

**RESEARCH & DEVELOPMENT.  
LIFE SCIENCES.  
PRODUCTION & STORAGE.**

**1,612 - 23,688 SQ FT  
IMMEDIATELY AVAILABLE TO LET**

**CAMBRIDGE · CB23 7FW**

# **BOURN QUARTER<sup>2</sup>**

# BOURN QUARTER 2

Bourn Quarter is a best-in-class development offering space for a broad spectrum of businesses requiring R&D, light manufacturing, office and warehouse facilities.

Located just 6 miles west of Cambridge, and with a Net Zero Carbon capable design, Bourn Quarter stands out as the flagship scheme for businesses looking to relocate in the area.

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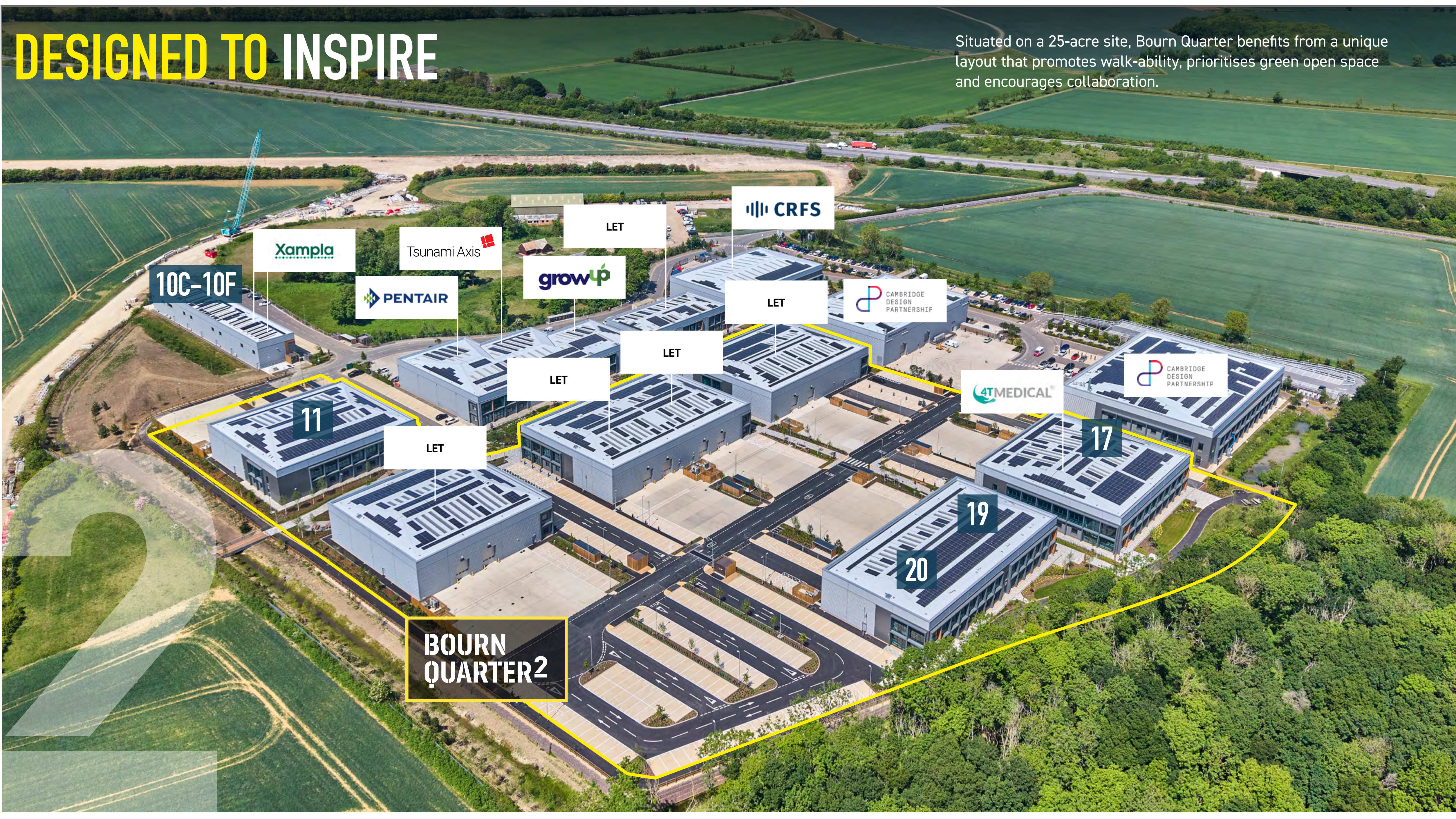


HOME TO



# DESIGNED TO INSPIRE

Situated on a 25-acre site, Bourn Quarter benefits from a unique layout that promotes walk-ability, prioritises green open space and encourages collaboration.



10C-10F

Xampla

Tsunami Axis

PENTAIR

growUP

LET

CRFS

LET

CAMBRIDGE DESIGN PARTNERSHIP

LET

LET

4TMEDICAL

CAMBRIDGE DESIGN PARTNERSHIP

11

LET

17

19

20

BOURN QUARTER 2

# CUTTING EDGE DESIGN

Bourn Quarter has been designed without compromise to be one of the most efficient and sustainable developments in the country. The buildings specification goes far beyond what is required by the planning authority and is targeting Net Zero Carbon in operation.



Interior photo of unit 15.



8.5M CLEAR EAVES  
HEIGHT

COVERED CYCLE  
STORAGE  
E-BIKE CHARGING  
POINTS

## EXTERNAL FEATURES

- Car parking in service yards and in communal locations
- Motorcycle spaces available
- Covered cycle storage with e-bike charging points
- Enlarged external plant and bin-storage compounds

## GROUND FLOOR

- Level access doors
- 50kn/m floor loading
- 8.5m clear internal height
- Passenger lifts in every unit
- Extensive roof lights and warehouse windows

## FIRST FLOOR

- Category A office specification
- LED lighting with PIR system throughout
- State of the art VRF heating and cooling system
- Raised access floor with 150mm clear void
- High specification WCs and showers
- Floor to ceiling glazing for excellent natural light

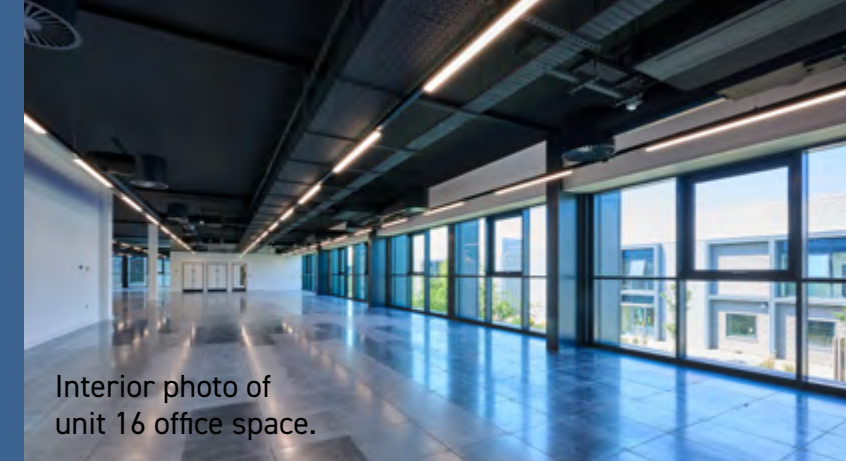
## ENVIRONMENTAL

- EPC A
- BREEAM EXCELLENT
- Net Zero Carbon capable
- Photovoltaic array covering maximum usable roof area
- Future provision for battery storage installations
- High-tech remote energy monitoring system with online portal



Interior photo of unit 1 office space.

2.5MVA POWER ALLOCATION  
DEMISED EV CHARGERS



Interior photo of unit 16 office space.



Interior photo of unit 3.

FLEXIBLE AND ADAPTABLE  
OFFICE SPACE

# 1,612 - 23,688 SQ FT

## IMMEDIATELY AVAILABLE TO LET

	SQ M	SQ FT
<b>UNIT 10C</b>	149.9	1,614
<b>UNIT 10D</b>	149.8	1,612
<b>UNIT 10E</b>	149.8	1,612
<b>UNIT 10F</b>		
Ground floor	227	2,443
First floor	223	2,400
<b>Total (GIA)</b>	<b>899.5</b>	<b>9,681</b>

<b>UNIT 11</b>	SQ M	SQ FT
Ground floor	1,672	17,999
First floor	528	5,689
<b>Total (GIA)</b>	<b>2,200</b>	<b>23,688</b>

**UNIT 12** UNIT LET

**UNIT 14** UNIT LET

**UNIT 15** UNIT LET

**UNIT 16** UNIT LET

<b>UNIT 17</b>	SQ M	SQ FT
Ground floor	893	9,614
First floor	184	1,976
<b>Total (GIA)</b>	<b>1,077</b>	<b>11,590</b>

**UNIT 18** LET TO 4TMEDICAL

<b>UNIT 19</b>	SQ M	SQ FT
Ground floor	650	7,002
First floor	195	2,095
<b>Total (GIA)</b>	<b>845</b>	<b>9,097</b>

<b>UNIT 20</b>	SQ M	SQ FT
Ground floor	989	10,645
First floor	302	3,250
<b>Total (GIA)</b>	<b>1,291</b>	<b>13,895</b>

# BOURN QUARTER<sup>2</sup>



# FLEXIBLE SPACE

Flexible and adaptable configuration – increase office and lab content with ease.

< Packing room at unit 10F.

Unit 1 office space.

Unit 2 warehouse space.

Unit 16 warehouse space.

Unit 3 cafeteria.



# SUSTAINABILITY

Bourn Quarter sets a new standard for sustainable development and is pushing the boundaries of Net Zero Carbon in operation.

When it comes to sustainable technology, Bourn Quarter is putting the end user first. Each unit has a maximised PV array on the roof and will allow most occupiers to enjoy a significant portion of the year without needing to draw electricity from the grid.

The units have been future proofed to be compatible with battery storage technology - potentially allowing some occupiers year round off-grid operations.

Whole Life Carbon Assessments are undertaken on all aspects of the development from the foundations, buildings, offices and right through to the tenants fit out works.

TARGETING  
NET ZERO CARBON,  
WHOLE LIFE CYCLE



Interior photo of unit 3 office breakout space.

BREEAM 'EXCELLENT'  
EPC A+ RATING



# THE RIGHT ENVIRONMENT

Landscaping and the natural environment sits at the heart of Bourn Quarter's design philosophy.

The scheme has a very low density and benefits from excellent permeability through the site utilising a network of interconnected footpaths.

The park boasts a host of key environmental features alongside thoughtful additions like a wildlife pond, harmonious planting, a running track, and fitness pods. This meticulous attention to detail creates an exceptional environment that promotes wellness and sustainability. People working at Bourn Quarter can also enjoy a programme of community events throughout the summer months.



AN EXCEPTIONAL ENVIRONMENT PROMOTING WELLNESS AND SUSTAINABILITY



# CONNECTIVITY AND COMMUTING

Strategically located 6 miles to the west of Cambridge, Bourn Quarter enjoys easy access to both Cambridge city centre and the national road network.

Situated in close proximity to major trunk roads such as the M11, A14 and A1M, Bourn Quarter is ideally located for businesses with national and international reach.



Bus services from Cambridge and Cambourne pick up and drop off at the end of Wellington Way near the entrance to Bourn Quarter.

In the future, the planned C2C guided busway and cycle route will enhance public transport options available to people working at Bourn Quarter.



**14 MINUTE**  
DRIVE FROM CAMBRIDGE NORTH RAIL STATION, WHICH PROVIDES DIRECT LINKS TO LONDON KING'S CROSS, STANSTED AIRPORT, AND WIDER NATIONAL RAIL SERVICES.

RAILWAY STATIONS	Drive Time in Minutes	Distance in Miles
Cambridge	18	8.5
Cambridge North	14	9.4
St Neots	16	11.2

CITIES	Drive Time in Minutes	Distance in Miles
Cambridge City Centre	16	7.8
Huntingdon	22	13.8
Stevenage	40	29.3
Central London	80	67.2
Oxford	100	82.4

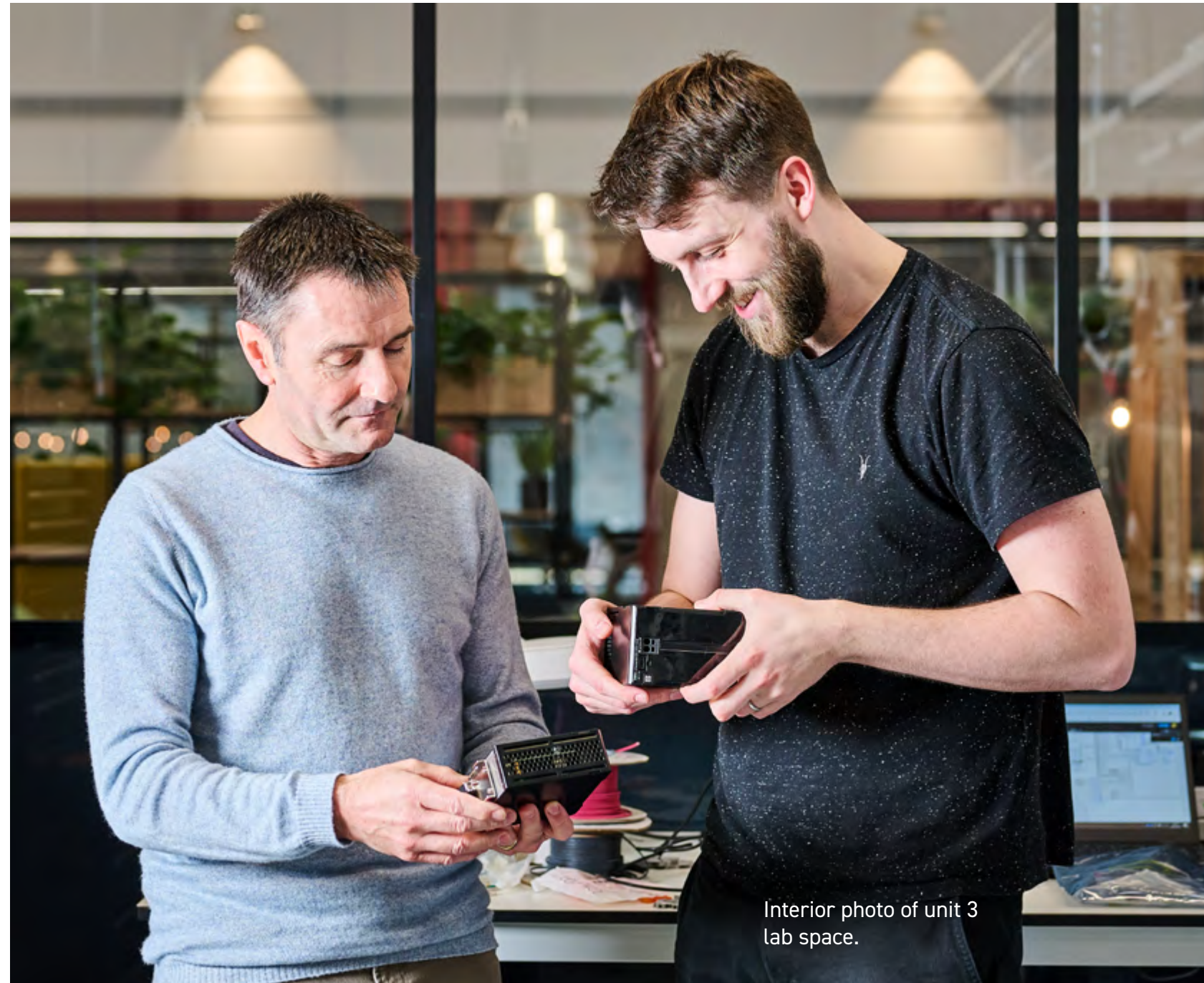
MAIN ROADS	Drive Time in Minutes	Distance in Miles
M11	12	7.4
A1(M)	18	14.3
M1	35	32.8
M25	55	45

AIRPORTS	Drive Time in Minutes	Distance in Miles
London Stansted	35	33.8
Luton	50	38.6
Birmingham	85	85.5
East Midlands	90	90.5



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///date.diagram.assess

# DRIVEN BY INNOVATION



Interior photo of unit 3 lab space.

Bourn Quarter has established itself within the knowledge sectors as a destination for innovative, research driven businesses looking to upscale and consolidate their operations.

The flexibility of the warehouse space, combined with exceptionally high-quality offices, creates units with truly limitless potential.



Photo of unit 3 interior offices

# POWERED BY COLLABORATION

# THE OXFORD TO CAMBRIDGE ARC

CAMBRIDGE IS HOME TO NOTABLE LIFE SCIENCES BUSINESSES INCLUDING:



IN THE LAST 5 YEARS, CAMBRIDGE-BASED MID TECH COMPANIES, COVERING TECH, IP AND LIFE SCIENCES SECTORS, **RAISED £4.45BN** ACROSS 852 FUNDRAISINGS  
(BEAUHURST)

The Oxford to Cambridge Arc is a globally significant centre for business, innovation and investment in a variety of industries, including AI, advanced manufacturing and life sciences. This dynamic powerhouse significantly drives the UK economy with over two million job opportunities and an annual contribution of £110 billion.

With strategic regional investments in place, Cambridge is poised to strengthen its international renown in the fields of science, research, and technology, fostering collaboration, growth, and prosperity. Notably, Cambridgeshire shines as a distinguished hub for top-tier life science companies.

Interior photo of unit 3 lab space.

**OVER 32,500**  
OF CAMBRIDGESHIRE POPULATION EMPLOYED IN SCIENTIFIC, PROFESSIONAL AND TECHNICAL ACTIVITIES\*  
(2021)

**NEARLY 40%**  
OF CAMBRIDGESHIRE WORKING AGE POPULATION EDUCATED TO NVQ LEVEL 4 OR ABOVE\*  
(2022)

**MORE THAN 5,300**  
KNOWLEDGE-INTENSIVE COMPANIES IN CAMBRIDGE, FROM LIFE SCIENCES TO ADVANCED MANUFACTURING\*\*  
(2023)

**WORKING AGE POPULATION 433,500\***  
(2021)

\* nomisweb.co.uk \*\* Cambridge Network



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