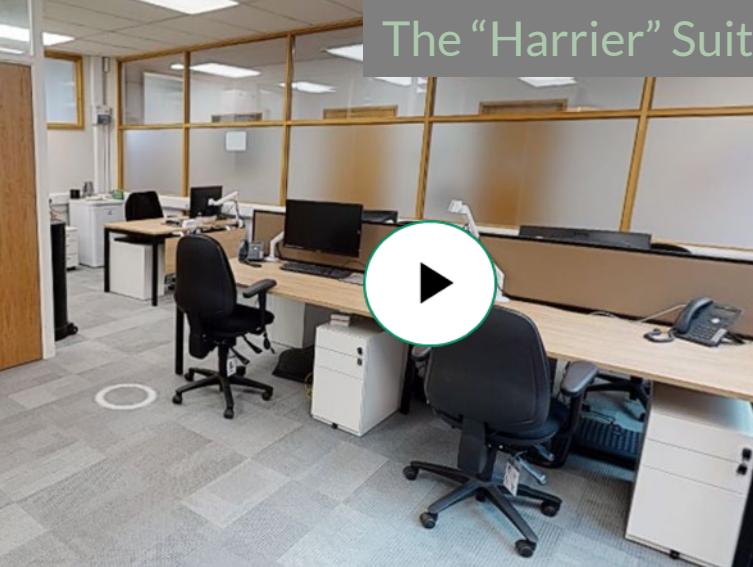


## The "Harrier" Suite (G2 & 6)



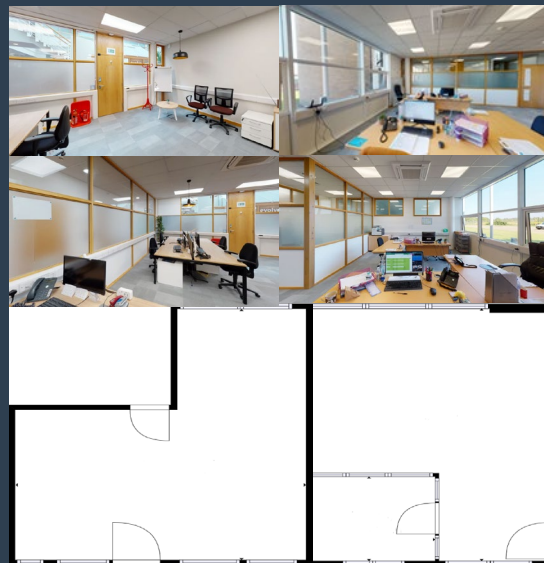
## The "Harrier" suite - Unique opportunity to create a stunning Hybrid Office/Lab Space at Cambridge Innovation Park (North)

Rare opportunity to Lease this prestigious, modern and recently re-fitted 93m<sup>2</sup> unit on this highly sought-after 10-acre landscaped site. As 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.

Integral to 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 12+ person hybrid space is something very special. It comprises flexible Office/Lab/Meeting space with both open plan & private meeting room and forms part of the hugely impressive modernisation plans that are being developed across our campuses.

Conveniently located North of Cambridge city, being close to the A10, it provides easy access to the A14 & M11/A1(M).



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 3 year rent deal of

£36,500 +vat pa inclusive of service charge

Call our marketing team on 01223 930 373 to book a viewing or email us at [info@cambridgeinnovationparks.co.uk](mailto:info@cambridgeinnovationparks.co.uk)

Cambridge Innovation Parks

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#OfficeToLet #office #OfficeAccommodation  
#CambridgeCRE

