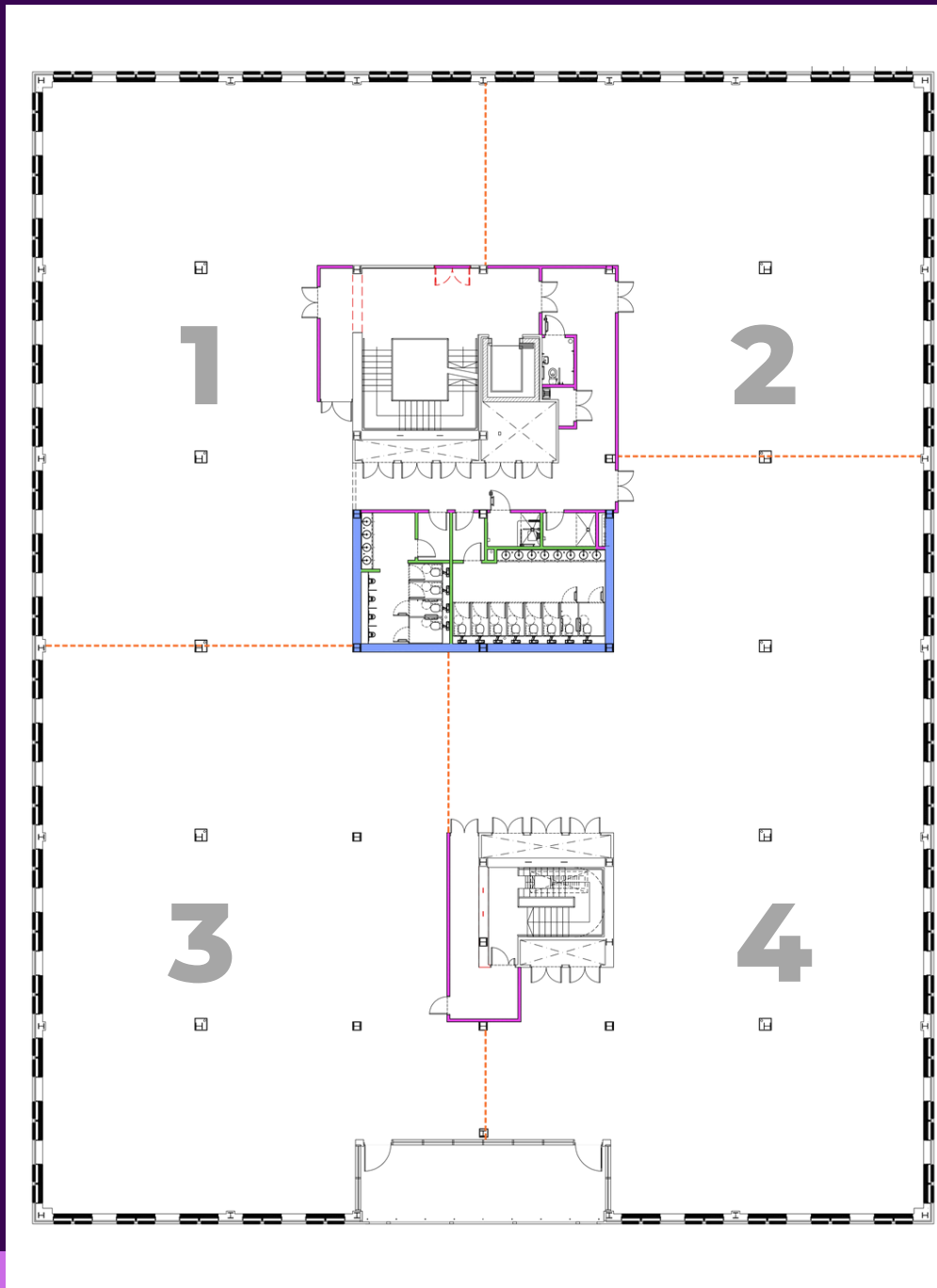


RENTAL SPACE

C 3,300 – 20,000 SQ FT

BUILDING 2

SECOND FLOOR



1 POTENTIAL TENANT 01
439 sq m / 4,725 sq ft

2 POTENTIAL TENANT 02
313 sq m / 3,369 sq ft

3 POTENTIAL TENANT 03
512 sq m / 5,511 sq ft

4 POTENTIAL TENANT 04
643 sq m / 6,921 sq ft

ENQUIRIES

Max Bryan
07793 808 114
max.bryan@bidwells.co.uk

Bridget Partridge
07921 309 816
bridget.partridge@bidwells.co.uk



LIGHTING

- The lighting system is designed to enable tenants to comply with the requirements of LG'7
- All lighting controllers shall be provided with supplementary absence/movement detection sensors, DALI dimmable daylight control to be maintained adjacent windows.

AIR CONDITIONING

- Heating and cooling is distributed by new VRF fan coil units (FCU) throughout, to suit the new general arrangement layouts.
- The system provides 12 litres per sqm per person based upon an occupation density of 1 person per 10 sqm.

TOILET PROVISION

- Male, female and disabled WC's

CONSTRUCTION

- The main super structure of the building is Steel frame.

ENTRANCE

- Fully maned reception.

PARKING

- 1:375 per sq ft

FLOOR TO CEILING HEIGHT

- The finished floor to ceiling heights, from the top of the raised floor tile to the underside of the suspended ceiling will be: 2.7m

RAISED FLOOR

- A fully accessible raised floor system will be provided across all office areas, comprising 600mm X 600xmm metal floor tiles mounted on pedestals fixed to the floor slab.

SUSPENDED CEILING

- Office area will comprise 600mm square SAS 130, Bioguard Plain 2223M product with fissured mineral wool tiles with rebated edge in White.

LIFTS

- Maximum passengers: 17 persons
- Rated load: 1275kg

TERMS

Available by way of a direct lease with the landlord.

RENT

Quoting rent available on application.

RATES

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

LEGAL COSTS

All parties to bear their own legal costs.

EPC

Available upon request.

POSTCODE

CB21 6AL

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