

20 10

20 20

20 30

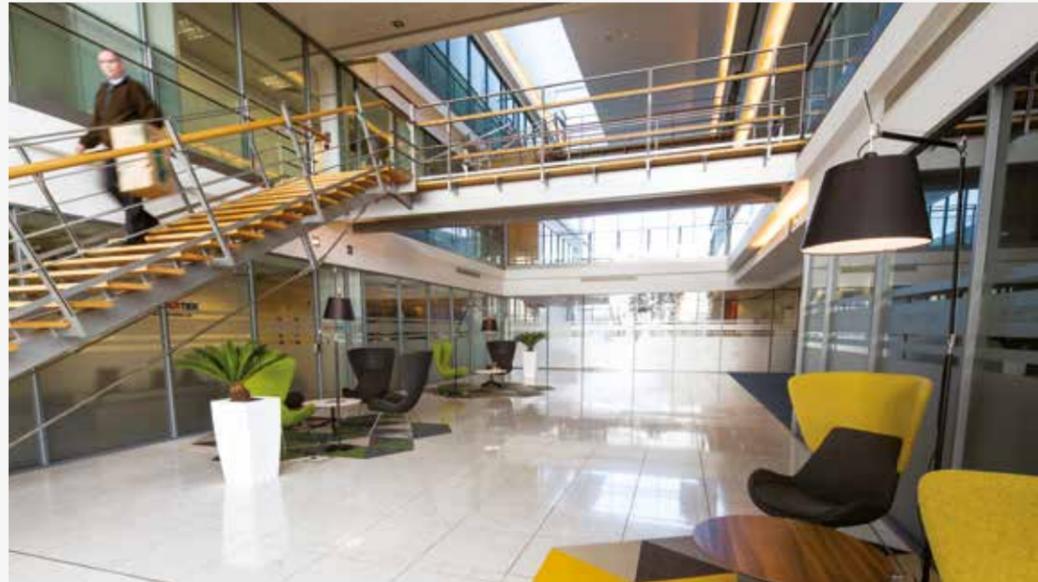
**1,758 - 31,723 SQ FT OF  
CONTEMPORARY GRADE A OFFICE SPACE  
AVAILABLE NOW**

**[WWW.THETWENTIES.CO.UK](http://WWW.THETWENTIES.CO.UK)**



2010 | THE TWENTIES  
2020 | AT CAMBOURNE  
2030 | BUSINESS PARK

**CAMBRIDGE  
CB23 6DW**



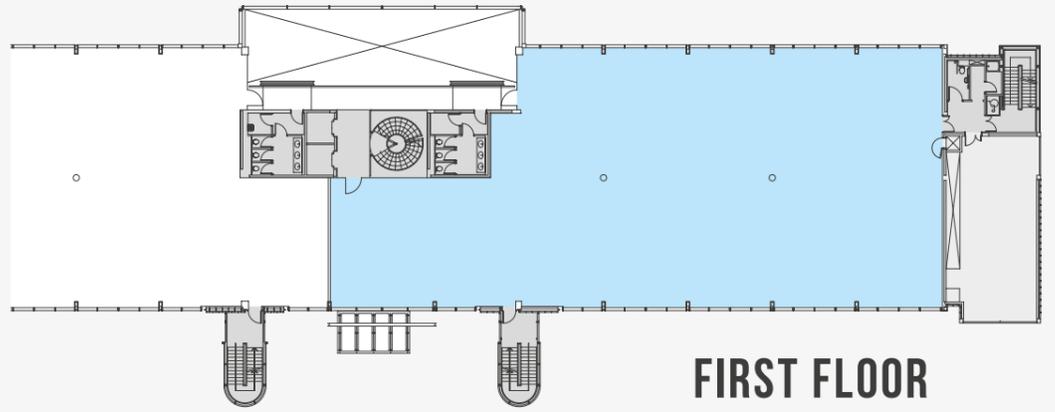
## 2010, 2020 AND 2030 ARE THREE INDIVIDUAL BUILDINGS, COMPRISING OF 125,000 SQ FT, ON CAMBOURNE BUSINESS PARK.

Your environment inspires, featuring a lake and 50 acres of landscaped grounds, threaded with woodland paths, cycle routes and bridleways. Your office offers award-winning grade A space, sophisticated building management and an impressive double-height reception — all at competitive rates. Your neighbours are a thriving community of some of the UK's most pioneering businesses. Your journey to work is quick and stress-free thanks to a dual carriageway and plentiful parking.

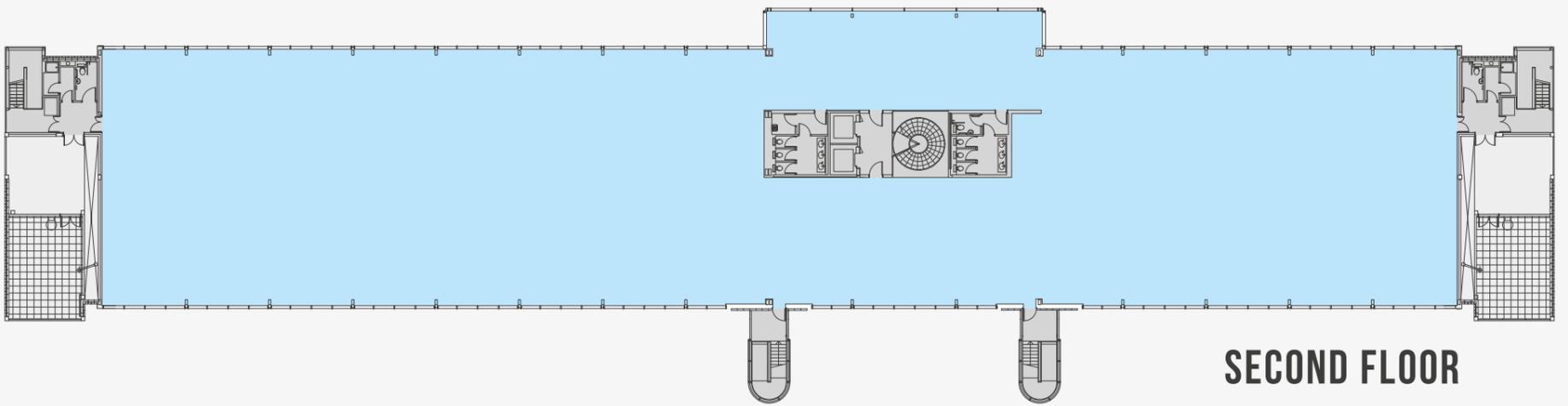
- Four pipe fan coil air conditioning
- Suspended ceiling with recessed lighting
- 150mm full access raised floors
- Car parking ratio 1:250 sq ft
- 2 passenger lifts
- Building management system
- Male and female toilets and shower on each floor
- Dramatic, double height receptions
- 24 hour security staff
- Onsite café opening mid 2014



20 **2** 



FIRST FLOOR



SECOND FLOOR

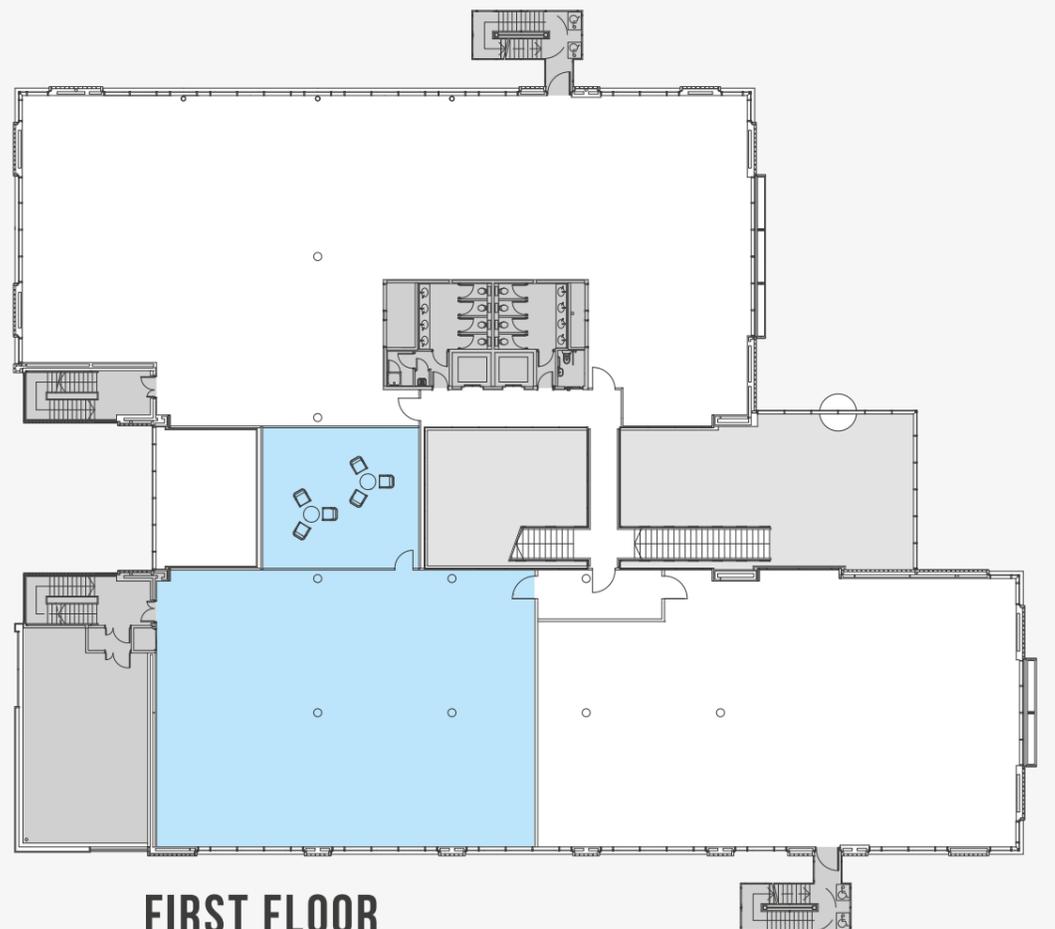


First floor, 2030



Second floor, 2020

20 **3** 



FIRST FLOOR

**SCHEDULE OF AREAS**

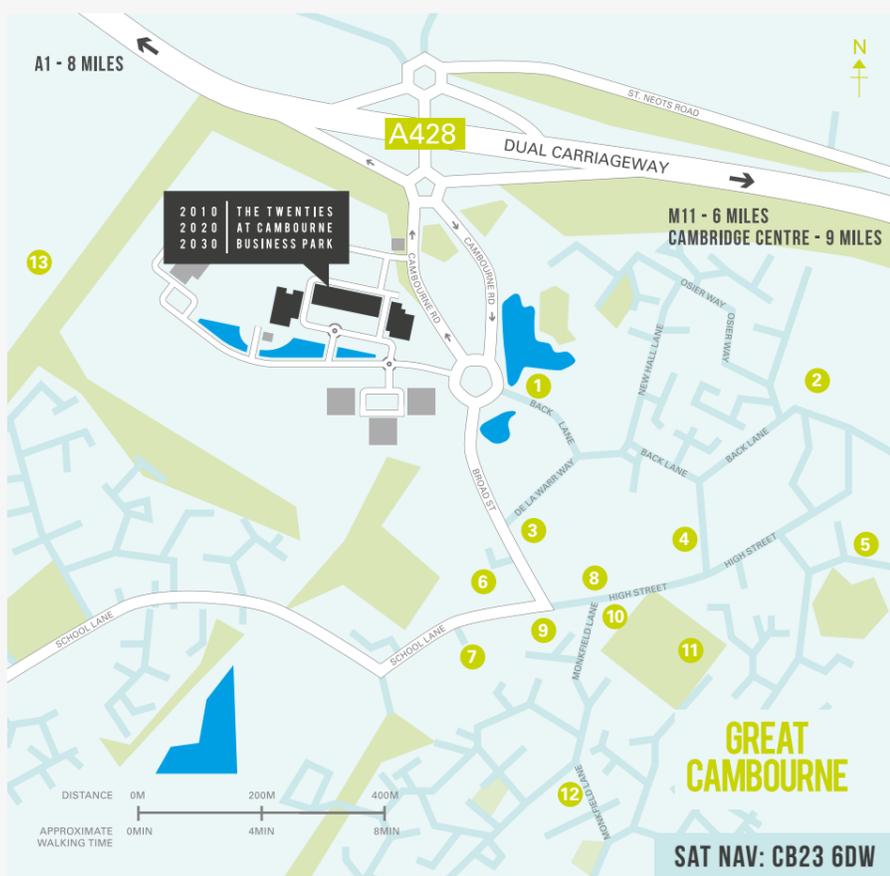
FLOOR	SQ FT
2020 SECOND	18,225
2020 FIRST	7,450
2020 GROUND	1,758
2030 FIRST	4,290
<b>TOTAL</b>	<b>31,723</b>

 = AVAILABLE SPACE

**8 MILES TO THE A1M**      **25** MINUTE BUS RIDE TO CAMBRIDGE CITY CENTRE  
3 BUSES PER HOUR

**34 MILES TO STANSTED AIRPORT**      **48** MINUTES BY TRAIN TO LONDON FROM CAMBRIDGE & ST NEOTS

**10 MINUTES TO CAMBRIDGE SCIENCE PARK**      **9** MILES WEST OF CAMBRIDGE      **6** MILES TO THE M11



## LOCATION

Cambourne Business Park is located approximately 9 miles west of Cambridge, set in a picturesque parkland with lakes, cycleways and footpaths. Cambourne is a new town with approximately 3,500 homes and a further 1,000 to be built shortly, together with extensive amenities and facilities. These include a 4 star hotel with conference facilities, supermarket, petrol filling station, community centre, medical centre and a high street including shops and offices. There is also a nursery, three primary schools and a new secondary school in Cambourne.

## ACCOMMODATION

The property has been measured on a Net Internal Basis, all figures quoted are for guidance purposes only.

## TERMS

The property is available to let on effectively full repairing and insuring lease terms direct with the landlord. Please contact the the letting agents for further details.

## EPC

The property has an Energy Performance Assessment rating of 69 (Band C). Please contact the Agent for a copy.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT.

## AMENITIES

- 1** The Cambridge Belfry Hotel, Leisure Centre and Spa
- 2** Multi Purpose Sports Centre
- 3** Morrisons Supermarket & Petrol Station
- 4** Cambourne Library Health Centre
- 5** Jeavons Wood Primary School
- 6** The Cromwell Veterinary Group  
Cambourne Dry Cleaner
- 7** Monkfield Park Primary School
- 8** **High Street**  
Greens Cafe Bar  
Cambridge Building Society  
Lloyds Pharmacy  
Andersons Hairdresser  
Chutney Joe's Indian Restaurant
- 9** Sunflower Day Nursery
- 10** The Monkfield Arms' Pub
- 11** Monkfield Wood
- 12** Cambourne Dental Practice
- 13** Cambourne Village College

For enquiries, please contact our joint agents:



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**2010 | 2020 | 2030**      **THE TWENTIES  
AT CAMBOURNE  
BUSINESS PARK**

For more information, visit [www.thetwenties.co.uk](http://www.thetwenties.co.uk)

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills and Bidwells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition.

Compiled: March 2014