

ashwell point

SAWSTON ■ CAMBRIDGE ■ CB22 3LJ



TRISTAN
CAPITAL PARTNERS

CANMOOR



Self-Contained Two Storey Offices

2,119 - 10,573 sq ft **TO LET**

- M11 J10 – 5.3 miles / Cambridge City Centre 7 miles
- Newly refurbished suites
- Flexible office options
- Proposed cafe amenity coming 2024
- Generous car parking
- EV charging / cycle storage

CAMBRIDGE

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DESCRIPTION

Ashwell Point is a self-contained, two storey brick faced 'H' shaped office building under a pitched roof. Internally the property comprises 1,778 sq m (19,151 sq ft) of office accommodation.

The base internal specification includes; suspended ceilings with recessed lighting and central heating.

Externally the property provides 101 car parking spaces (3 of which are disabled spaces) which reflects an attractive ratio of 1:200 sq ft. There are 10 fixed "Sheffield" style bicycle lockups and EV charging by arrangement.



EV
CHARGING POINTS



ALLOCATED
PARKING SPACES



HIGH QUALITY
OFFICES



DESIGNATED
BICYCLE SPACES



SUSPENDED
CEILINGS



CENTRAL
HEATING

CAMBRIDGE



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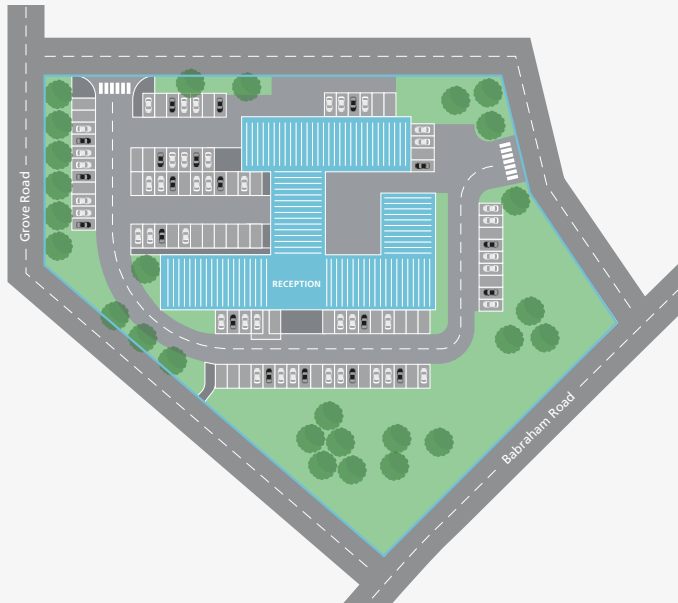


ACCOMMODATION (GEA)

| FLOOR | SQ FT | SQ M |
|------------------|--------------|--------------|
| Part Ground Rear | 2,119 | 196.8 |
| Total | 2,119 | 196.8 |

| FLOOR | SQ FT | SQ M |
|-----------------|--------------|--------------|
| Part First West | 2,689 | 249.8 |
| Total | 2,689 | 249.8 |

| FLOOR | SQ FT | SQ M |
|-----------------|--------------|--------------|
| Part First Rear | 5,765 | 535.5 |
| Total | 5,765 | 535.5 |



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LOCATION

Accelerator Park, just 7 miles south of Cambridge city center in Sawston, benefits from excellent road connections via the A505, providing access to major routes like the M11, A11, A1(M), and A14. Nearby, Great Shelford and Whittlesford Parkway villages offer convenient mainline rail connections to Cambridge/London Liverpool Street line. Frequent services from Cambridge City railway station connect to London's Kings Cross Station.

The upcoming Cambridge South East Transport (CSET) link, running adjacent to the park, will further improve connectivity, creating additional connections between the A11 and central Cambridge. The surrounding area is also undergoing rejuvenation with the construction of the new Cambridge City Football stadium, promising additional opportunities for conferences and cafes.

CONNECTIVITY

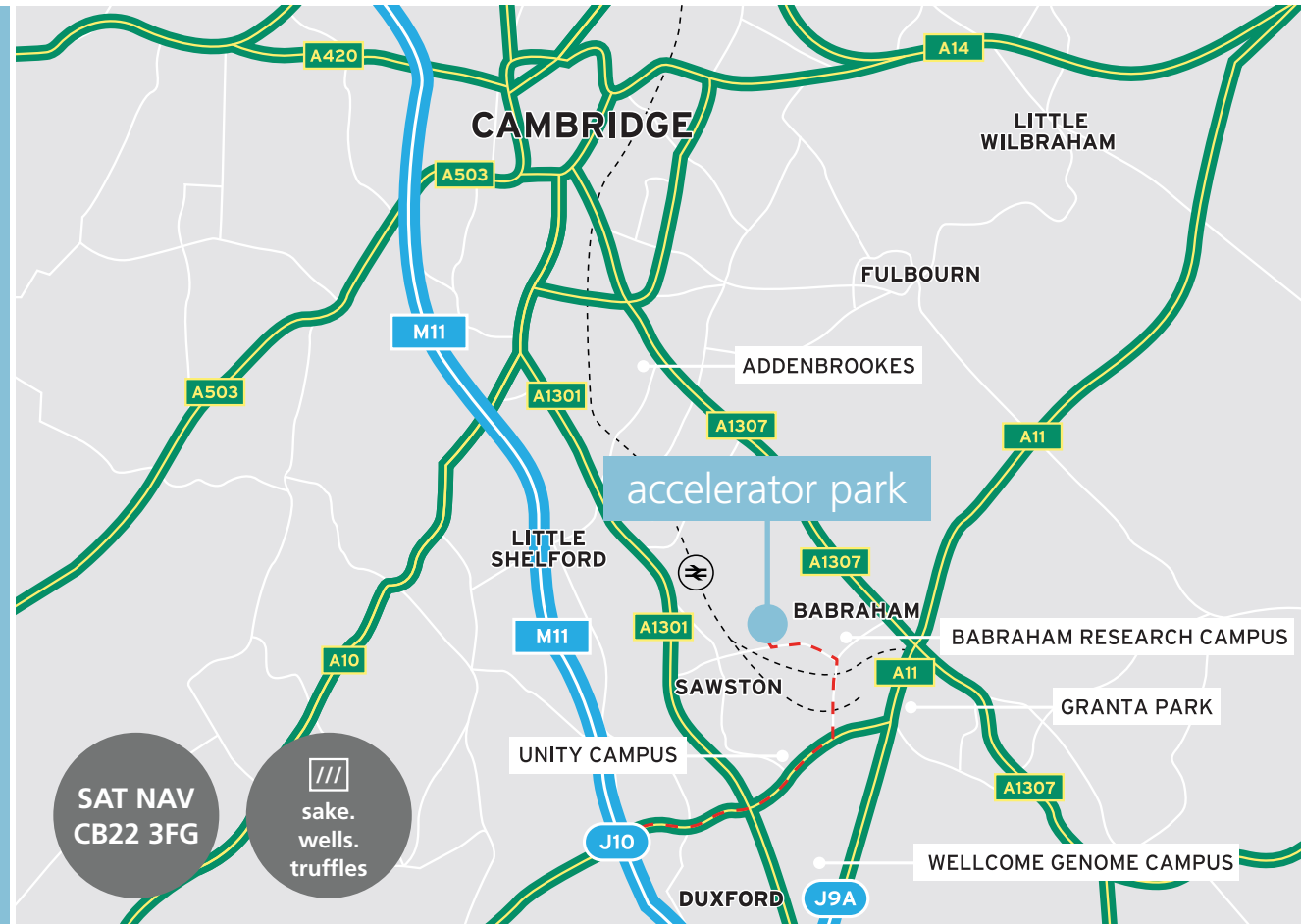


| | |
|---------|-----------|
| A11 | 3.8 miles |
| M11 J10 | 5.3 miles |

| | |
|-----------------|----------|
| London Stansted | 24 miles |
| London Luton | 39 miles |



| | |
|------------------|----------------|
| Cambridge | 11 minutes |
| Liverpool Street | 1 hr 3 minutes |



TERMS

Available on new leases directly with the landlord on terms to be agreed. Rent upon application.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

DTRE

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