



**CAPITALPARK**  
CAMBRIDGE

**CPC4**

**HIGH SPECIFICATION OFFICE ACCOMMODATION**  
3,520 SQ FT (327 SQ M) – 11,045 SQ FT (1,023 SQ M)





Victoria House

CPC4

CPC3

CPC1



# A NEW CAPITAL FOR BUSINESS IN CAMBRIDGE

## WELCOME TO CAPITAL PARK

CAPITAL PARK PROVIDES HIGH QUALITY ACCOMMODATION TO OFFICE AND HIGH-TECH COMPANIES SEEKING A WORLD RENOWNED CAMBRIDGE ADDRESS.

SET IN 42 ACRES OF MATURE PARKLAND WITH AN ON SITE CAFE AND PICNIC AREAS, TOGETHER WITH CYCLE AND FOOTPATH LINKS TO THE CITY CENTRE, CAPITAL PARK OFFERS A UNIQUE WORKING ENVIRONMENT.

- Located close to Cambridge City Centre
- High quality, "Grade A" business accommodation
- Green and mature park environment
- Strong tenant mix
- Excellent car parking ratio 1: 235 sq ft
- Quick and frequent bus links to central Cambridge
- Good road links to A11, M11, A14 and Stansted airport





# INNOVATIVE SPACE WITH A CAPITAL EYE FOR DETAIL

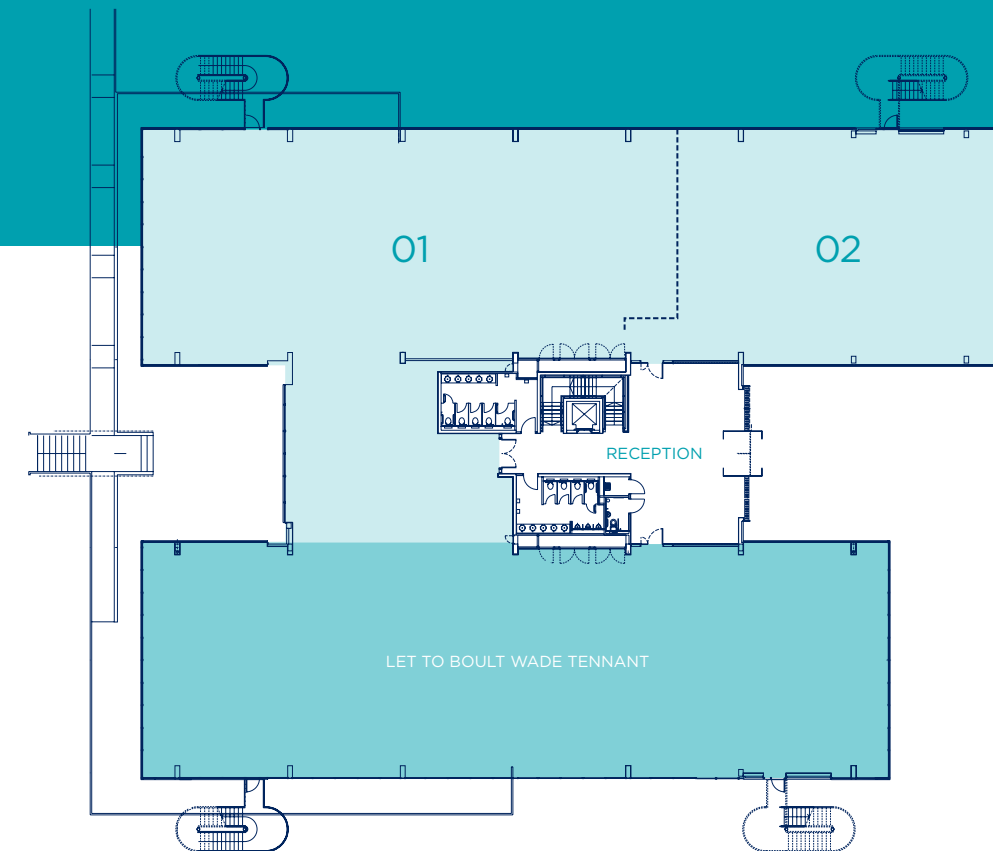
## CPC4

CPC4 PROVIDES FROM 3,520 SQ FT (327 SQ M) - 11,045 SQ FT (1,026 SQ M) ARRANGED ENTIRELY ON THE GROUND FLOOR OF THIS TWO STOREY BUILDING.

THE ACCOMMODATION HAS BEEN DESIGNED TO ALLOW MAXIMUM FLEXIBILITY IN OPEN PLAN OR CELLULAR LAYOUTS.

### CPC4 specification includes:

- Four pipe fan coil air conditioning
- Fully accessible raised floor (150mm)
- LG3 lighting
- Male and Female WC's
- Shower Facilities
- 47 on site car parking spaces (1 : 235 sq ft)
- Covered bicycle parking
- Manned reception area
- Landscaped grounds

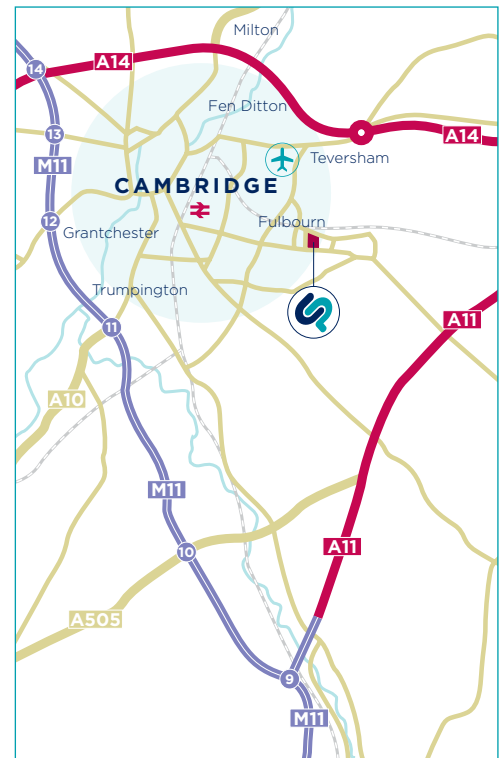
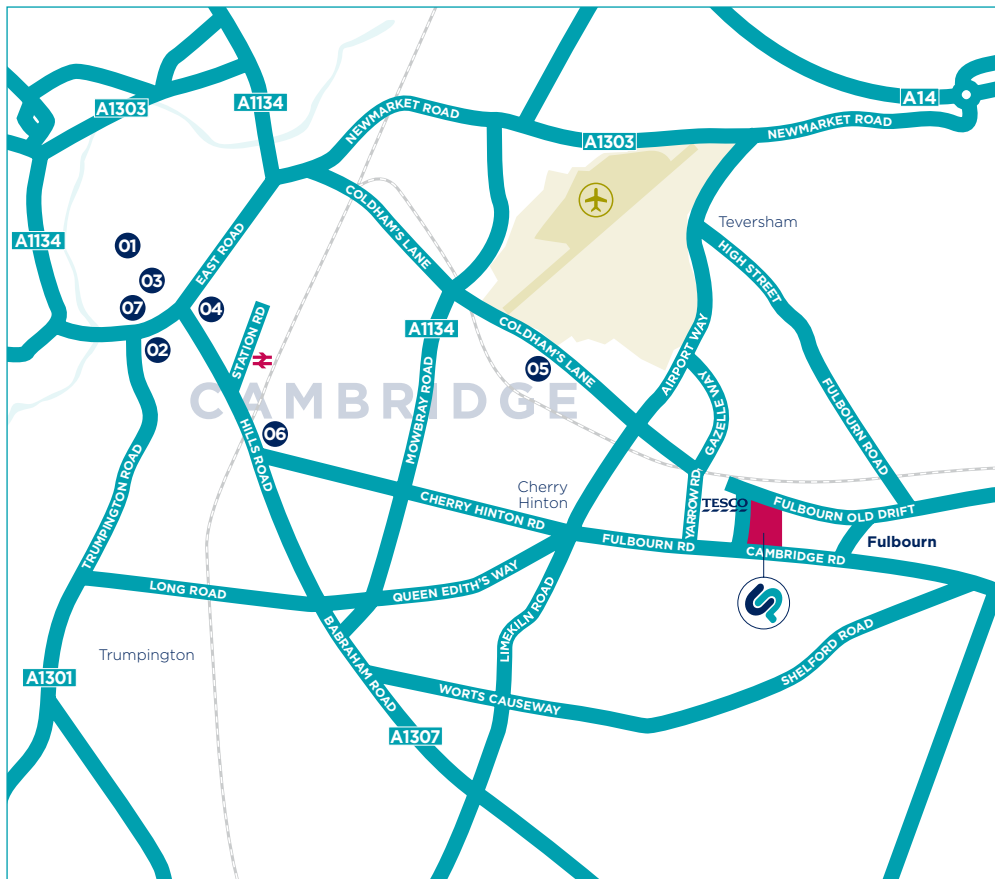


## CPC4

### POSSIBLE SUB DIVISIONS

- O1** 7,211 SQ FT (670 SQ M)
- O2** 3,520 SQ FT (327 SQ M)





Satellite navigation:  
**CB21 5XE**

#### Hotels

- 01 Crowne Plaza Hotel
- 02 The Lensfield
- 03 University Arms Hotel
- 04 The Best Western, Gonville
- 05 Express Holiday Inn
- 06 Travelodge
- 07 Hotel Du Vin

#### Travel by car

- London 55 miles
- Newmarket 12 miles
- Ipswich 57 miles
- Peterborough 41 miles
- ✈ Stansted 27 miles
- ✈ London Luton 40 miles
- ✈ Heathrow 70 miles

#### Travel by train

- London
- King's Cross St Pancras 52 mins
- Liverpool Street 1 hr 10 mins
- Newmarket 20 mins
- Ipswich 1 hr 20 mins
- Kings Lynn 43 mins



Further information available from:  
**WWW.CAPITAL-PARK.CO.UK**

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