ft
[888 sq m]



○ Available

○ WCs/Shower

- Risers/Cupboards

○ Core

○ Terrace



THE SITE

- Building 7400
- Cambridge Research Park
- Nature Reserve
- Development plots
- 1 Entrance
- 2 No 100 Bus Stop
- 3 Community Manager Office

PARK AMENITIES

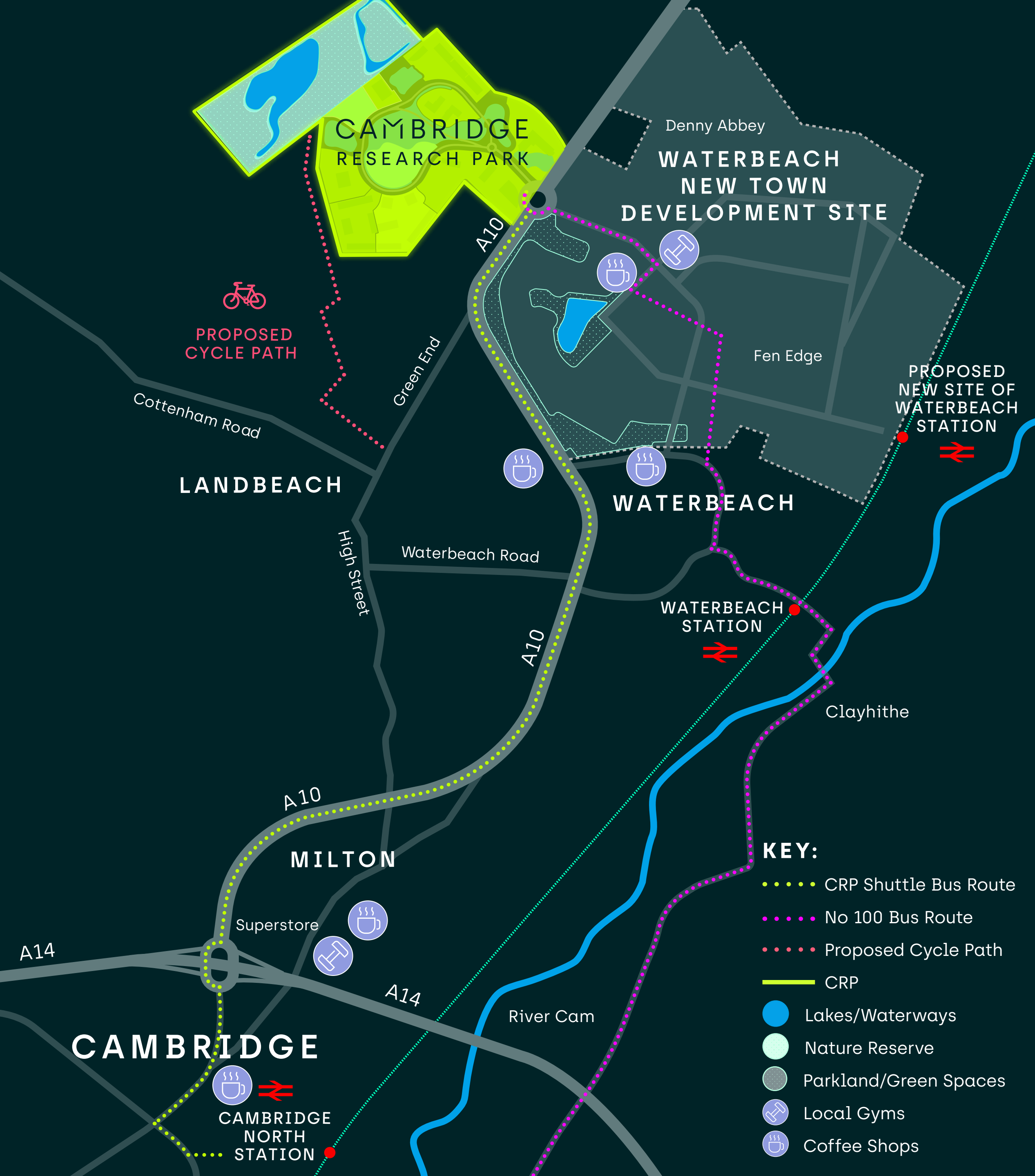
- Nature Reserve
- Shuttle Bus Stops

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	biochrom	7100	STEMCELL TECHNOLOGIES		St James's Place
	green purple.	GRIFOLS	7200	celixica		
2000	Clear-Com	UNIVERSITY OF CAMBRIDGE	7300	Transfer	9000	sepura
3000	KIER	SMC Ltd.	8100	NATROX Oxygen Wound Therapy		
	MICROCHIP	PocDoc		revvity		



Find your campus space

0.5 miles
to Waterbeach New Town

3 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

**FOR MORE INFORMATION PLEASE CONTACT
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