

ST JOHN'S
iNNOVATION
PARK

THE PLATINUM BUILDING

FULLY FITTED OFFICE &
R&D SUITES TO LET:

From 2,548 – 9,225 sq ft
Ground Floor Suites



SJP.CO.UK

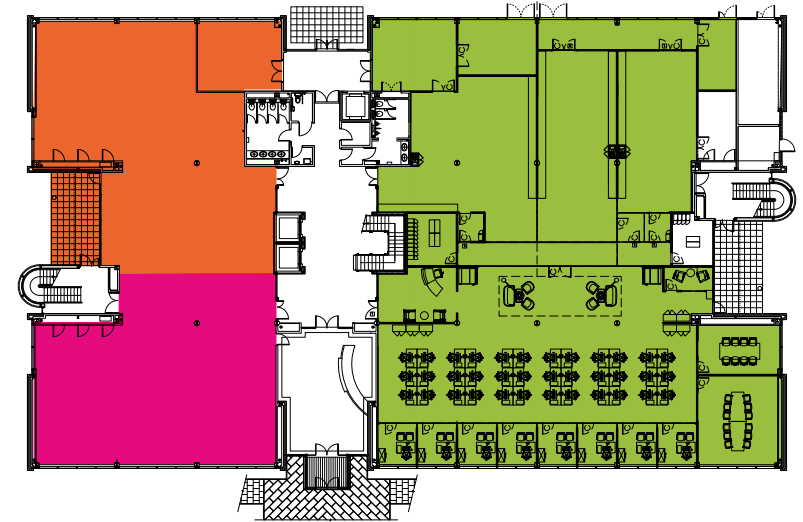
ACCOMMODATION

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 Platinum Building benefits from WCs as well as shower facilities, passenger lifts and entrances to the front and rear of the building. Dedicated parking is also available.

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 (1:550 sq ft).
- Electric car charging points also available.



Ground Floor

Availability

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. The currently available suites are located on the ground floor.

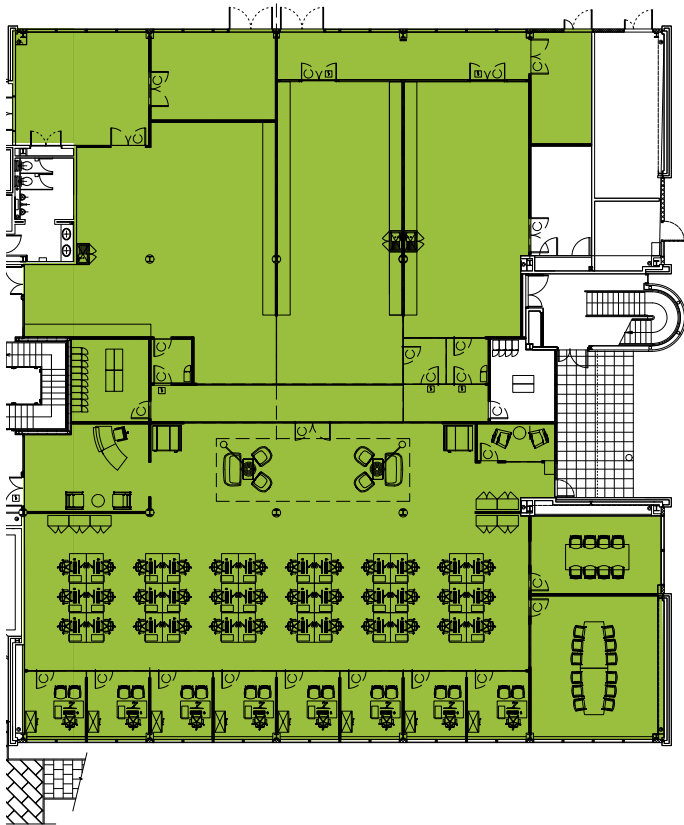
Level	ft ² (net)	m ² (net)
Ground Floor - West Wing	9,225	827
Ground Floor - South East Wing	2,885	268
Ground Floor - North East Wing	2,548	237



AVAILABLE SUITES

Ground Floor – West Wing

The ground floor West Wing provides approximately 50/50 split of fitted office and R&D space suitable for dry labs or limited wet lab use. The site has potential to be reconfigured to provide external loading area if required.



Ground Floor - West Wing

■ 9,225 ft² / 827 m²

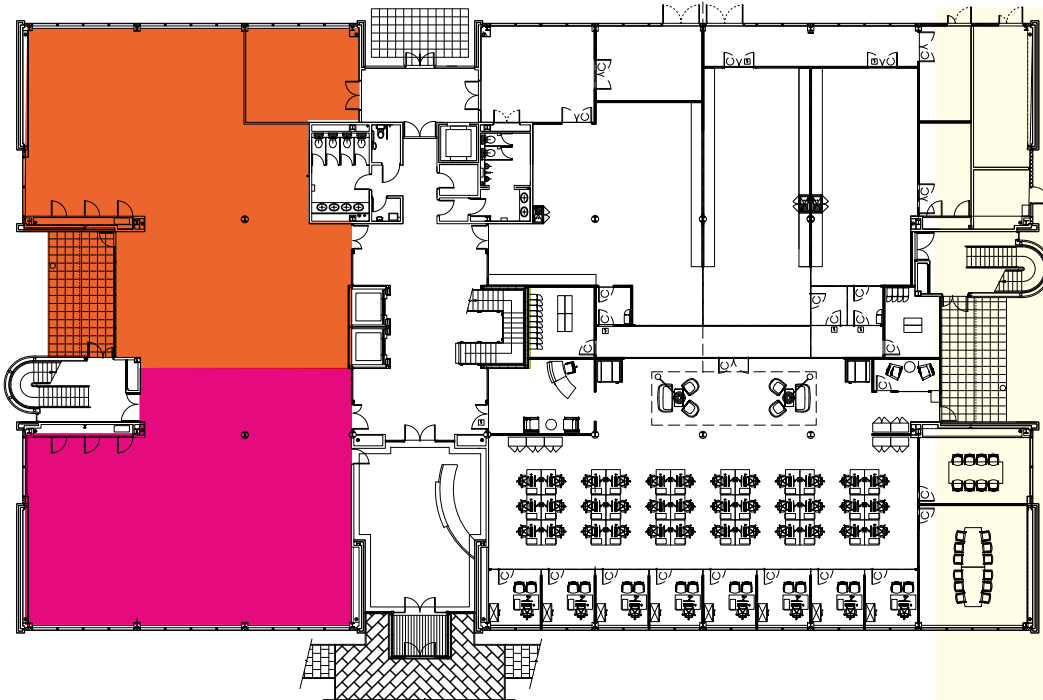


AVAILABLE SUITES

Ground Floor: North East Wing & South East Wing

The North East Wing has been subject to a full refurbishment and now provides fully open plan space. The refurbishment includes; new ceiling, lighting and re-carpeted. The suite can potentially be combined with the wider ground floor availability in required.

The South East Wing provides fitted office space and can be combined with the adjacent suite if required.



Ground Floor

South East Wing: 2,885 ft² / 268 m²

North East Wing: 2,548 ft² / 237 m²



ST JOHN'S iNNOVATION PARK

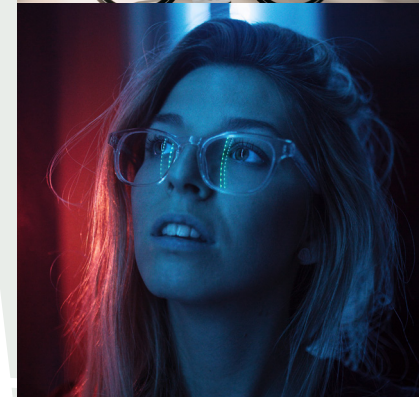
St John's Innovation Park is an integral part of the North Cambridge research and development cluster and home to a number of innovative and exciting R&D, technology and life science organisations.

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.

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

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



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