

ashwell point

SAWSTON ■ CAMBRIDGE ■ CB22 3LJ



TRISTAN
CAPITAL PARTNERS

CANMOOR



High Quality Office Space To Let

143 – 8,520 sq ft **Available on Flexible Lease Terms**

- M11 J10 – 5.3 miles / Cambridge City Centre 7 miles
- Meeting room facilities
- Flexible lease terms
- New café amenity
- 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



GENEROUS
CAR PARKING



MEETING ROOM
FACILITIES



DESIGNATED
BICYCLE SPACES

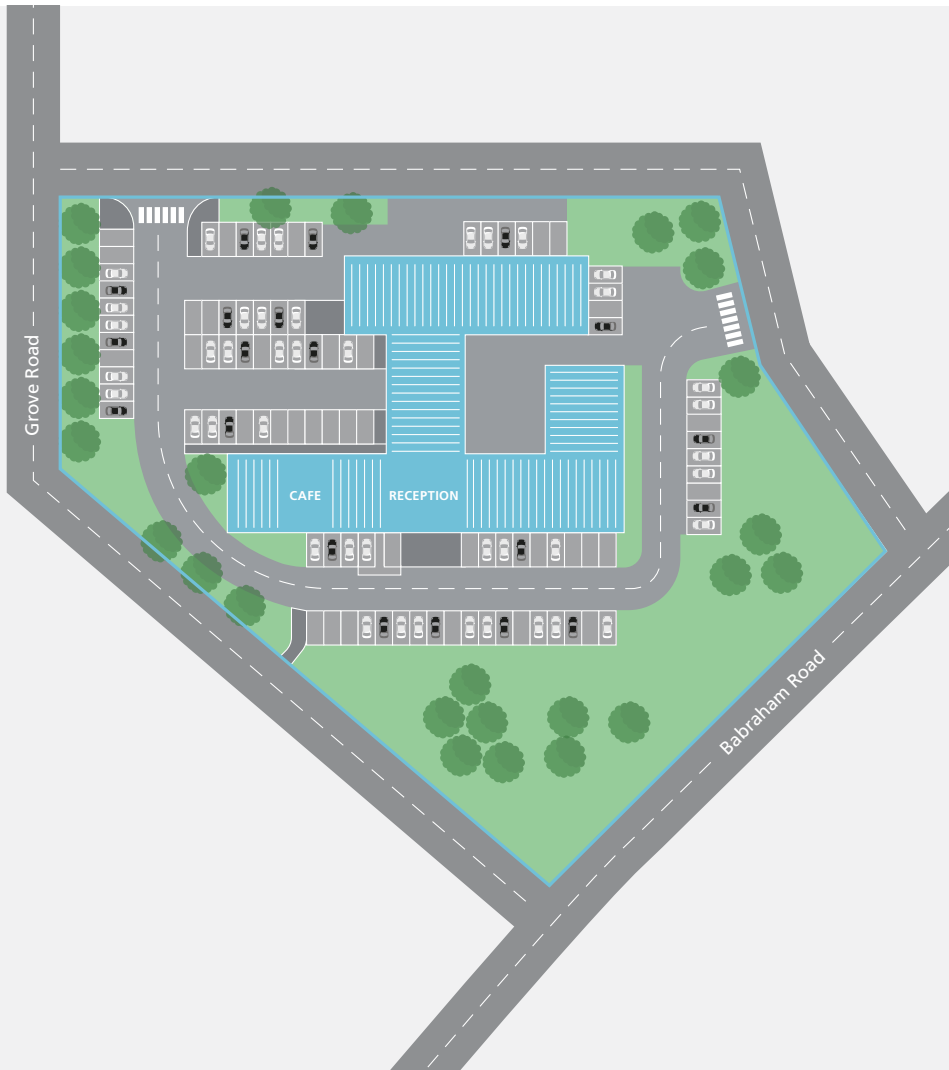


CAFÉ
AMENITY



FLEXIBLE LEASE
TERMS

CAMBRIDGE



AVAILABILITY SCHEDULE

FLOOR	SQ FT	SQ M
Ground Floor Rear West	296	28
First Floor West	2,464	229
First Floor South, Suite 1-3	429	49
First Floor, Suite 1-5	1,507	140
First Floor East, Suite 1-4	935	87
First Floor Rear East,	2,039	189
First Floor Rear West	850	79



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LOCATION

Ashwell Point is part of the wider Accelerator Park, located 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:

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