



ST JOHN'S
iNNOVATION
PARK

EDINBURGH HOUSE

OFFICE & FITTED LABORATORY
SPACE TO LET:

From 1,249 – 5,795 sq ft
(116 – 538 sq m)

Ground & Second Floor Suites



SJ P.CO.UK

ACCOMMODATION

A multi-occupancy building providing office and fitted lab space ideally suited to early stage and growing R&D and technology organisations. The building is located in a prominent position adjacent to St John's Innovation Centre, which also houses meeting, conferencing and restaurant facilities accessible to all Park occupiers.

Edinburgh House offices comprise suspended ceilings, recessed lighting and raised floor with carpeting. Fitted laboratory accommodation is available for immediate occupation with benches, fume cupboards and storage areas. There is access to shared WCs, a passenger lift and shower facilities. The private car park is barrier controlled and door entry systems are in place to allow access to both the building and individual suites.



Specification at a glance

- Air conditioned and ventilation comfort cooling.
- Suspended ceiling incorporating recessed CAT II lighting.
- Car parking allocation included with each suite (1:550 sq ft).
- Passenger lift.
- Shower facilities.
- Cycle storage.

Availability

A range of flexible suites in the heart of the North Cambridge R&D cluster, the most established and well-connected research and technology location outside of the city centre.

Ground Floor	ft ² (net)	m ² (net)
Suite 1 - Office	1,249	116
Suite 2 - Lab	1,251	116
Suite 3 - Lab	1,296	120
Second Floor	ft ² (net)	m ² (net)
South Wing	1,999	186



AVAILABLE SUITES

Ground floor

Suites 1-3 have previously been in single occupation but are now available individually or combined. They provide cost effective flexible space for new and expanding organisations. The lab suites include; fume hoods, fitted benching and extraction and piped lab gases.



Ground Floor - South Wing

■ 1,249 ft² / 116 m² ■ 1,251 ft² / 116 m² ■ 1,296 ft² / 120 m²



Suite 1



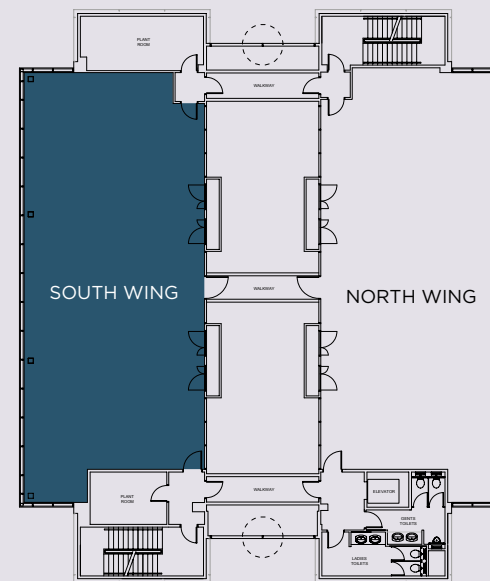
Suite 2



Suite 3

Second floor

The South Wing provides open plan office accommodation with panoramic views across the park. It also benefits from a small balcony space.



Second Floor - South Wing

■ 1,999 ft² / 186 m²



South Wing



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 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.

In addition, 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.

Adjacent to the Cambridge North Railway Station, a 217 room Novotel provides exceptionally convenient accommodation for out-of-town visitors and staff, complete with indoor pool, on-site gym, à la carte restaurant, bar and room service.



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

Edinburgh Building, St John's Innovation Park,
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For more information and to arrange a viewing please contact:



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