ST JOHN'S
iNNOVATION
PARK

THE JEFFREYS BUILDING

FULLY FITTED & OPEN PLAN OFFICES TO LET:

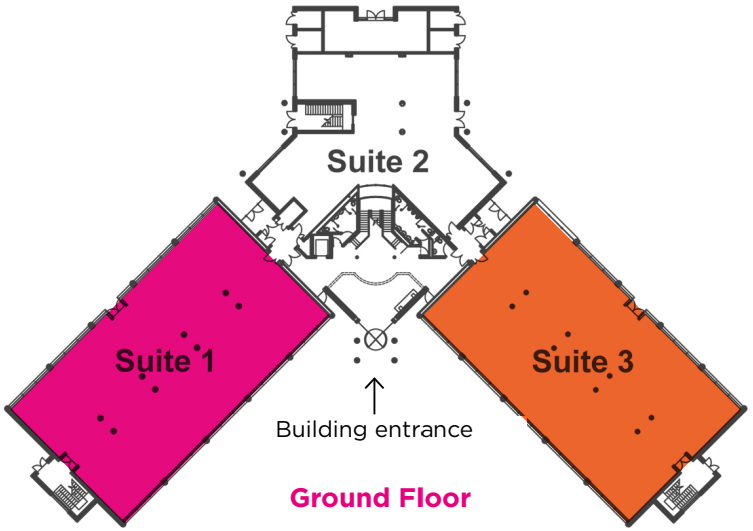
From 5,080 – 5,093 sq ft
Ground Floor Suites

SJiP.CO.UK



ACCOMMODATION

An impressive three storey office / R&D building commanding a key position on St John's Innovation Park. The building's glazed entrance leads through into a generous triple height atrium. There are refurbished toilets on each floor, with parking on site and additional visitor parking to the front of the building.



Ground Floor



Reception

Specification at a glance

- The suites have all been refurbished.
- Modern comfort cooling.
- Electronic door entry system.
- Fully accessible raised floors.
- Suspended ceiling system.
- Passenger lifts.
- Disabled access and facilities.
- Newly refurbished shower block facility, located to the rear of the building.
- Car parking allocation included with each suite (1:550 sq ft).

Availability

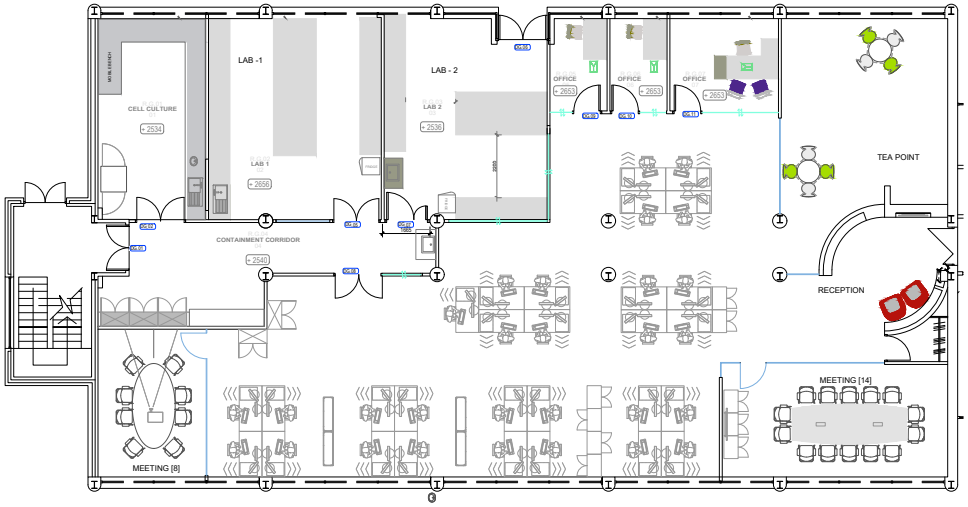
High quality multi-let office space located at the heart of the North Cambridge research and development cluster, the most established and well-connected technology location outside of the city centre.

Level	ft^2 (net)	m^2 (net)
Ground Floor - Suite 1	**5,093**	**473**
Ground Floor - Suite 3	**5,080**	**472**

AVAILABLE SUiTES

Suite 1

Suite 1 offers fully refurbished and fitted office accommodation with an element of laboratory area suitable for dry lab or basic wet lab use. The space includes a kitchen, meeting rooms and is available for immediate occupation.



Ground Floor: 5,093 ft² / 473 m²



Suite 1



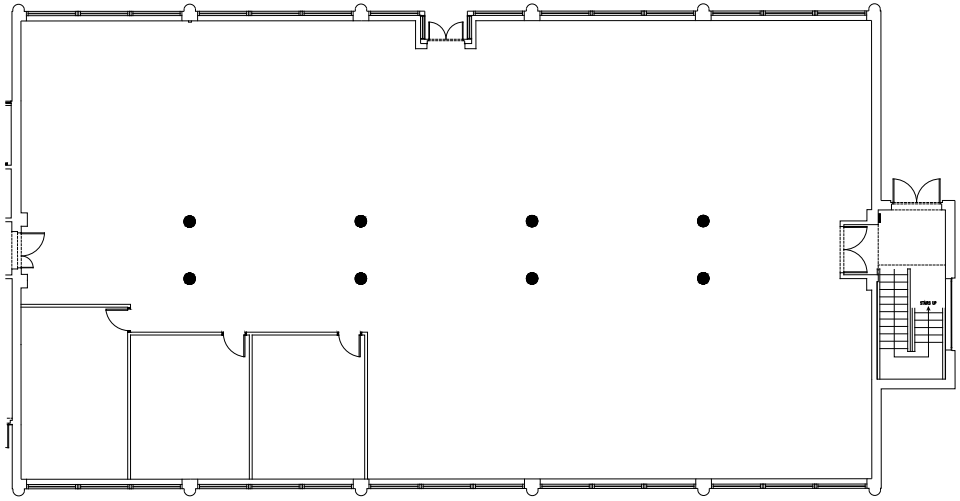
Suite 1



Suite 1

Suite 3

Suite 3 offers largely open plan office accommodation with two meeting rooms and is ready to receive tenant's fit out.



Ground Floor: 5,080 ft² / 472 m²



Suite 3



Suite 3



Suite 3





ST JOHN'S iNNOVATION PARK

St John's Innovation Park is an integral part of the North Cambridge research and development cluster and home to a number of innovative and exciting R&D, technology and life science organisations.

Much more than just a place to come to work, Park occupiers enjoy being part of the vibrant community and benefit from organised on-site sports activities as well as business-focused networking, talks and social events. The surrounding area is also a bustling hub of activity for those that wish to get out and about at lunchtime or during the day.

The Park's café/restaurant is an ideal one stop shop for lunch or a mid-morning (or afternoon!) snack and the outside space offers multiple areas for relaxation and reflection during a busy day.

Ample secure cycle storage is available across the Park and there are a number of electric car-charging points available for occupiers and their visitors.









GETTiNG HERE

St John's Innovation Park is located north-east of Cambridge city centre, close to the A14 dual carriageway, with excellent road connectivity via the A14, M11 and A1 – making it ultimately accessible from the new housing growth areas of Waterbeach and Northstowe.

Stansted Airport is approximately 30 minutes drive via the M11. Cambridge is 48 minutes by rail to London King's Cross. The Cambridgeshire Guided Busway and Cambridge North train station are a short walk away. Cambridge South train station ensures the Cambridge Biomedical Campus is also just minutes away.

By Rail: From Cambridge North (mins approx.)

Cambridge Railway Station - 4
Cambridge South Railway Station - 13
London Stansted Airport - 40
London King's Cross - 56
London Liverpool Street - 82
London Gatwick - 119

By Road (miles)

M11 Junction 14 - 3.5
Cambridge City Centre - 3.5
Cambridge Railway Station - 4
Cambridge International Airport - 4.5
London Stansted Airport - 32
London - 63

By Bus (mins approx.)

Milton Park and Ride - 5

By Bike (mins)

Cambridge Station - 15
Cambridge City Centre - 15

Address

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For more information and to arrange a viewing please contact:

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