

## Blenheim House, Unit GII-GI3

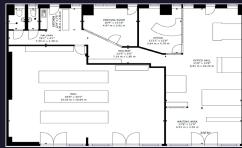
Designed to optimise modern hybrid working, at 297m² and with multiple offices and meeting rooms, this is a "must see" space. Part of the North campus of Cambridge Innovation Park's rapidly expanding ecosystem, it affords lease portability (the flexible upscaling option) to all its members across both existing and planned developments.

Integrated into a vibrant and rapidly growing entrepreneurial community, you will find like minded people open to collaboration and will be supported through our extensive links to the renowned Cambridge business support community. With a range of superb current and future business and leisure facilities; ample parking; and a real focus on sustainable development, this is a must-view for ambitious companies looking to make their mark in Cambridge.

This particular 30+ person hybrid Office/Lab suite is something very special. It comprises flexible Office/Lab/Meeting space with its own kitchen and WC facilities. It has its own reception area at the front of the unit and ample free parking and is located next to what will become the main artery into Waterbeach New Town.

Conveniently located North of Cambridge city, being close to the A10, it provides easy access to the A14 & M11/A1(M) and forms part of the hugely impressive modernisation plans that are being developed across our campuses.





Cambridge Innovation Parks

In addition to being conveniently located, the park hosts a wealth of facilities, including ample parking, gym, café/bar, beauty salon, lots of green space and facilities such as showers, cycle shelters and EV charging points.

We are currently offering this unit on a fixed 3 year rent deal of

£ 115,000 + vat pa <u>inclusive</u> of service charge



Call our marketing team on 01223 750 330 to book a viewing or email us at info@cambridgeinnovationparks.co.uk

#Cambridge #CambridgeOffice #CambridgeBusiness #Officespace #UkOffice #Ely #ElyBusiness #OfficeToLet #Office #OfficeAccommodation #CambridgeCRE

