



**Under
Refurbishment**

2 High Tech Light Industrial Units
Unit N & Unit P2
5,464 – 21,975 Sq Ft

Discover the Future of Innovation at Dales Manor Business Park

Upon completion of their comprehensive refurbishment, both units will feature a high-quality specification that meets the demands of modern business.

Both units N & P2 are situated in the same ownership as the nearby Accelerator Park, a dynamic hub for R&D, life sciences and production. This prime location boasts a vibrant blend of both global brands and local technology-based companies. The park has been designed to foster collaboration among like-minded businesses and individuals. Presently, our local occupiers include:

Telensa

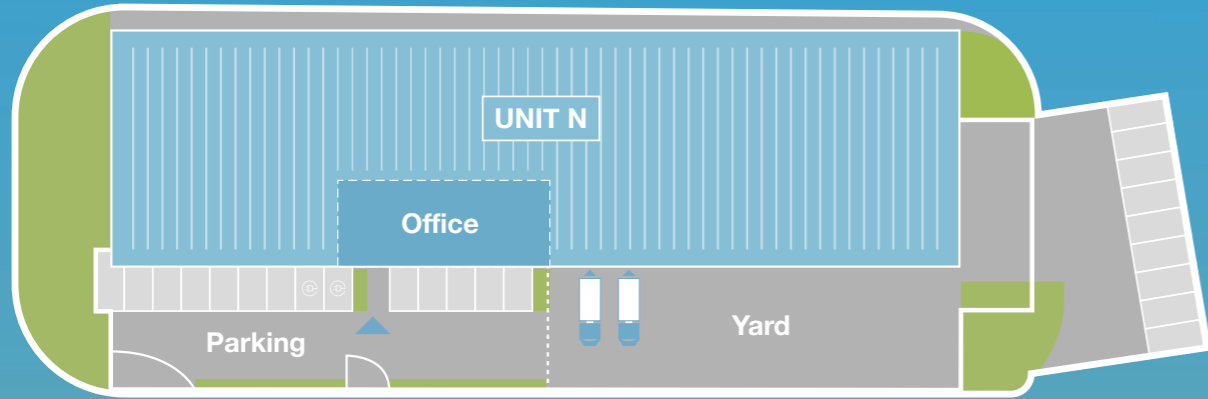
PULPEX

UNIVERSITY OF
CAMBRIDGE



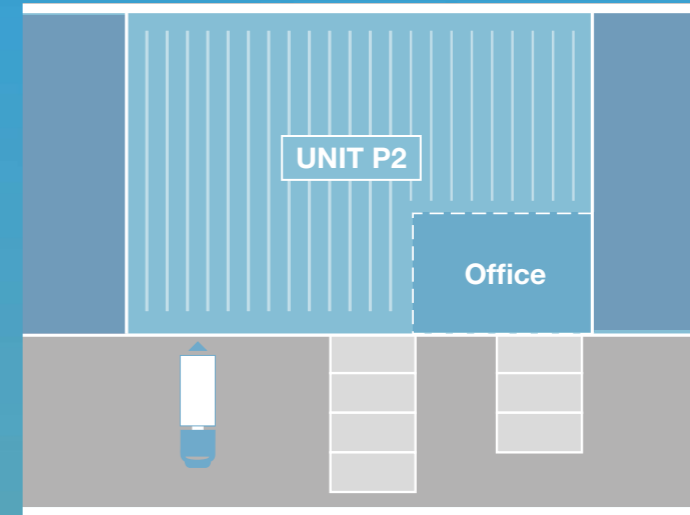
Specification

UNIT N



UNIT N	SQ FT (GIA)	SQ M (GIA)
GF & Warehouse	15,298	1,421.18
FF Office	1,213	112.69
TOTAL	16,511	1,533.87

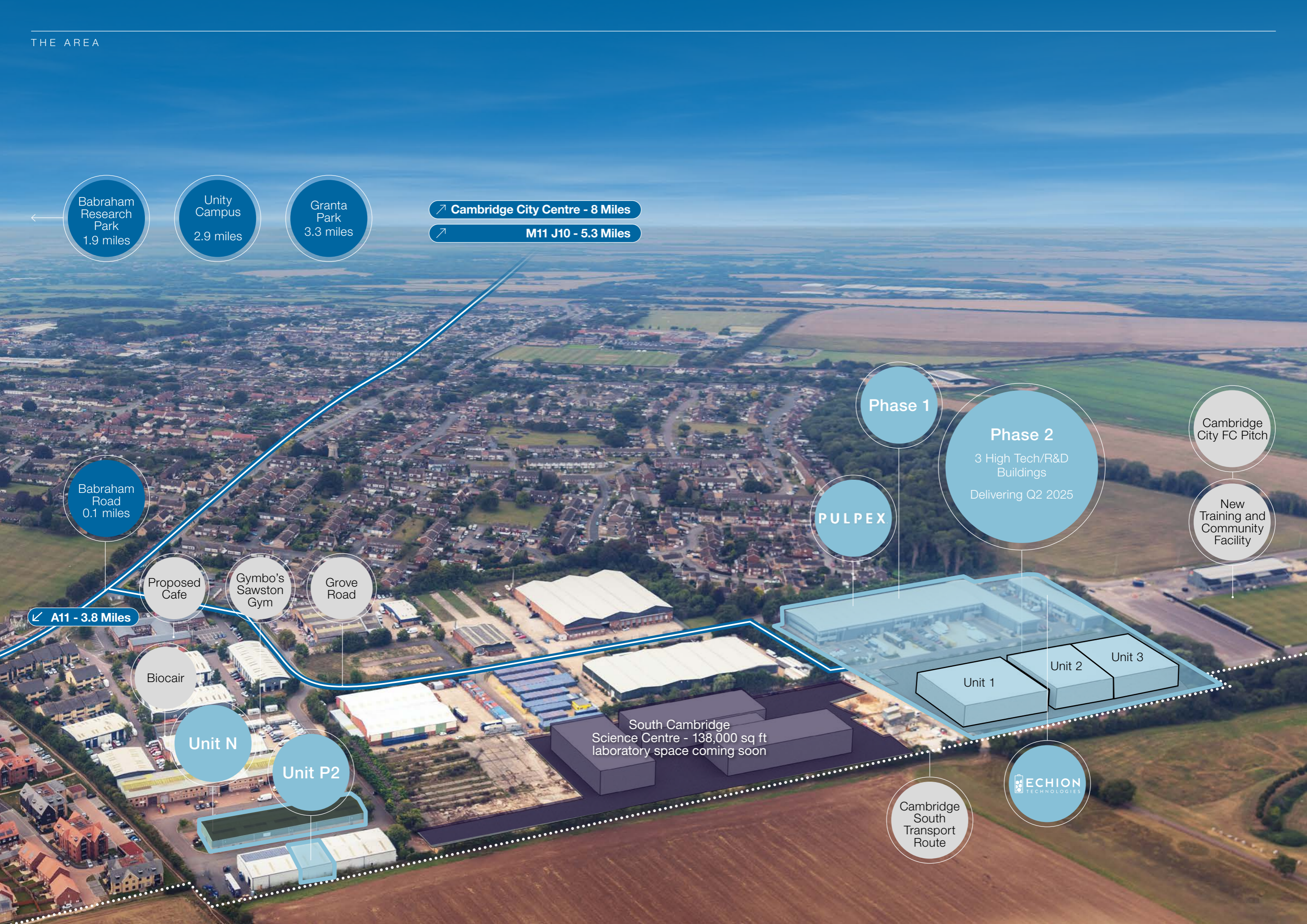
UNIT P2



UNIT P2	SQ FT (GIA)	SQ M (GIA)
GF & Warehouse	4,818	447.60
FF Office	646	60.02
TOTAL	5,464	507.60

- 6.4 METRE EAVES
- TARGET EPC B
- TWO NEW LEVEL ACCESS LOADING DOORS
- PRIVATE SECURE YARD
- REFURBISHED GROUND & FIRST FLOOR OFFICES
- NEW ELECTRIC PANEL HEATERS
- NEW LED LIGHTING IN OFFICE
- 23 CAR PARKING SPACES

- 6.4 METRE EAVES
- LEVEL ACCESS LOADING DOOR
- 7 CAR PARKING SPACES
- NEW ELECTRIC PANEL HEATERS
- NEW LED LIGHTING IN OFFICE
- REFURBISHED FIRST FLOOR OFFICES



Babraham Research Park
1.9 miles

Unity Campus
2.9 miles

Granta Park
3.3 miles

↗ Cambridge City Centre - 8 Miles

↗ M11 J10 - 5.3 Miles

Babraham Road
0.1 miles

Proposed Cafe

Gymbo's Sawston Gym

Grove Road

↙ A11 - 3.8 Miles

Biocair

Unit N

Unit P2

South Cambridge Science Centre - 138,000 sq ft laboratory space coming soon

Phase 1

PULPEX

Phase 2
3 High Tech/R&D Buildings
Delivering Q2 2025

Unit 1

Unit 2

Unit 3

Cambridge City FC Pitch

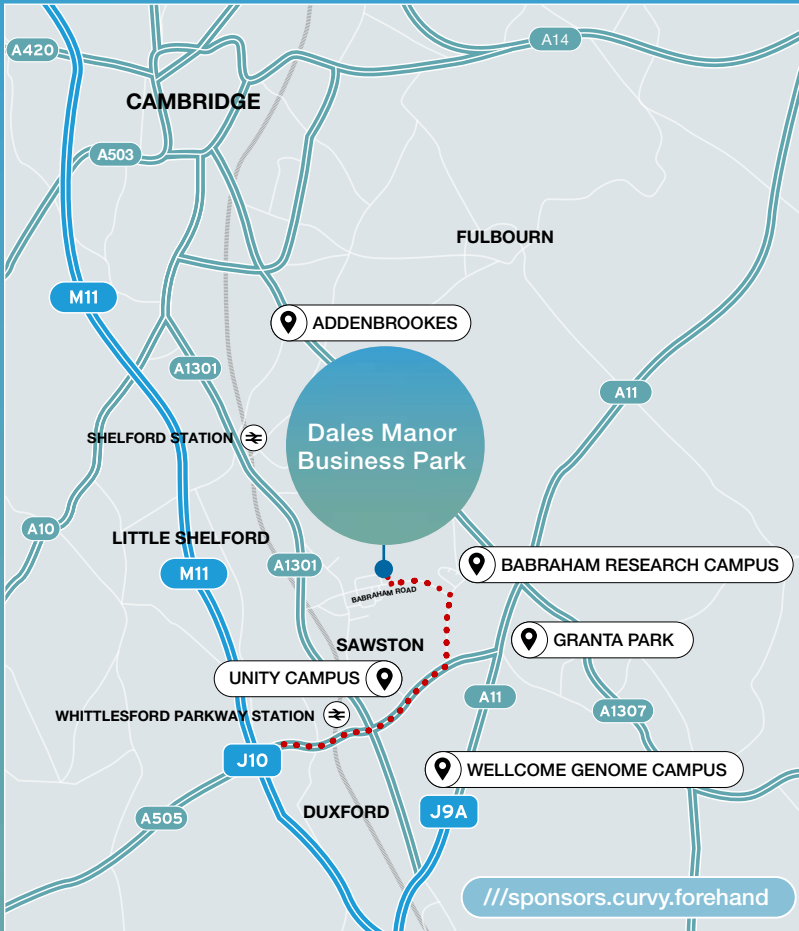
New Training and Community Facility

Cambridge South Transport Route



Surrounded By Excellence

Dales Manor Business 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.



ROAD	MILES
A11	3.8
M11 J10	5.3
A1(M)	8
Cambridge	3,655
Stevenage	29.5
Central London	57

RAIL	MINS (From Cambridge)
Great Shelford	5
Cambridge North	8
Royston	20
Stevenage	41
Kings Cross	48

AIR	MILES
Cambridge	9.9
Stansted	23.6
Luton	38.8
London City	50.7
Heathrow	70.1

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