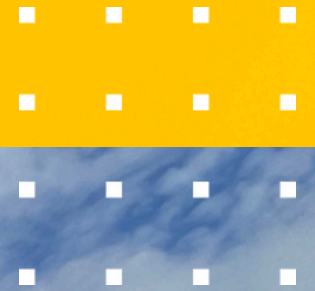




DUXFORD, CAMBRIDGE, CB22 4PA

Offices / R&D / Production Space - To Let - From 2,622 - c.32,000 sq ft



KEY HIGHLIGHTS

- Fully refurbished in 2020 with new M&E throughout
- 72 parking spaces within a self contained car park
- A range of high quality office, production and dry lab suites available on flexible terms
- 2 sectional shutter loading doors (2.9m W x 2.65m D and 2.9m W x 2.45m D)
- Located 1 mile from J10 M11 and within Cambridge's southern science cluster



This former Sergeants Mess building was sympathetically refurbished and converted to provide exceptional fitted office, R&D and production accommodation over ground and first floors.

A suite at Duxford Business Park will provide an impressive inspiring workspace for employees and clients alike. There are open plan spaces encouraging collaboration and creativity for a range of business's. The space benefits from a high quality fitout meaning minimal capital expenditure for incoming occupiers.

DESCRIPTION

On the ground floor there is an impressive reception area to the front of the building (excluded from our area schedule) with office accommodation either side and R&D style accommodation to the rear (Units 2 & 3). There is a further R&D / production area beyond (Unit 4), which runs along the side of the warehouse, with mezzanine storage above. This leads to the first floor which is predominantly in production / R&D use (Unit 5) with more office accommodation and meeting rooms to the front (Unit 6).

SCHEDULE OF ACCOMMODATION

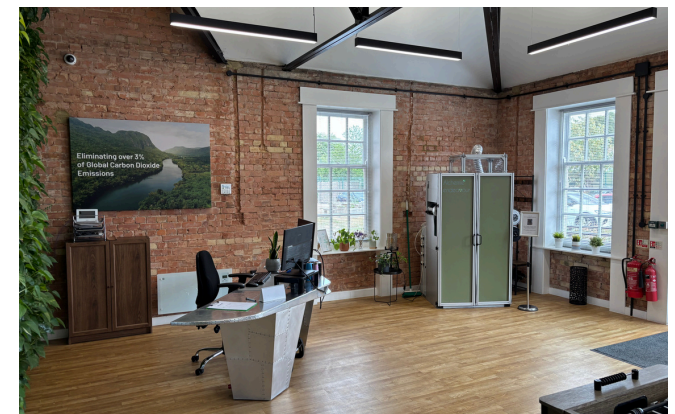
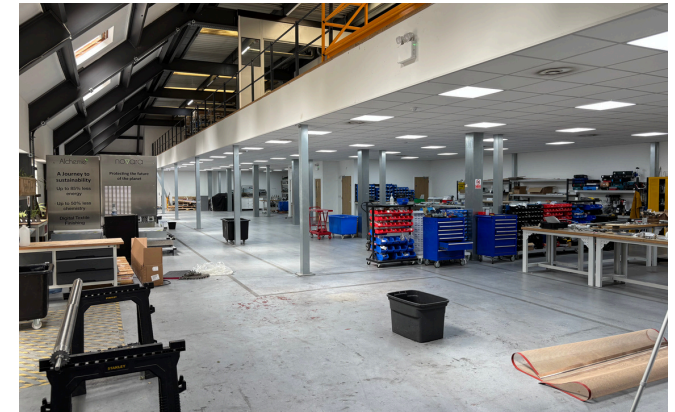
The property has been inspected and we have been provided with the approximate floor areas calculated as set out below and on a GIA basis:

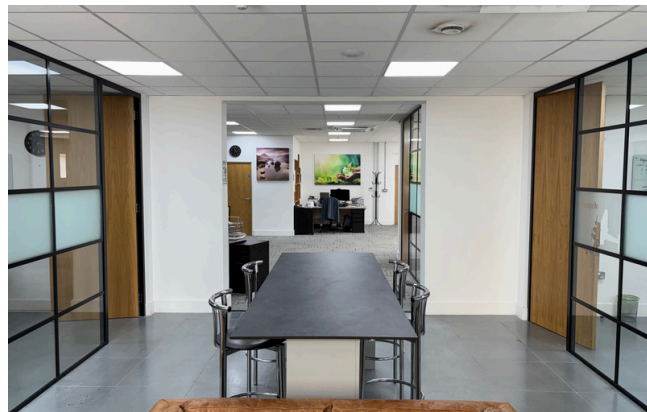
Unit	Floor	Use	Sq M	Sq Ft
Unit 2	Ground	Office	236.5	2,546
		R&D	560.4	6,032
Unit 3	Ground	Office	243.6	2,622
Unit 4	Ground	R&D / Workshop	534.2	5,750
	Mezzanine	Storage	394.8	4,250
Unit 5	First	Office / R&D	760.6	8,187
Unit 6	First	Office	218.1	2,348

BUSINESS RATES & EPC

The units have the following Rateable Values. Rates payable is based on current UBR of 0.555. Prospective Occupiers are advised to check with South Cambridgeshire Council.

Property Address	Description	Rateable Value	EPC
Unit 2, Duxford Business Park, CB22 4PA	Warehouse & Premises	£47,000	C53
Unit 3, Duxford Business Park, CB22 4PA	Offices & Premises	£35,500	B50
Unit 4, Duxford Business Park, CB22 4PA	Offices & Premises	TBC	B43
Unit 5, Duxford Business Park, CB22 4PA	Offices & Premises	£52,000	B44
Unit 6, Duxford Business Park, CB22 4PA	Offices & Premises	£20,750	B44



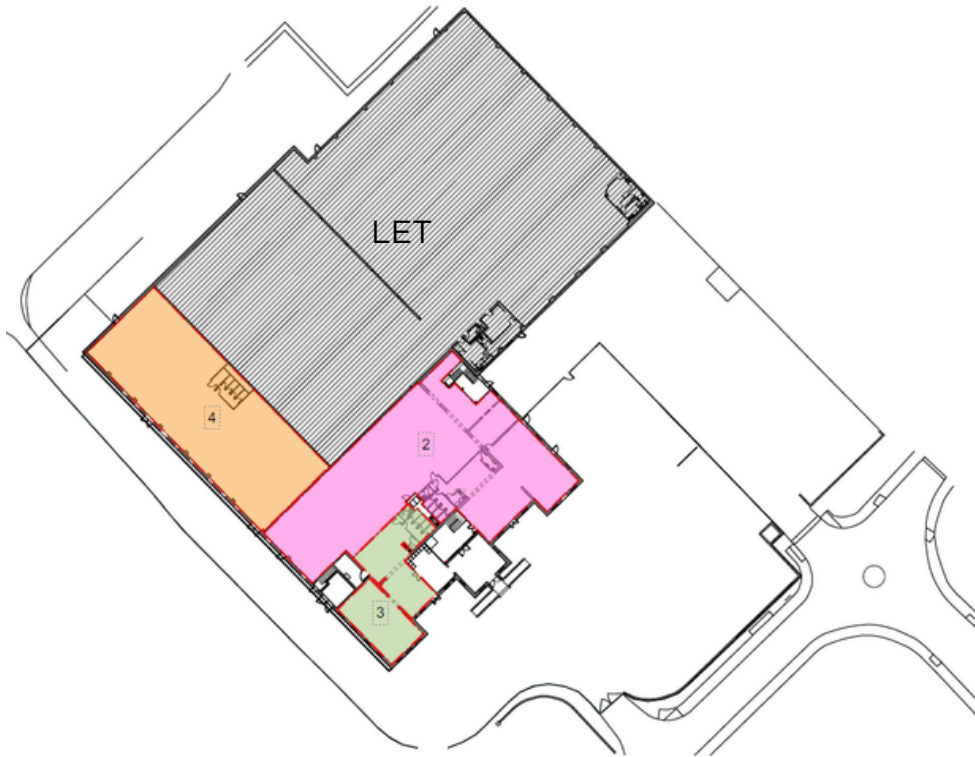


A PERFECT FIT

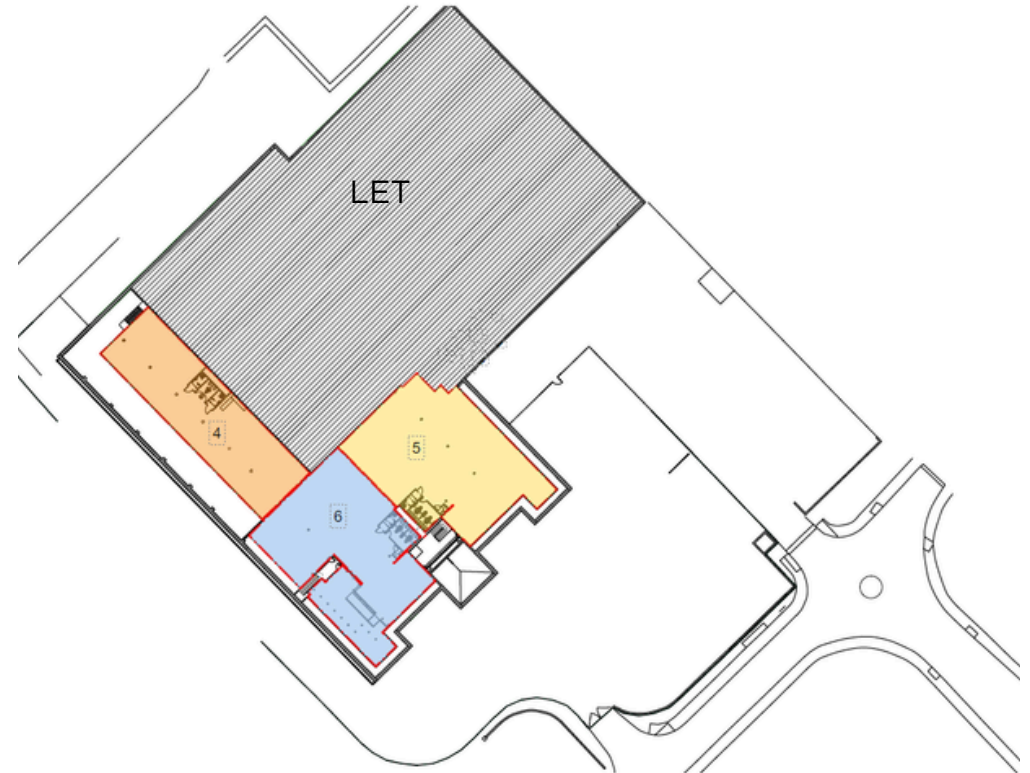
Whether your business requires large open spaces or more defined offices and production zones, we are delighted to be able to present that opportunity to you.

Set over two floors, Duxford Business Park is able to accommodate an array of business sizes and uses, including office, R&D, lab and storage.

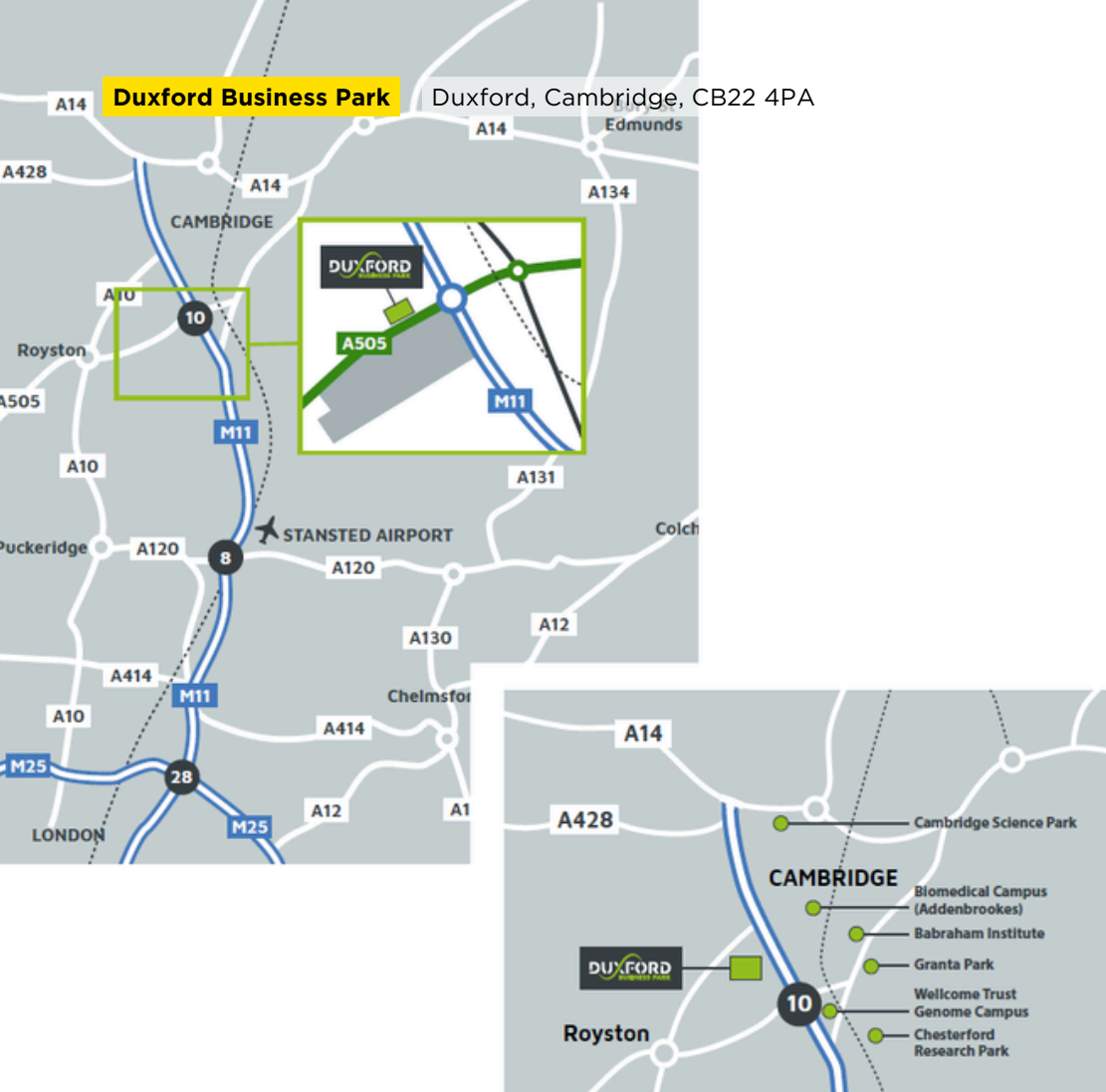
Individual suite plans are available upon request.



Ground Floor



First Floor



LOCATION

Duxford is situated within the heart of Cambridge's Southern Cluster, and is in good company.

With parks including Granta, Chesterford, Babraham and Unity Campus all within close proximity, and occupiers such as Lonza, AstraZeneca and Illumina all operating from South of Cambridge, it makes Duxford Business Park an ideal place from which to work.

LEASE TERMS

The property is available by way of sublease or assignment. Further quoting terms available upon request.

VIEWINGS

Please contact the sole letting agents for further information and to arrange a viewing.

CONTACT

For further information please contact:

Phillip Ridoutt

Director
 pridoutt@savills.com
 07807 999036

Megan Pilsworth

Property Assistant
 mpilsworth@savills.com
 07976 910469

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