

ST JOHN'S  
iNNOVATION  
PARK

# THE PLATINUM BUILDING

TO LET: 2,548–9,225 sq ft  
office & R&D space

High quality multi-let office and laboratory 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.



[SJIP.CO.UK](http://SJIP.CO.UK)

# ACCOMMODATION

Situated within landscaped grounds, the Platinum Building provides flexible, predominantly open plan office/R&D accommodation, ideal for established and start-up technology and R&D companies seeking high quality space within an established Park environment.

The 43,000 sq ft building provides accommodation over three floors and benefits from shared male/female WCs as well as shower facilities, passenger lifts and entrances to the front and rear of the building. Dedicated parking is also available.

## Availability

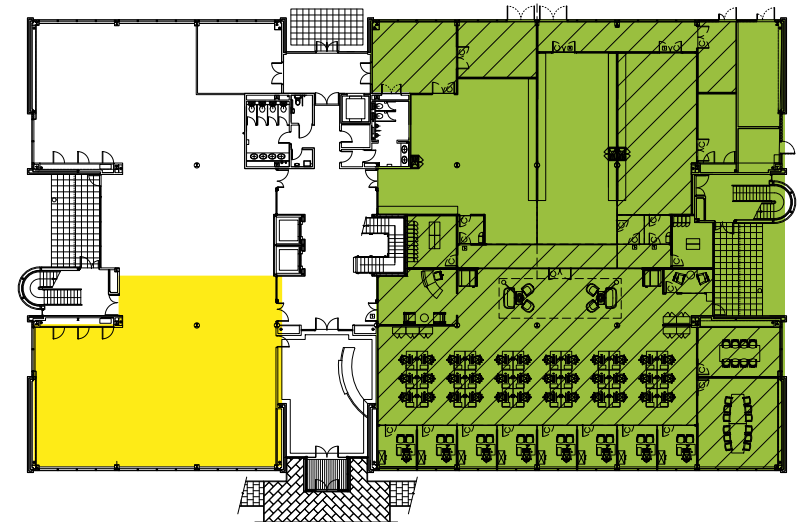
The currently available suite is located on the ground floor.

Level	ft <sup>2</sup> (net)	m <sup>2</sup> (net)
Ground Floor	9,225	827
Ground Floor	2,548	237



## Specification at a glance

- New suspended ceilings with recessed LED lighting.
- Comfort cooling and ventilation recently overhauled.
- Electronic door entry systems.
- WCs at each floor.
- Two passenger lifts and one goods lift.
- Cycle parking.
- Shower facilities.
- Car parking allocation included with each suite (1:500 sq ft).
- Electric car charging points also available.



### Ground floor

■ 9,225 ft<sup>2</sup> / 827 m<sup>2</sup>

■ 2,548 ft<sup>2</sup> / 237 m<sup>2</sup>\*

# 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 including DarkTrace, IESO Digital Health, PwC, Cambrionix, RSM, Cambridge GaN Devices and Cyan Connode.

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 and an outdoor gym with a variety of equipment, 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.

Dedicated to encouraging sustainable habits the Park has launched e-scooter and e-bike provision on site. 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's King's Cross. The Cambridgeshire guided busway and Cambridge North Train Station are a short walk away. The future Cambridge South Train Station will ensure the Cambridge Biomedical Campus is also just minutes away.

## By Rail: From Cambridge North (mins approx.)

Cambridge Station - 4  
London Stansted - 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 Bike (mins)

Cambridge Station - 15  
Cambridge City Centre - 15



For more information and to arrange a viewing please contact:



**Ross Hemmings**  
ross.hemmings@savills.com  
M: +44 (0)7890 423 803  
T: +44 (0)1223 347 293



**Rupert Dando**  
rupert.dando@nmrk.com  
M: +44 (0)7813 624 276

MISREPRESENTATION ACT 1967: Savills, for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) and lessor(s) do not make or give Savills nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. This brochure contains the use of computer generated images. As a responsible landlord, St John's College has regard to the recommendations of the voluntary code for Leasing Business Premises in England & Wales 2007. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at [www.leasingbusinesspremise.co.uk](http://www.leasingbusinesspremise.co.uk). Brochure updated October 2024. Designed and produced by Limewash. [www.limewash.co.uk](http://www.limewash.co.uk)