ST JOHN'S INNOVATION PARK
CAMBRIDGE CB4 0DS
3,982 sq ft (370 sq m)
Grade A Office TO LET

www.themauricewilkesbuilding.com
A PRESTIGIOUS HEADQUARTERS BUILDING

The last remaining suite in the Maurice Wilkes building offers 3,982 sq ft of prestigious Grade ‘A’ office accommodation arranged over five floors, plus an impressive reception and roof terrace measuring 2,077 sq ft.

Clean lines and a contemporary mix of materials ensures a distinctive and stylish headquarters building which sets new standards in the Cambridge market.

...IN A PRESTIGIOUS CAMBRIDGE LOCATION

Located at the very centre of the North Cambridge Research and Development Cluster, The Maurice Wilkes building is possibly the most significant Headquarters opportunity in Cambridge and is the gateway to St John’s Innovation Park.

Consisting of St John’s Innovation Park, Cambridge Science Park and Cambridge Business Park, the cluster is the most established in the region. Connections have been further improved with the arrival of the new railway station and extended guided busway serving the area. It is also well connected lying at the junction of the A14 and A10 on the edge of Cambridge.

It is home to a range of well known and prestigious R&D, technology and life science companies. Those occupiers include Samsung, Qualcomm, Napp Pharmaceuticals, Astra Zeneca, Citrix, Takeda, Amgen, Hewlett Packard and Toshiba.
“...a distinctive and stylish headquarters building which sets new standards in the Cambridge market.”
The prestigious building offers the very best accommodation for knowledge-based and high-growth businesses with contemporary styling suitable to a range of occupiers.

- Office finished floor-to-ceiling height 2,800mm
- Suspended ceiling void 650mm with recessed LG7 lighting throughout office areas
- Raised floor height 150mm (clear void 100mm)
- BREEAM “Very Good” Accreditation targeted
- EPC A Rating targeted
- High specification finishes
- Open plan flexible floor space
- Double-height entrance in reception area

- Four-pipe fan coil air conditioning
- Three passenger lifts
- Total of 193 secure parking spaces (1:350)
- Male, female and disabled toilets at each level
- Male, female and disabled shower facilities at ground floor
- Extensive cycle storage.

**Net internal area**

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq m</th>
<th>sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception area</td>
<td>99</td>
<td>1,065</td>
</tr>
<tr>
<td>Ground Floor (West Wing) (LET)</td>
<td>647</td>
<td>6,962</td>
</tr>
<tr>
<td>Ground Floor (East Wing) (LET)</td>
<td>692</td>
<td>7,452</td>
</tr>
<tr>
<td>First Floor (UNDER OFFER)</td>
<td>1,447</td>
<td>15,580</td>
</tr>
<tr>
<td>Second Floor (PART AVAILABLE)</td>
<td>370</td>
<td>3,982</td>
</tr>
<tr>
<td>Second Floor (LET)</td>
<td>1,148</td>
<td>12,353</td>
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<tr>
<td>Third Floor (LET)</td>
<td>1,518</td>
<td>16,335</td>
</tr>
<tr>
<td>Fourth Floor (LET)</td>
<td>130</td>
<td>1,401</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>6,051</td>
<td>65,130</td>
</tr>
</tbody>
</table>

Fourth Floor Terrace Area (LET) 193 2,077
“This cutting-edge building offers the very best accommodation for knowledge-based and high-growth businesses”
The Maurice Wilkes Building is located north-east of Cambridge city centre. It is close to the A14 dual carriageway, with excellent road communications via the A14, M11 and A1.

Stansted Airport is approximately 30 minutes drive via the M11. Cambridge is 48 minutes by rail service to London's King's Cross. Marshalls Airport operates flights to and from a number of European destinations.

There is easy access to the Cambridgeshire guided busway and Cambridge North recently opened and is approximately one mile from the Innovation Park.

**By Road**

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

**By Rail (Cambridge Central)**

- London Stansted Airport: 30 minutes
- London King's Cross: 48 minutes
- London Liverpool Street: 68 minutes

**By Rail (Cambridge North)**

- London King's Cross: 62 minutes
- London Liverpool Street: 81 minutes
- Norwich: 76 minutes
- Ely: 12 minutes

*Users are encouraged to verify train times independently.*
Sir Maurice Vincent Wilkes
FRS, FREng, DFBCS 1913–2010

A British, Cambridge-based computer scientist credited with several milestone developments in computer technology. Amongst other achievements, he led the University of Cambridge team that built the world’s first operational stored-programme computer. The Emeritus Professor of Computer Technology had spent thirty-four years as Head of the Computer Laboratory (formerly the Mathematical Laboratory) and was a Fellow of St John’s College, Cambridge, where he had studied Mathematics and Experimental Physics as a student in the 1930s.

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Further Information

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