

ST JOHN'S
INNOVATION
PARK

THE JEFFREYS BUILDING

TO LET: 2,052 – 12,200 sq ft
(190 – 1,133 sq m)
Ground & 1st Floor Suites

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.

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ACCOMMODATION

An impressive three storey modern 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 male and female toilets on each floor, with parking on site and additional visitor parking to the front of the building.

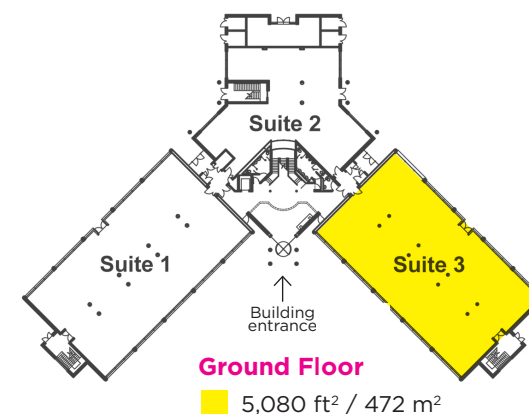
Availability

Level	ft ² (net)	m ² (net)
Ground Floor - Suite 3	5,080	472
First Floor - Suite 4	5,068	471
First Floor - Suite 5	2,052	190



Suite 5

Suite 5



Reception



Suite 4



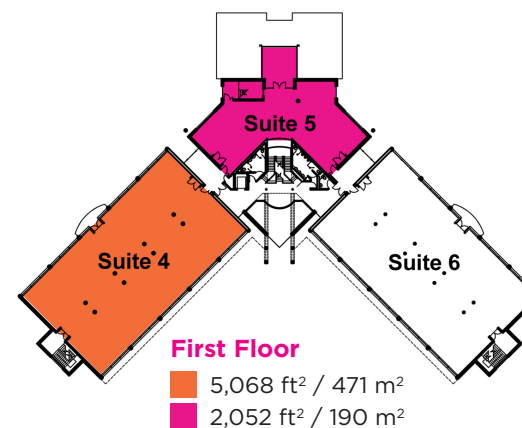
Suite 4



Suite 4

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 (1:450 sq ft).



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, Qualcomm, Raspberry Pi and Samsung.

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.

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.



The map illustrates the geographical layout of Cambridge, centered around the River Cam. Key features include:

- Waterways:** The River Cam flows through the city, with the River Nene visible in the southeast.
- Road Network:** Major roads such as the A14, A10, A1303, and A1304 are clearly marked. Local roads like Huntingdon Road, Chesterton Road, and Mill Road are also shown.
- Landmarks and Parks:** Notable locations include St John's College, the Fitzwilliam Museum, the Cambridge University Library, and the Cambridge University Botanic Garden. Parks like King's Hedges and Milton Country Park are also depicted.
- Transportation:** The map highlights the location of Cambridge Railway Station, Cambridge Airport, and the proposed Cambridge South station. It also shows the Cambridge North railway line and the Cambridge Science Park.
- Urban Development:** The map shows the expansion of the city into areas like Gorton, Girton, and Cherry Hinton, with labels for various residential and commercial zones.

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. The future Cambridge South train station will ensure the Cambridge Biomedical Campus is also just minutes away.

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

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

Milton Park and Ride - 5

Cambridge Station - 15
Cambridge City Centre - 15

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NEWMARK

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