



[www.cambridgeresearchpark.com](http://www.cambridgeresearchpark.com)

# WISH YOU WERE HERE?

Cambridge Research Park is an exciting, self-contained community. Lakes, lawns and leafy avenues provide an unrivalled environment for business just a few miles from Cambridge city centre.

To date over 400,000 sq ft of business space accommodation has been built at Cambridge Research Park and there is consent for a further 425,000 sq ft of B1, B2 and B8 including a 112 bedroom hotel.

## Coming soon...

**Urban & Civic are planning the redevelopment of nearby Waterbeach Barracks which is intended to deliver up to 8,000 homes with associated retail and amenity functions, as well as intentions to dual the A10 with associated cycle facilities, adding to the accessibility of the Park. It is expected that the first homes will be delivered between 2018-2020.**

**OVER  
400,000 SQ FT  
OF BUSINESS  
SPACE**



# A ROOM WITH A VIEW

The Park offers a superb environment for working, collaborating and relaxing, with a central feature lake, walkways, grassed areas and seating.

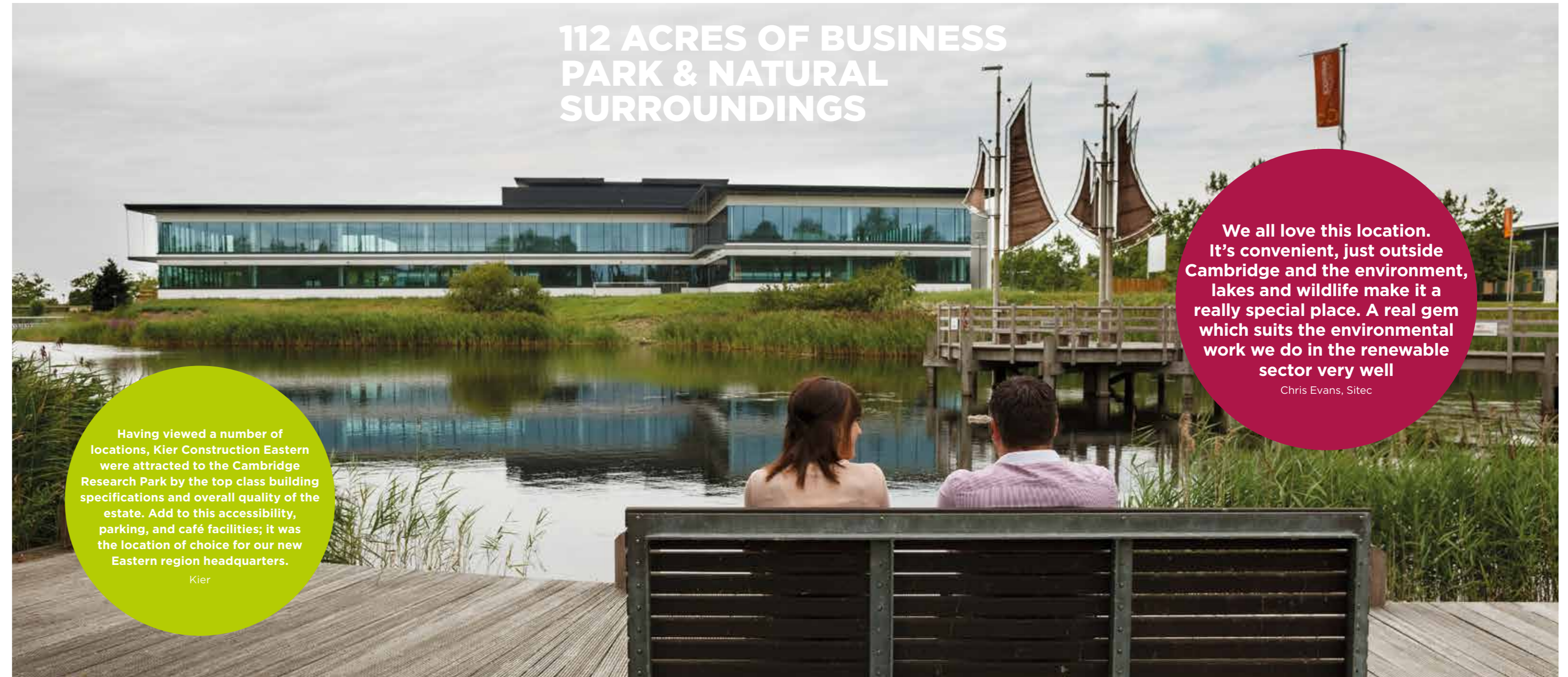
The on-site Boardwalk Centre provides a café and a separate security office. The Boardwalk Café is the perfect venue for a coffee, meal or working lunch and can provide a catering service for conferences, as well as regular sandwich deliveries to tenants.

The Park provides a 24/7 site security surveillance team, with CCTV cameras situated at various points.



# YOU'RE IN GREAT COMPANY

Join these successful companies:



## 112 ACRES OF BUSINESS PARK & NATURAL SURROUNDINGS

Having viewed a number of locations, Kier Construction Eastern were attracted to the Cambridge Research Park by the top class building specifications and overall quality of the estate. Add to this accessibility, parking, and café facilities; it was the location of choice for our new Eastern region headquarters.

Kier

We all love this location. It's convenient, just outside Cambridge and the environment, lakes and wildlife make it a really special place. A real gem which suits the environmental work we do in the renewable sector very well

Chris Evans, Sitec

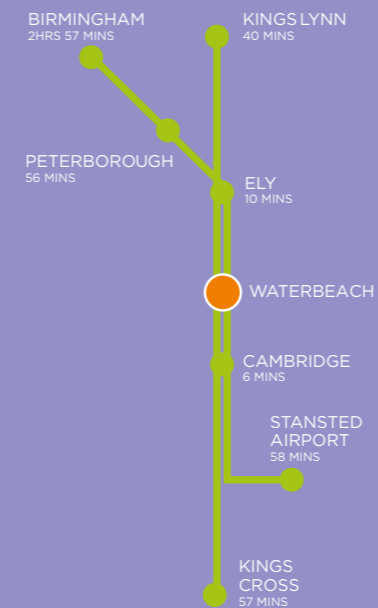


# HOW TO FIND US

Cambridge Research Park is situated on the western side of the A10 approximately four miles to the north of the A14 intersection and seven miles north of Cambridge city centre.

Preliminary development is underway for an additional railway station to the northern side of the city, circa four miles from Cambridge, London, Stansted Airport, Norwich and Kings Lynn and is intended to be delivered by the end of 2016.

## RAILLINKS



## TRAVEL TIMES & DISTANCE

### Rail

To Waterbeach Station	
Cambridge Station	6 Mins
Kings Cross Station	57 Mins
Stansted Airport	58 Mins
To Cambridge Station	
Kings Cross Station	46 Mins
Liverpool St	65 Mins

### Road

To Cambridge Research Park	
Waterbeach Station	2.8 Miles
A10/A14 (J33) Intersection	4 Miles
Cambridge City Centre	7 Miles
Stansted Airport	40 Miles
M25/M11(J27) Intersection	50.3 Miles
Central London (Oxford Circus)	69 Miles

### Bus

Route 9 From Cambridge Research Park	
To Waterbeach (Gibson Close)	8 Mins
To Cambridge (Drummer Street)	27 Mins

### Bus

Route 9 To Cambridge Research Park	
From Waterbeach (Gibson Close)	10 Mins
From Cambridge (Drummer Street)	27 Mins

All Times And Distances Approximate.  
Sources: Nationalrail.co.uk, Theaa.com & Cambridgeshire County Council.



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