

ZENITH CAMBRIDGE

OPPORTUNITY • QUALITY • ADAPTABILITY • EFFICIENCY

**HIGH SPECIFICATION,
SELF-CONTAINED CONTROL CENTRE BUILDING
30,488 SQ FT (2,832.5 SQ M) GIA**



The building provides highly resilient and secure accommodation arranged over three floors, comprising office space, double height central control room and areas of specialist plant and equipment. The site is fully secured with a gatehouse, double fencing and comprehensive CCTV coverage.

SPECIFICATION:

- Fully fitted air-conditioned office accommodation
- Fully fitted double height comms room with potential to add mezzanine
- Suspended ceilings with metal ceiling tiles
- LG7 fluorescent lighting
- Carpeted raised flooring
- Full catering/canteen facilities on ground floor with further kitchenettes on upper floors
- A secure fenced environment with gatehouse and CCTV
- 74 secure car parking spaces plus 6 visitor spaces (potential to increase provision to 114 spaces) and dedicated bicycle storage
- Very competitive lease terms
- Suitable for a variety of alternative uses, including data centre, contact centre and HQ office functions



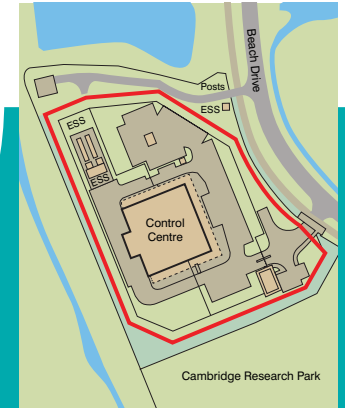
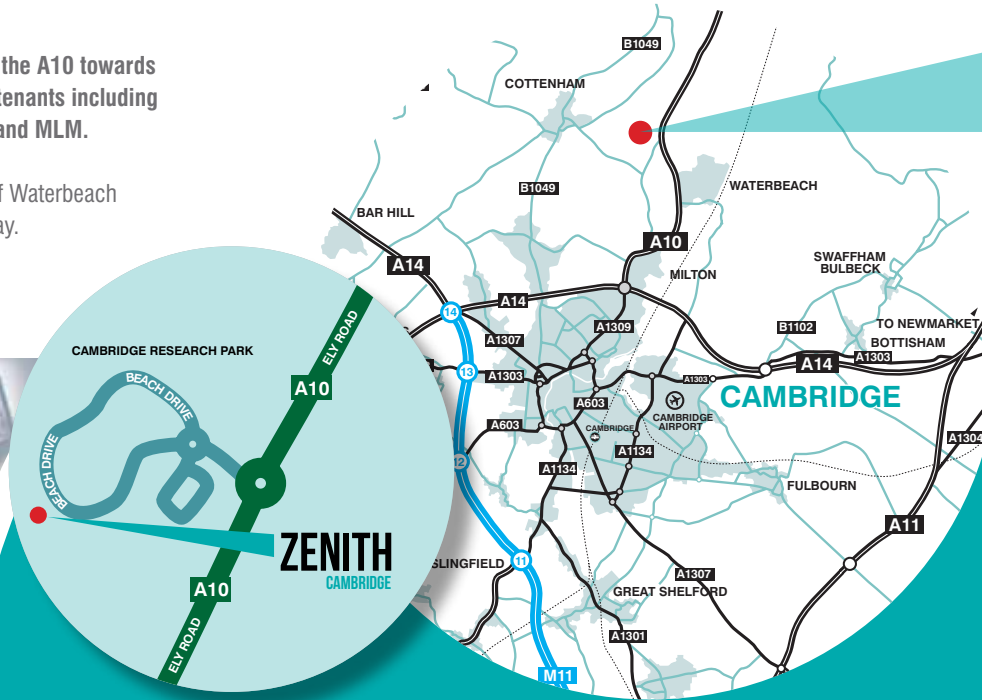
PLOT 5100, CAMBRIDGE RESEARCH PARK, BEACH DRIVE, CAMBRIDGE CB25 9TN

WWW.ZENITHCONTROL.CO.UK

Located at Cambridge Research Park, Zenith Cambridge is accessed via the A10 towards Ely and benefits from an established business park setting with existing tenants including Horizon Discovery, Vaillant, Aviva, Wates, PANalytical, JPK Instruments and MLM.

The Park has an onsite café and conference centre with the nearby village of Waterbeach providing further amenities and a large Tesco Superstore just four miles away.

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ACCOMMODATION SCHEDULE

GIA		sq ft	sq m
Main building	Ground Floor	13,085	1,215.7
	First Floor	13,208	1,227.0
	Second Floor	3,583	332.9
Gatehouse		612	56.9
TOTAL		30,488	2,832.5

TERMS

The property is held under a lease for a term of 25 years from 7 October 2008 and is available on a sub lease or assignment basis.

RENT

Upon application.

Energy Performance Certificate
Non-Domestic Building

East England Fire Control Centre
Cambridge Research Park
Beach Drive, Waterbeach
CAMBRIDGE
CB25 9TN

Certificate Reference Number: 9198-3097-0828-0800-3205

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for the type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epc/.

Energy Performance Asset Rating

More energy efficient

A+ **A** **B** **C** **D** **E** **F** **G**

Net zero CO₂ emissions

59 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Gas
Building environment: Air Conditioning
Total useful floor area (m²): 30488
Building complexity (RDS level): 3
Building emission rate (kgCO₂/m²): 23.21

Benchmarks

Building similar to this one
Overall three ratings at highest: **85** If newly built
86 If typical of the existing stock

visit www.zenithcontrol.co.uk for further information

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gva.co.uk
/4724

10 Stratton Street
London W1J 8JR

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0207 895 1515

angus.malcolmson@gva.co.uk
DD: 0207 911 2763