

ST JOHN'S
iNNOVATION
PARK

THE PLATINUM BUILDING

**TO LET: From 2,885 –
9,225 sq ft (268 – 827 sq m)
office & R&D space**

High quality multi-let office and laboratory space located at the heart of the North Cambridge research and development cluster, the most established and well-connected technology location outside of the city centre.



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ACCOMMODATION

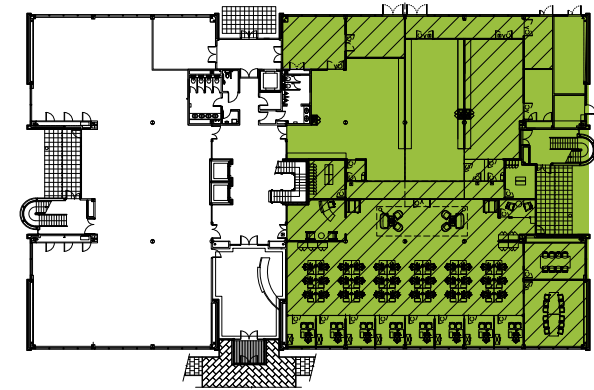
Situated within landscaped grounds, the Platinum Building provides flexible, predominantly open plan office/R&D accommodation, ideal for established and start-up technology and R&D companies seeking high quality space within an established Park environment.

The 43,000 sq ft building provides accommodation over three floors and benefits from shared male/female WCs as well as shower facilities, passenger lifts and entrances to the front and rear of the building. Dedicated parking is also available.

Availability

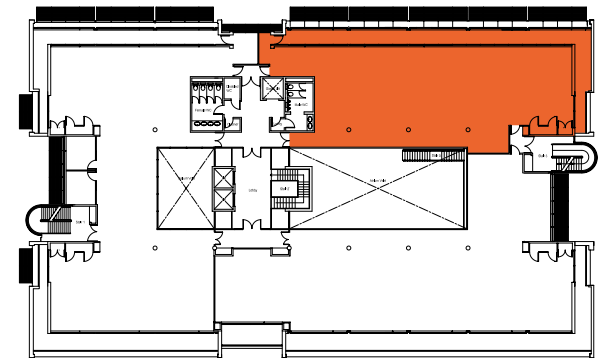
The currently available suite is located on the ground floor.

Level	ft ² (net)	m ² (net)
Ground Floor	9,225	827
Second Floor	2,880	268



Ground floor

■ 9,225 ft² / 827 m²



Second floor

■ 2,880 ft² / 268 m²

Specification at a glance

- New suspended ceilings with recessed LED lighting.
- Comfort cooling and ventilation recently overhauled.
- Electronic door entry systems.
- WCs at each floor.
- Two passenger lifts and one goods lift.
- Cycle parking.
- Shower facilities.
- Car parking allocation included with each suite (1:500 sq ft).
- Electric car charging points also available.

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, Cambrionix, RSM, Cambridge GaN Devices and Cyan Connode.

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. 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.



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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