



Stirling House

F9 - A spacious Scale up unit

An excellent opportunity to lease one of our smaller office units (3-person, 222 sq ft) 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
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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 £8,880 + vat pa; or
 2. a 3 month rolling Lease subject to a minimum 1 year term at £888 + 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

