

dales manor business park

UNIT N ■ SOUTH CAMBRIDGE ■ CB22 3TJ



**Under
Refurbishment**



High Tech Light Industrial Unit
16,511 Sq Ft (1,533.87 Sq M)

Discover the Future of Innovation at Dales Manor Business Park

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

Unit N is 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

BIOCAIR

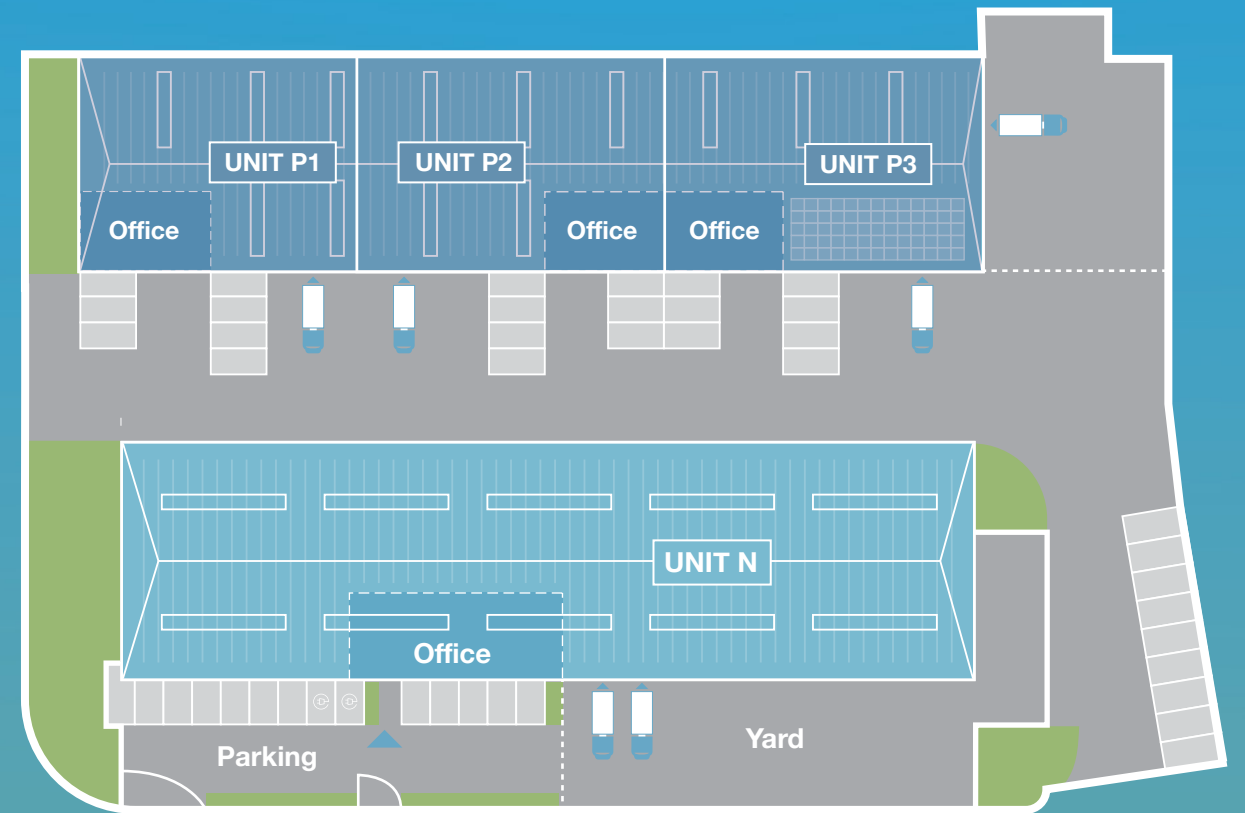
ECHION TECHNOLOGIES

Summit therapeutics

Domainex Enrich your medicines pipeline



Specification



| 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 |



6.4 METRE EAVES



TARGET EPC B



275 KVA POWER SUPPLY



23 CAR PARKING SPACES



PRIVATE SECURE YARD



REFURBISHED GROUND & FIRST FLOOR OFFICES



NEW ELECTRIC PANEL HEATERS



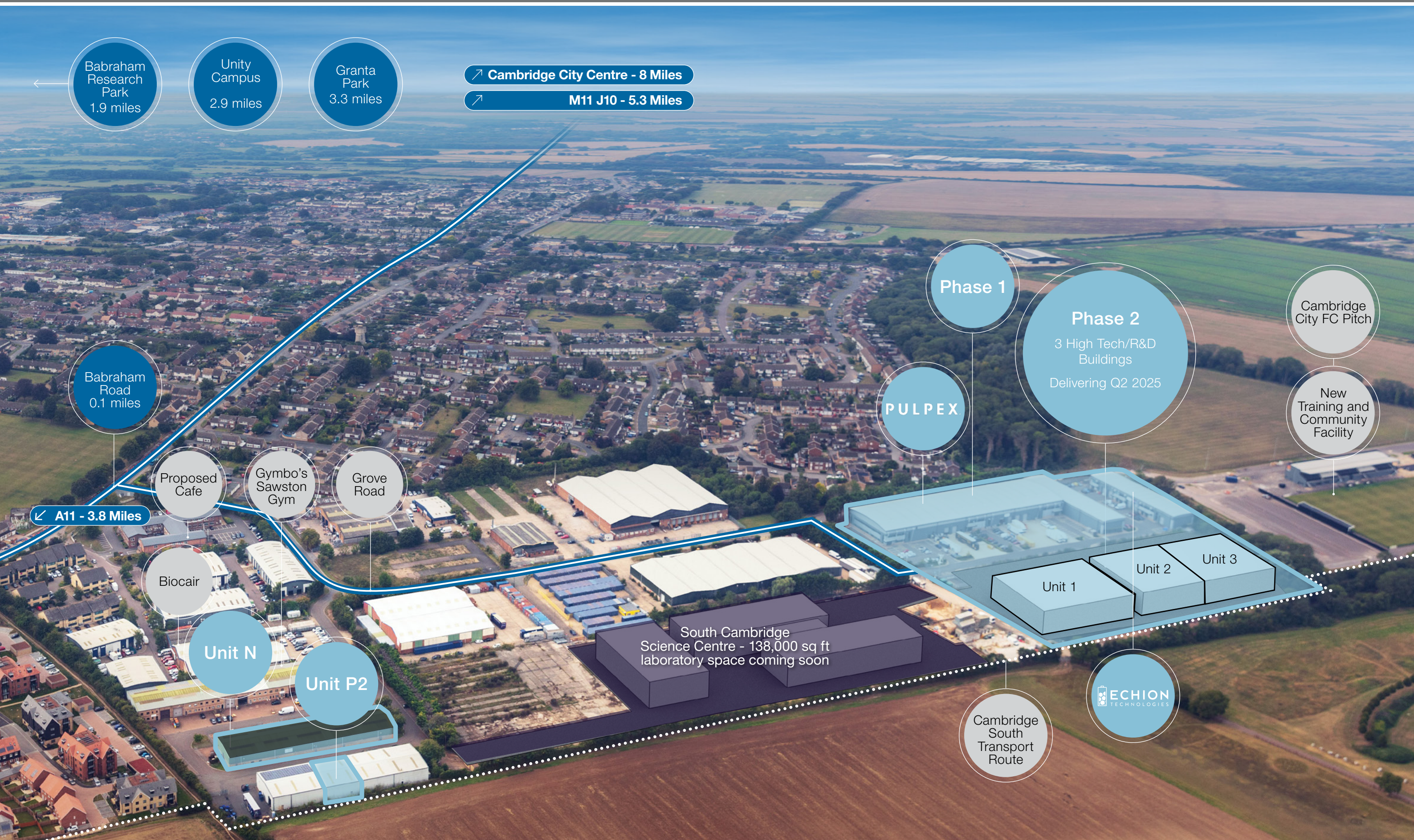
NEW LED LIGHTING IN OFFICE



TWO NEW LEVEL ACCESS LOADING DOORS

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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

Cambridge City FC Pitch

New Training and Community Facility

Unit 1

Unit 2

Unit 3

ECHION TECHNOLOGIES

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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