

BOURN QUARTER

CAMBRIDGE · CB23 7FW

RESEARCH & DEVELOPMENT.

LIFE SCIENCES.

PRODUCTION & STORAGE.

MODERN, HIGH
SPECIFICATION UNITS



UNITS 10C - 10F
UP TO 9,681 SQ FT



UNITS 10C - 10F

SPECIFICATION INCLUDES:

GROUND FLOOR

- 1x 4m high x 3.5m wide level access door per unit
- 70kn/m² floor loading
- 7m clear internal height
- Extensive roof lights and warehouse windows
- LED lighting with PIR system throughout
- State of the art VRF heating and cooling system
- High specification WCs

POWER

34 - 52kVA power allocation

EXTERNAL FEATURES

- Car parking
- Motorcycle spaces available
- Cycle storage spaces
- Dedicated car parking spaces and 1 EV charging point per unit
- 11m yard depth

ENVIRONMENTAL

- EPC A
- BREEAM EXCELLENT
- High-tech remote energy monitoring system with online portal

Unit 10F benefits from a high quality office fit out, spread over ground and first floors

Bourn Quarter is a best-in-class development - a scheme that has prioritised sustainability and efficiency above all else - offering space for a broad spectrum of businesses requiring R&D, light manufacturing, office and warehouse facilities.

**BOURN
QUARTER**

COVERED CYCLE STORAGE

34 - 52kVA
POWER ALLOCATION

7M CLEAR EAVES
HEIGHT



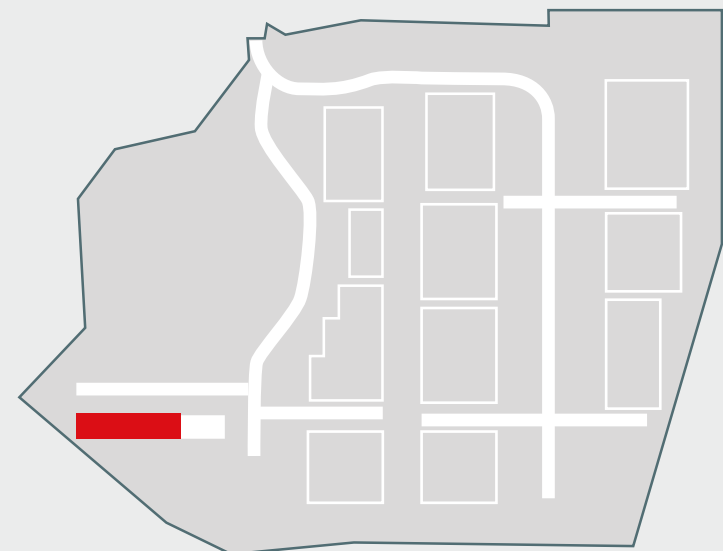
UNITS 10C - 10F

UP TO 9,681 SQ FT

REFURBISHED UNITS

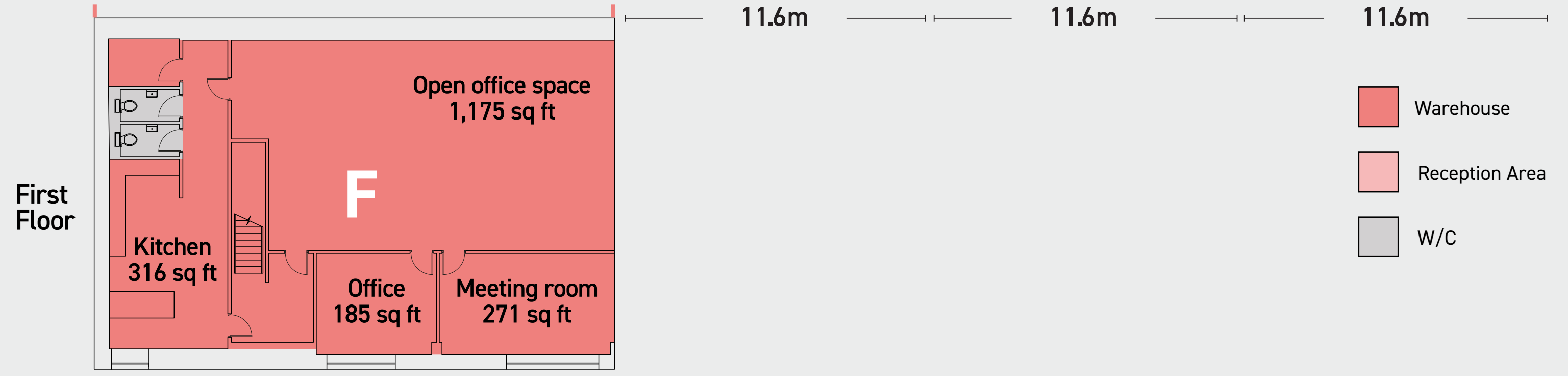
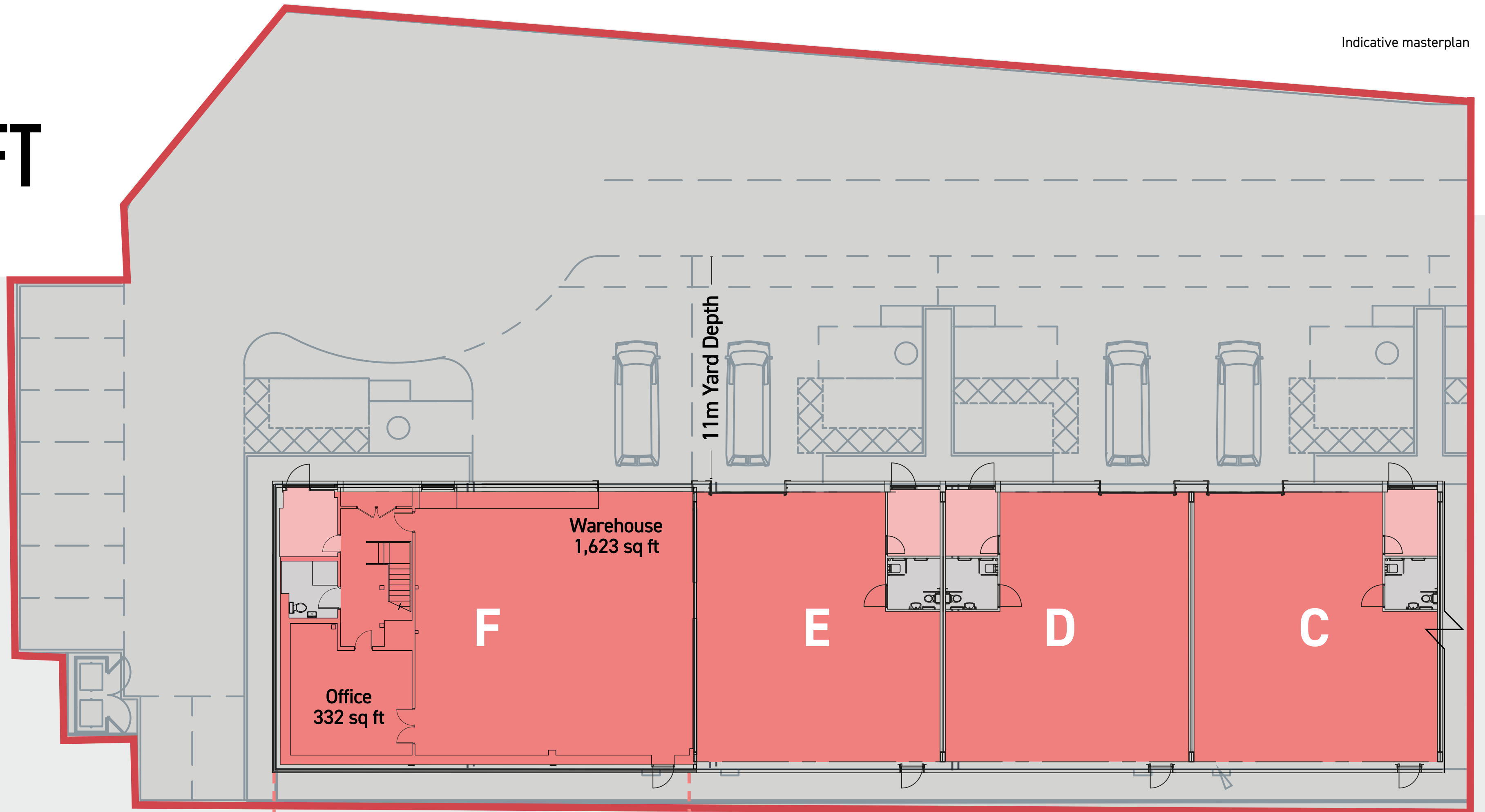
UNIT	SQ M	SQ FT
UNIT 10C	149.9	1,614
UNIT 10D	149.8	1,612
UNIT 10E	149.8	1,612
UNIT 10F		
Ground Floor	227	2,443
First Floor	223	2,400
TOTAL	899.5	9,681

Approximate area sizes



UNITS 10C - 10F

FLEXIBLE AND ADAPTABLE SPACE



- Warehouse
- Reception Area
- w/c

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A development by:

Mortimer/RE



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