



A BLANK CANVAS FOR YOUR BUSINESS

A **rare** opportunity to design and build premises to occupier's requirements in an **excellent** Cambridge City location.

KILMAINE CLOSE, CAMBRIDGE CB2 4LP

- Specifications of the building can be tailored to meet occupiers needs
- 1.4 acre site 3 miles from Cambridge City Centre
- 1 mile from the A14 – Junction 32 and 33
- Extensive road frontage onto Kings Hedges Road

Sizes available from:

Approx. 2,000 – 20,000 sq ft (185.8 – 1,858 sq m)

subject to planning permission



TOTAL FLEXIBILITY – IN A STRATEGIC BUSINESS LOCATION

LOCATION

Kilmaine Close is located on the north side of Cambridge off King's Hedges Road between junctions 32 and 33 of the A14 which lies approximately 1 mile away. The A14 is the primary access route from the east coast ports to the West Midlands and also links with the A1, the M11 and the M25 motorways. Stansted Airport is within 35 minutes drive to the South and Cambridge Train Station is approximately 4 miles away.

The city centre is 3 miles away and the renowned Cambridge Science Park is opposite the scheme. The new Arbury Park is approximately 1/2 mile away, providing a mixed use development including: 900 new homes and 200,000 sq ft of office/R&D accommodation.

SATNAV REFERENCE/POSTCODE CB4 2PF

TERMS

Pre-let to suit occupiers requirements subject to the necessary planning consents.

LEGAL COSTS

Each party to be responsible for their own costs.

POSSIBLE USES:

- Warehouse
- Industrial
- Office
- Retail
- Showroom/Trade



FOR MORE INFORMATION

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