

ST JOHN'S
iNNOVATION
PARK

EDINBURGH HOUSE

**TO LET: From 1,148 – 4,943 sq ft
(106 – 459 sq m) Ground &
Second Floor Suites**

High quality fully fitted wet laboratory space at the heart of the North Cambridge R&D cluster, the most established and well-connected research and technology location outside of the city centre.



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ACCOMMODATION

A multi-occupancy building providing office and fitted lab space ideally suited to early stage and growing R&D and technology organisations. The building is located in a prominent position adjacent to St John's Innovation Centre, which also houses meeting, conferencing and restaurant facilities accessible to all Park occupiers.

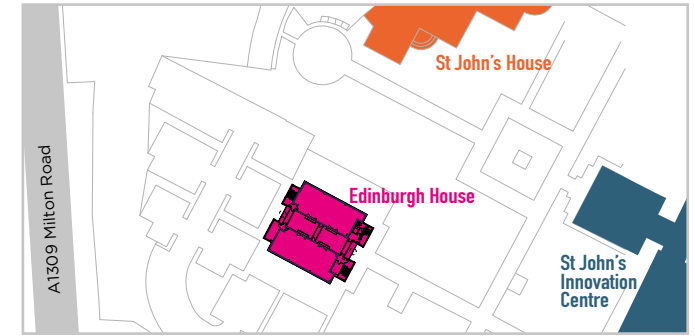
The North Wing offers the only fitted lab space currently available at the Park. Other suites within Edinburgh House are refurbished, modern and open plan offices comprising suspended ceilings, recessed lighting, raised floor with carpeting. There is access to shared WCs, a passenger lift and shower facilities. The private car park is barrier controlled and door entry systems are in place to allow access to both the building and individual suites.

Availability

Level	ft ² (net)	m ² (net)
Ground Floor - Suite 4	1,148	106
Ground Floor - South Wing	3,796	353
Second Floor - South Wing	1,999	186

Specification at a glance

- Fully refurbished second floor suite.
- Air conditioned and ventilation comfort cooling.
- Suspended ceiling incorporating recessed CAT II lighting.
- Car parking allocation included with each suite (1:450 sq ft).
- Passenger lift.
- Shower facilities.
- Cycle Storage.



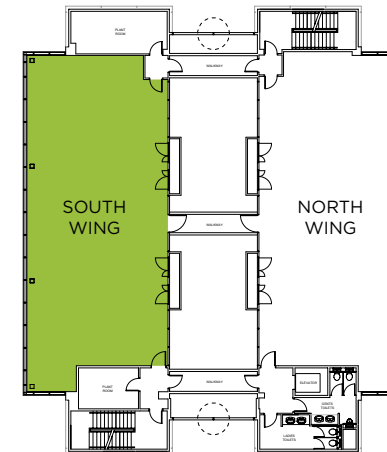
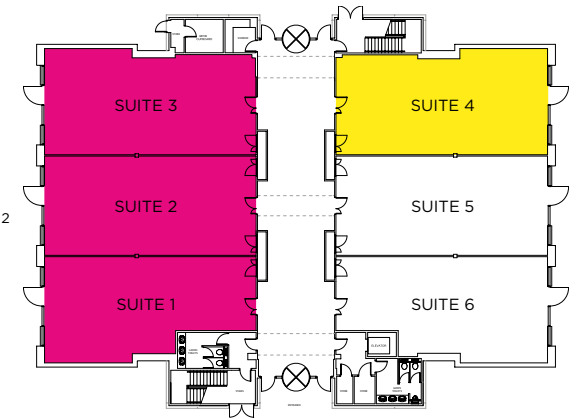
Position on the Park

Ground Floor - North Wing (Lab)

1,148 ft² / 106 m²

Ground Floor - South Wing

3,796 ft² / 353 m²



Second Floor - South Wing

1,999 ft² / 186 m²



ST JOHN'S iNNOVATION PARK

St John's Innovation Park is an integral part of the North Cambridge research and development cluster and home to a number of innovative and exciting R&D, technology and life science organisations including DarkTrace, IESO Digital Health, PwC, Qualcomm, Raspberry PI and Samsung.

Much more than just a place to come to work, Park occupiers enjoy being part of the vibrant community and benefit from organised on-site sports activities and an outdoor gym with a variety of equipment, as well as

business-focused networking, talks and social events. The surrounding area is also a bustling hub of activity for those that wish to get out and about at lunchtime or during the day.

The Park's café/restaurant is an ideal one stop shop for lunch or a mid-morning (or afternoon!) snack and the outside space offers multiple areas for relaxation and reflection during a busy day.

Dedicated to encouraging sustainable habits the Park has launched e-scooter and e-bike provision on site.

In addition, ample secure cycle storage is available across the Park and there are a number of electric car-charging points available for occupiers and their visitors.

Adjacent to the Cambridge North Railway Station, a 217 room Novotel provides exceptionally convenient accommodation for out-of-town visitors and staff, complete with indoor pool, on-site gym, à la carte restaurant, bar and room service.



GETTING HERE

St John's Innovation Park is located north-east of Cambridge city centre, close to the A14 dual carriageway, with excellent road connectivity via the A14, M11 and A1 - making it ultimately accessible from the new housing growth areas of Waterbeach and Northstowe.

Stansted Airport is approximately 30 minutes' drive via the M11. Cambridge is 48 minutes by rail to London's King's Cross. The Cambridgeshire guided busway and Cambridge North Train Station are a short walk away. The future Cambridge South Train Station will ensure the Cambridge Biomedical Campus is also just minutes away.

By Rail: From Cambridge North (mins approx.)

Cambridge Station - 4
London Stansted - 40
London King's Cross - 56
London Liverpool Street - 82
London Gatwick - 119

By Road (miles)

M11 Junction 14 - 3.5
Cambridge City Centre - 3.5
Cambridge Railway Station - 4
Cambridge International Airport: 4.5
London Stansted Airport - 32
London - 63

By Bike (mins)

Cambridge Station - 15
Cambridge City Centre - 15



For more information and to arrange a viewing please contact:

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