

CPC2

Capital Park Cambridge CB21 5XE



CAPITALPARK
CAMBRIDGE

LAST FLOOR AVAILABLE NOW

GROUND FLOOR

6,779 SQ FT (630 SQ M)

GRADE A OFFICE AT
CAPITAL PARK, CAMBRIDGE

NEW OFFICE DEVELOPMENT

www.capital-park.co.uk



A NEW CAPITAL FOR BUSINESS IN CAMBRIDGE

WELCOME TO CAPITAL PARK

CAPITAL PARK PROVIDES HIGH QUALITY ACCOMMODATION FOR OFFICE AND HIGH TECH COMPANIES SEEKING A WORLD RENOWNED CAMBRIDGE ADDRESS.

THE PARK OFFERS A UNIQUE WORKING ENVIRONMENT. SET IN 42 ACRES OF MATURE PARKLAND, IT FEATURES AN ON SITE DAY NURSERY, PILATES STUDIO, CAFÉ, TOGETHER WITH CYCLE AND FOOTPATH LINKS TO THE CITY CENTRE.

- Fully accessible raised floor (150mm)
- VRF Heating and Cooling System
- LG7 Lighting
- Shower Facilities
- 17 Person Passenger Lift
- Ceramic Tiled Reception Area
- Car parking ratio 1:300 sq ft
- Covered Bicycle Parking
- Target EPC-A

TIAA Henderson Real Estate aim to develop their buildings to BREEAM **'Very Good'** standard. BREEAM is a world standard aimed at setting best practice for building sustainability www.breeam.org

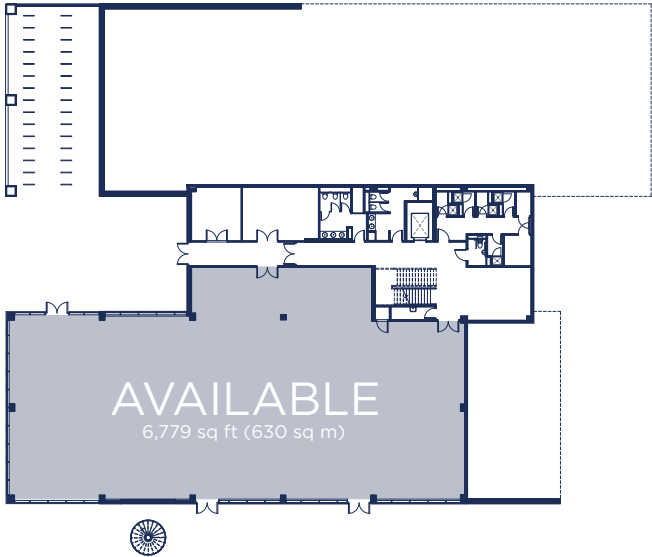




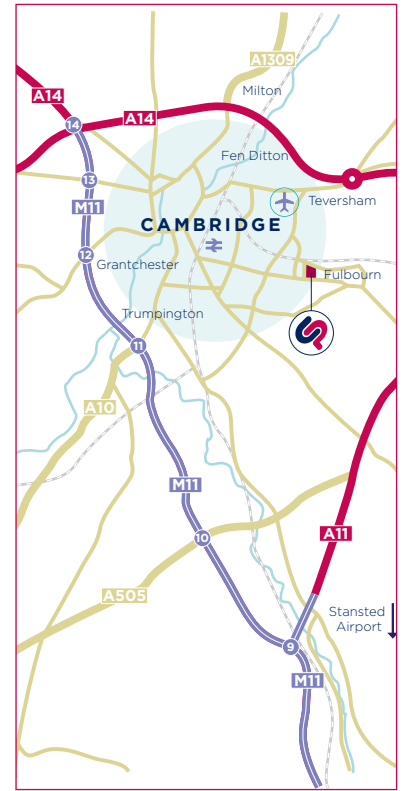
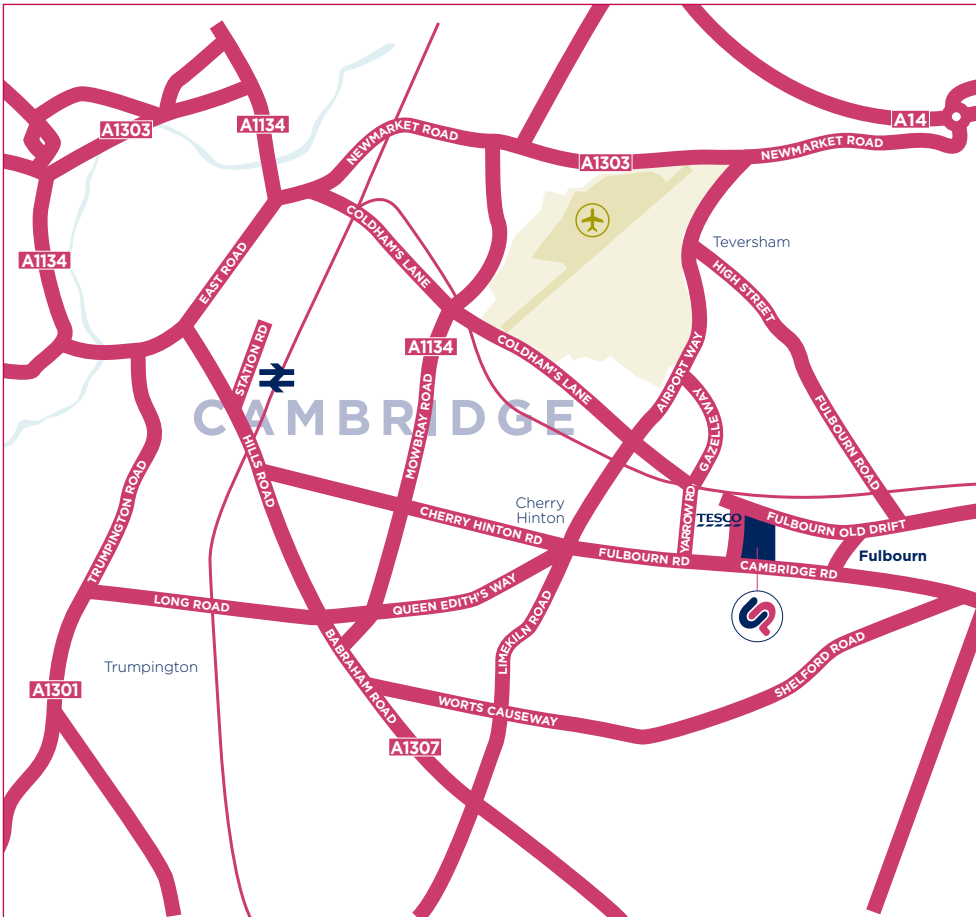
CPC2
 6,779 SQ FT (630 SQ M)
 COMPUTER GENERATED IMAGE

CPC2 OFFERS 6,779 SQ FT OF PRESTIGE GRADE A OFFICE ACCOMMODATION, ARRANGED AT GROUND FLOOR LEVEL. THE DESIGN AND MATERIALS ARE IN KEEPING WITH THE HIGH QUALITY OF THE EXISTING BUILDINGS.

FLOOR	SQ FT (NIA)	SQ M (NIA)
Second	LET	LET
First	LET	LET
Ground	6,779	630
TOTAL	6,779	630



GROUND FLOOR PLAN



Satellite navigation:
CB21 5XE

Travel by car

London	55 miles
Newmarket	12 miles
Ipswich	57 miles
Peterborough	41 miles
✈ Stansted	27 miles
✈ London Luton	40 miles
✈ Heathrow	70 miles

Travel by train

London	
King's Cross St Pancras	52 mins
Liverpool Street	1 hr 10 mins
Newmarket	20 mins
Ipswich	1 hr 20 mins
Kings Lynn	43 mins



Further information available from:
WWW.CAPITAL-PARK.CO.UK



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