

Unit F9 & 13 (combined) Stirling House

F9+ F13, A spacious Scale up unit

An excellent opportunity to lease one of our smaller office units (4-5 person, 452 sq ft2) within the newly refurbished **Stirling House**. This affordable, entry-level suite is ideal for businesses seeking a Cambridge base with flexibility to grow.

Located on the **north campus of Cambridge Innovation Park**, Stirling House features a stunning central atrium and offers tenants **lease portability** — providing seamless upscaling options across all our developments.

As part of a thriving and rapidly expanding entrepreneurial community, you'll be surrounded by like-minded professionals open to collaboration, with access to Cambridge's renowned business support network.

Enjoy a range of high-quality amenities including:

- Ample on-site parking
- Gym, café/bar, and beauty salon
- Indoor breakout and collaboration areas
- Outdoor seating spaces
- Showers, cycle shelters, and EV charging points

The Park's sustainable design and superb business and leisure facilities make it a **must-see for ambitious companies** looking to make their mark in Cambridge.

Conveniently located just off the **A10**, north of Cambridge city, the site offers excellent access to the **A14, M11, and A1(M)**, and forms part of our ongoing campus modernisation program.

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:

1. a 2 year Lease at £16,500 + vat pa; or
2. a 3 month rolling Lease subject to a minimum 1 year term at £1,600 + vat pcm

... both of these deals are inclusive of agreed services

Call our Client Services team on 01223 930 373 to book a viewing or email us at info@cambridgeinnovationparks.co.uk

