



EVOLUTION
BUSINESS PARK

CAMBRIDGE | CB24 9NG

EVOLUTION

FOR
LEASE

evolutionbusinesspark.co.uk



IN BRIEF

- BRAND NEW HIGH TECH CAMBRIDGE OFFICE
- FULLY EQUIPPED TO HIGH SPECIFICATION
- BUSINESS PARK LOCATION
- LAB CAPABLE
- AVAILABLE 2021
- FULLY FITTED OUT TENANT PACKAGES AVAILABLE
- FLEXIBLE SUITE SIZE
- C 10,000 – 40,000 SQ FT

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DESCRIPTION

A modern office building. Total office area shall be approximately 40,000 sq ft arranged over ground and first floor. The floors have been designed to allow for sub-division offering greater flexibility.

- MODERN HIGH TECH OFFICE
- CENTRAL "STREET" PROVIDING EXCELLENT NATURAL LIGHT AND CIRCULATION SPACE
- NEW WCS AND SHOWER FACILITIES INCLUDING LOCKERS
- DRYING/AIRING ROOMS
- RECEPTION AREA
- RAISED FLOORS
- AIR CONDITIONING
- MECHANICAL FRESH AIR VENTILATION SYSTEM THROUGHOUT OFFICE
- LIGHT LAB CAPABLE
- CYCLE STORAGE
- GOOD PARKING RATIO

LOCATION

Evolution Business Park is located on the north side of Cambridge just off junction 33 of the A14 between Milton and Impington.

Comprising of 6 properties totalling c 130,000 sq of office/mid tech space, occupiers include *Cambridge Medical Robotics* and *Aveillant Ltd.*

The world renowned *Cambridge Science Park* and *Business Park* are approximately 0.5 miles to the south of the park which is a hot-bed of high-tech research and enterprise.

Local amenities and services are available in Milton including a large *Tesco superstore*, pubs, restaurants, shops and banking facilities with Cambridge City Centre only 2 miles away.

The newly developed Cambridge North Station area is only 0.75 miles away.

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AIRPORTS (BY ROAD)

STANSTED (STN)	38 MINS
CAMBRIDGE	10 MINS

LINKS

A10	0.9 miles
A14	1.2 miles
M11	6.4 miles
A1(M)	26 miles

(Distance from CB24 9NG)

TRAIN STATIONS

CAMBRIDGE NORTH	0.75 miles
CAMBRIDGE CENTRAL	5 miles

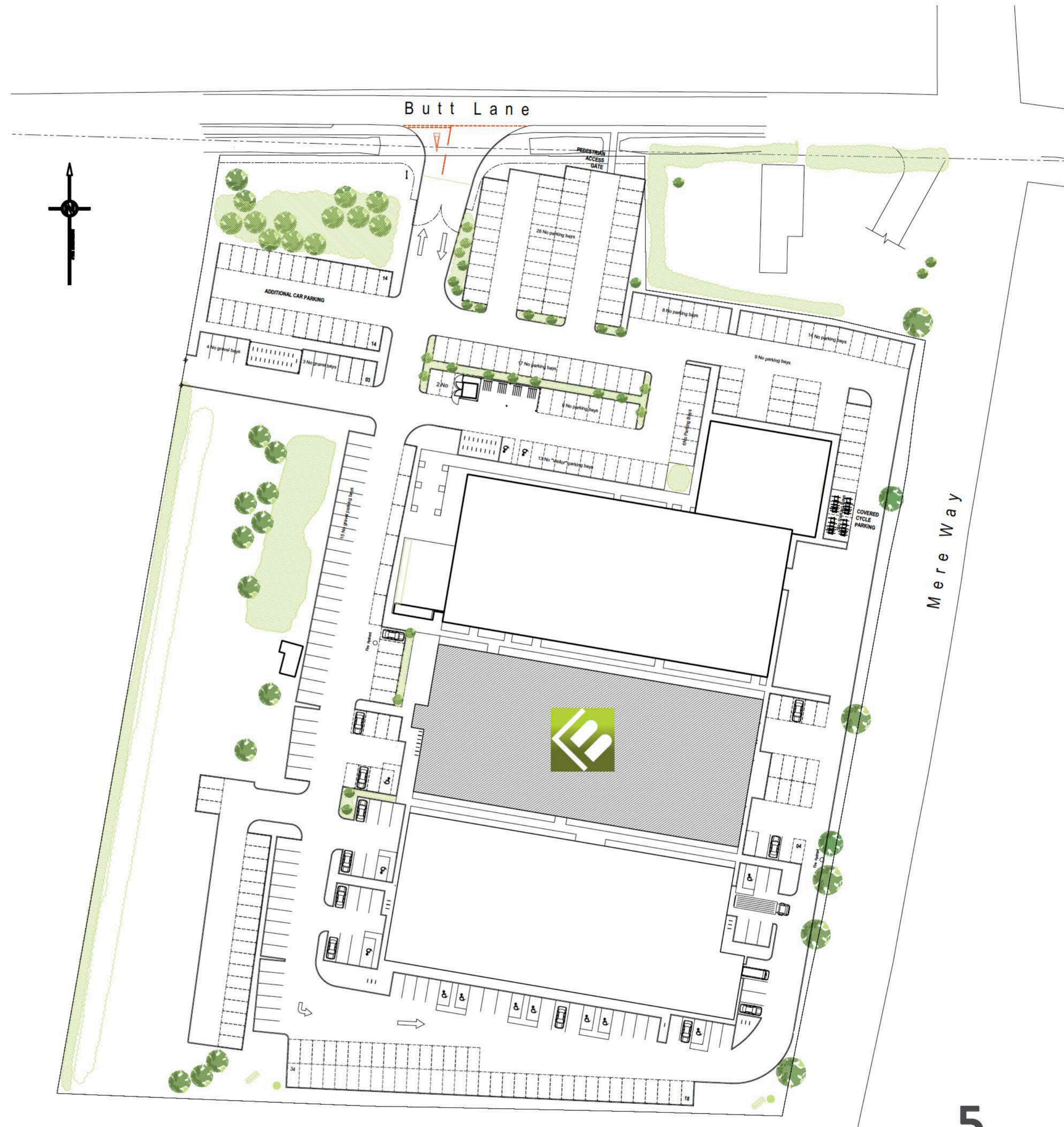
6 MINS
TO CAMBRIDGE NORTH
TRAIN STATION (BY ROAD)



Cambridge North Train Station 0.75 miles away Cambridge Science Park 0.5 miles away

The NEW Cambridge North development, only 0.75 miles away from Evolution Business Park will form a gateway at the train station leading to the surrounding areas.

Featuring homes, offices, hotels, and community facilities. All designed around low-carbon, walkable neighbourhoods with access to green spaces.

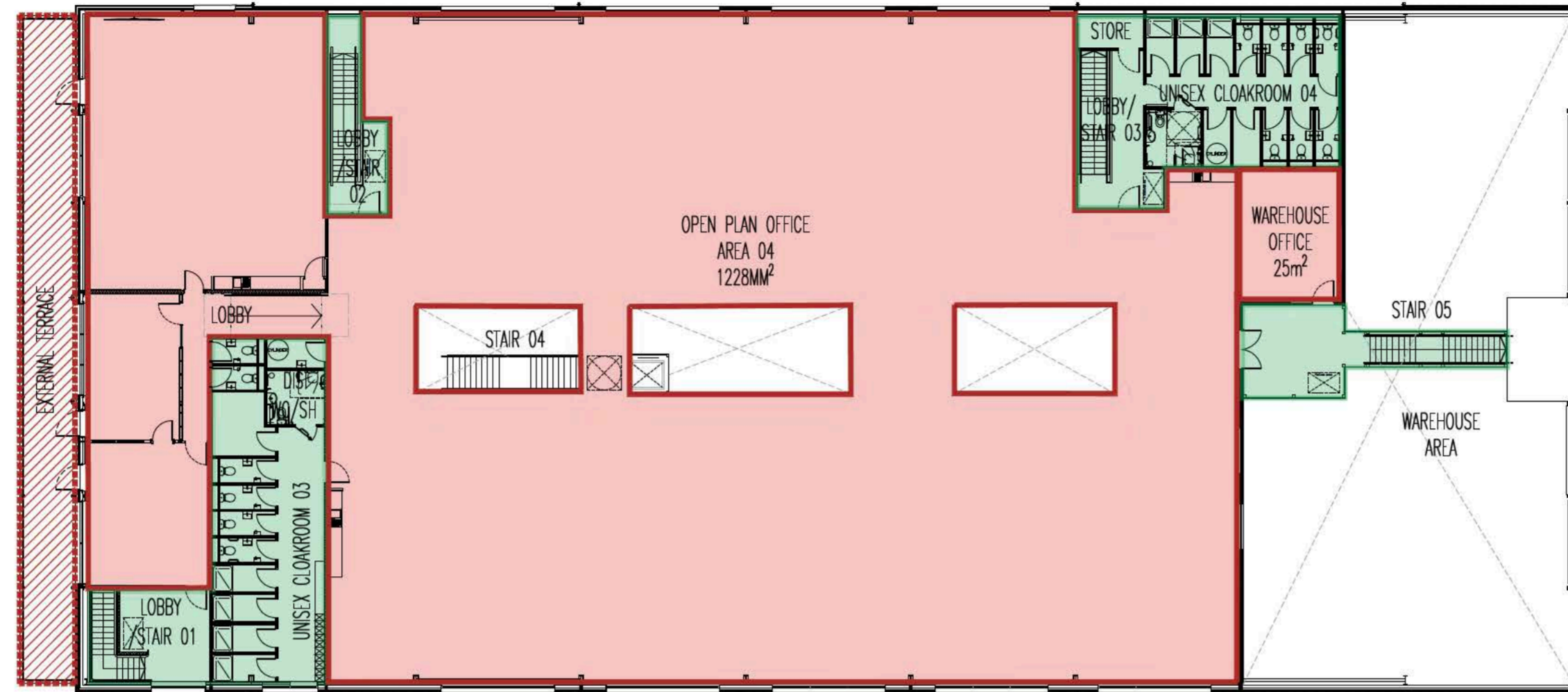


PROPOSED FLOOR PLANS

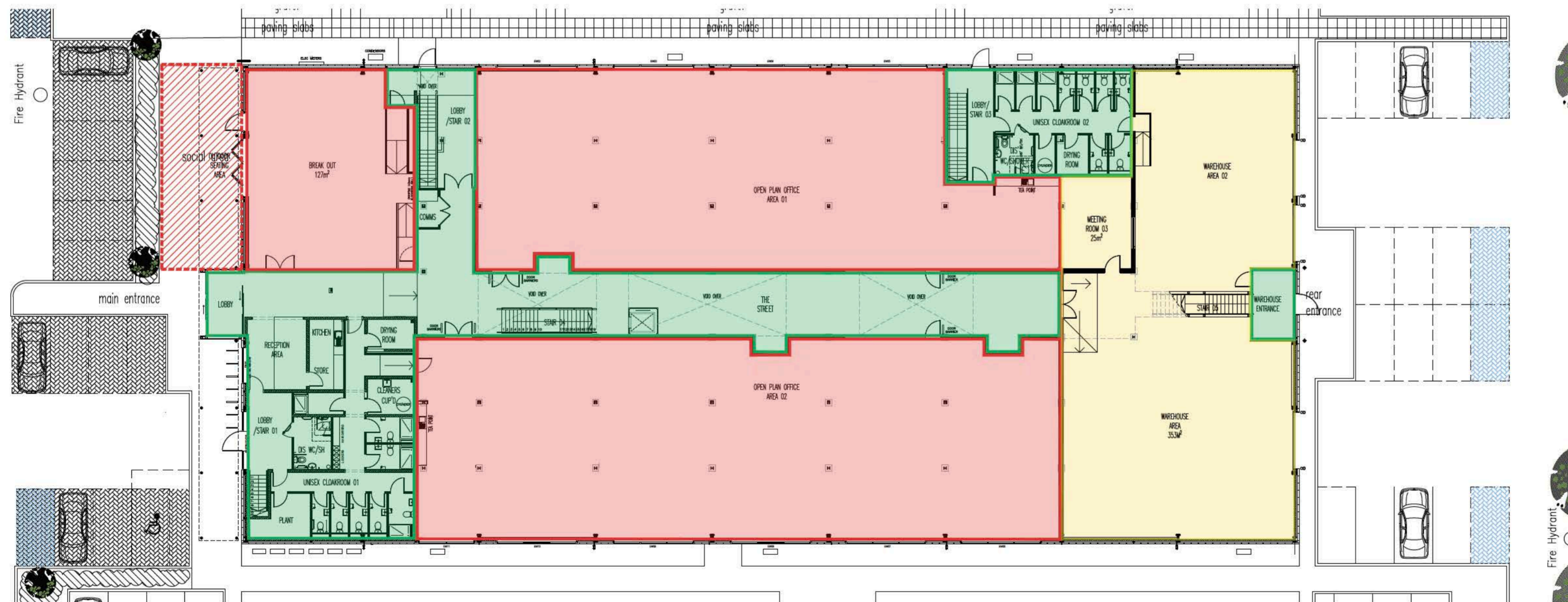


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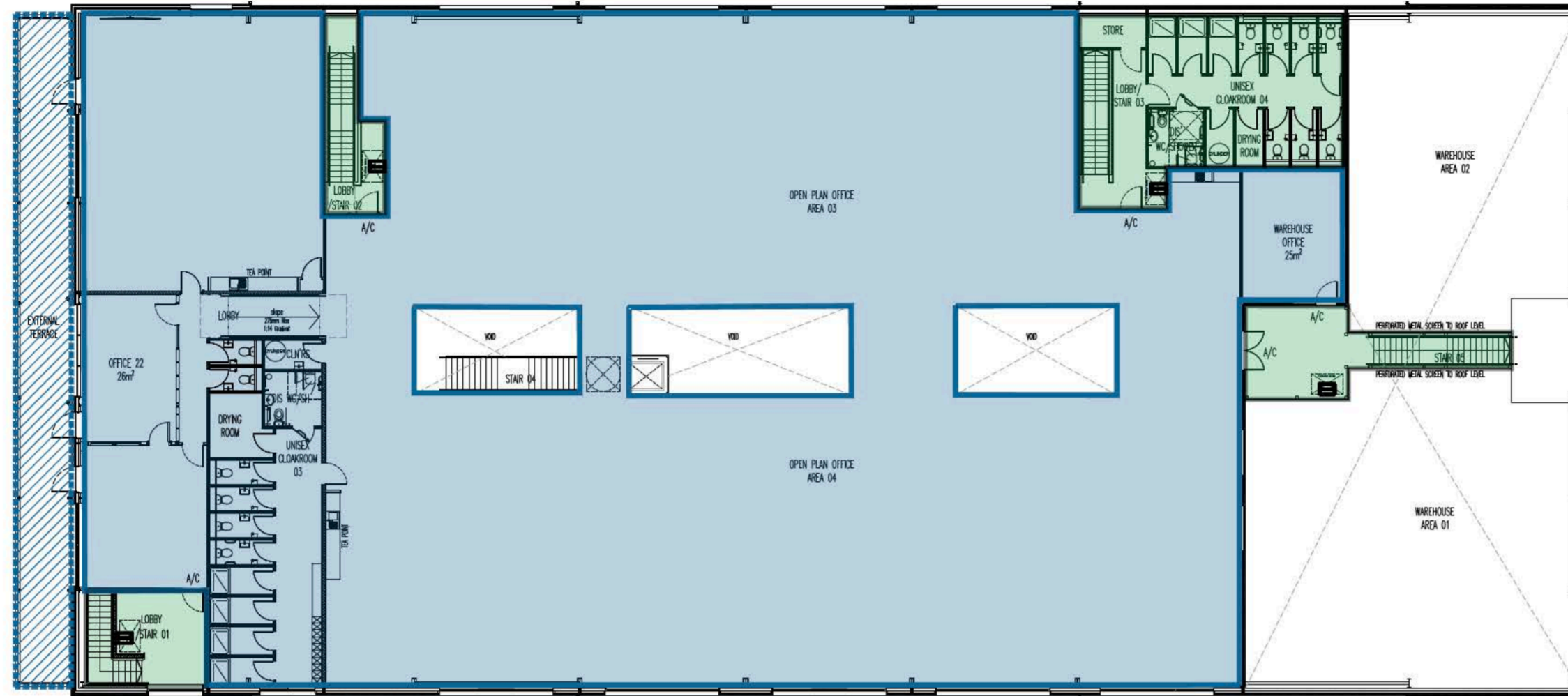
FIRST FLOOR PLAN



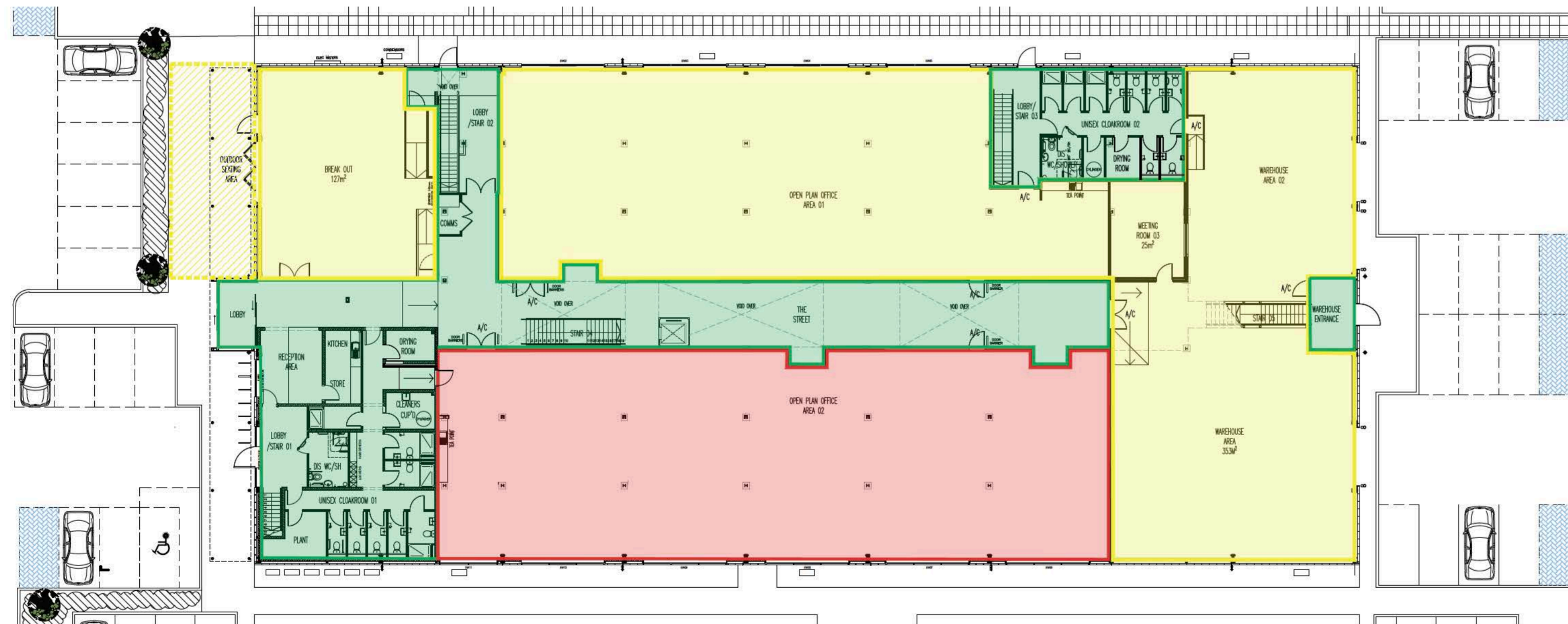
GROUND FLOOR PLAN

PROPOSED FLOOR PLANS

Potential split option.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



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General notes

1. All steelwork to the structural engineers design.
2. All steelwork to be fire protected to the structural engineers design.
3. All internal exposed steelwork to be paint finished, colour to be agreed.
4. Read in conjunction with the relevant structural, drainage, mechanical and electrical consultants design drawings and specifications.
5. Air tightness is essential therefore all joints, junctions at floors and ceilings, all penetrations and other small air paths should be sealed using appropriate sealants.
6. Air tightness to achieve a max figure of TBC.
7. All weather sealing, air sealing and continuous insulation paths to the specialist suppliers / sub-contractor design.
8. All soil pipe boxings are to generally be 200mm x 200mm overall size to finished plasterboard faces and to be packed with insulation.
9. All gutter and rain water pipe calculations and sizes including weir overflows to the specialist suppliers / sub-contractor design.
10. Disabled toilet / shower to be fitted out in accordance with Part M 5.15 and Diagram 22 of Approved Documents M.
11. Disabled toilets to be fitted with visual and audible alarms and signals in accordance with Approved Document M.
12. All internal partition door linings are to have full width door linings installed in all locations to match the thickness of the partition wall, including finishes, in which they are located.
13. All door linings to have full architraves to both sides where possible.

3 No. TENANCY KEY:

- SHARED SPACES – 639m²
- TENANT 1 – 1334m²
- TENANT 2 – 496m²
- TENANT 3 – 916m²
- OUTDOOR TENANT 3 SPACE – 64m²
- OUTDOOR TENANT 1 SPACE – 73m²

A/C ACCESS CONTROL

JOINT AGENTS



ENQUIRIES

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RATES

Interested parties are advised to make contact with South Cambs District Council on 03450 450 500.

LEGAL COSTS

Each party to bear their own legal costs.

VALUE ADDED TAX

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.



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