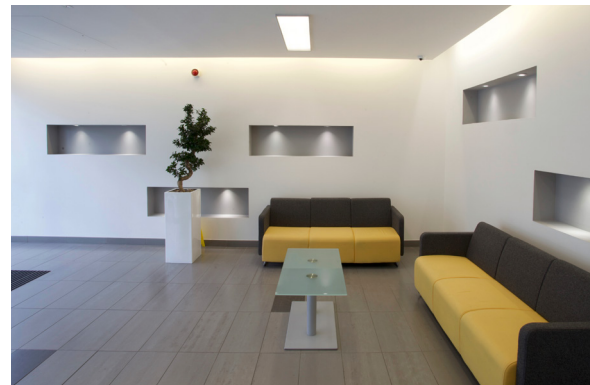


BROERS BUILDING

Commercial R&D / Office Space from approx. 700-6,000 sq ft.

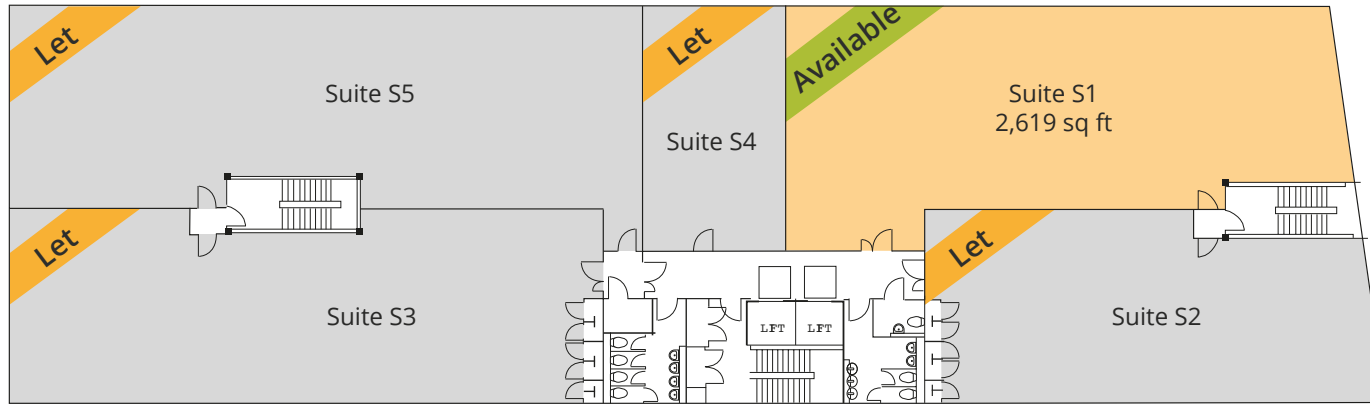
The Broers Building provides highly efficient, sustainable and flexible office style R&D space for organisations engaged in commercial research and related activities. Situated in a prominent position on the University of Cambridge's West Cambridge Campus, the Broers Building adjoins the Hauser Forum, which incorporates the University Entrepreneurship Centre, the West Café and contemporary seminar centre, offering tenants ample opportunity to interact with the diverse range of commercial organisations and university departments located on site.

Suite 1: 243.31 sq m (2,619 sq ft) Attractive office / R&D space within prestigious Broers Building



⚡ SPECIFICATION AT A GLANCE

- 150mm overall fully accessible raised access flooring provided throughout the office areas.
- Two 100mm diameter telecommunication ducts (plus scope for 4 more)
- Ceiling mounted 4 pipe fan coil units and ground source heat pump system with gas boiler support for peak demand.
- Recessed luminaires featuring low energy, high efficiency compact fluorescent lighting.
- 2 x 8 person lifts.
- Disabled WC and shower rooms.
- 112 car parking spaces for the building plus communal visitor spaces.
- 162 undercover cycle spaces.



Second Floor



The Broers Building enables commercial organisations to locate at the heart of a globally significant centre for academic and commercial research. Cambridge University's West Cambridge Campus provides an unrivalled opportunity to work alongside, and interact with, academics, research scientists and students from the University of Cambridge.

Additional information:


- Terms: New lease with terms to be agreed.
- Rates: All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.
- Legal costs: All parties to bear their own legal costs.
- EPC: EPC rating B

Enquiries

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ADVANTAGES AT A GLANCE

- Unique opportunity to locate close to and potentially collaborate with university departments
- Located at the heart of the University of Cambridge's West Cambridge Campus
- Adjacent to the M11 for ease of access to Stansted Airport and London
- 1 mile from Cambridge City Centre's Market Square
- Excellent on-site amenities, including the University Sports Centre and West Café
- Set within 165 acres of attractively landscaped grounds with open countryside to the southern aspect