

# dales manor business park

UNIT P2 ■ SOUTH CAMBRIDGE ■ CB22 3TJ



TRISTAN  
CAPITAL PARTNERS

CANMOOR



Modern Light Industrial Unit  
For Sale  
5,464 Sq Ft (507.62 Sq M)

# Discover the Future of Innovation at Dales Manor Business Park

Unit P2 has been comprehensively refurbished to a high quality specification that meets the demands of modern business. Purchasers will benefit from ground and first floor offices with new LED lighting and electric panel heating throughout. The property is available for sale on a virtual freehold basis for a term of 999 years from 13 May 2003.

Unit P2 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

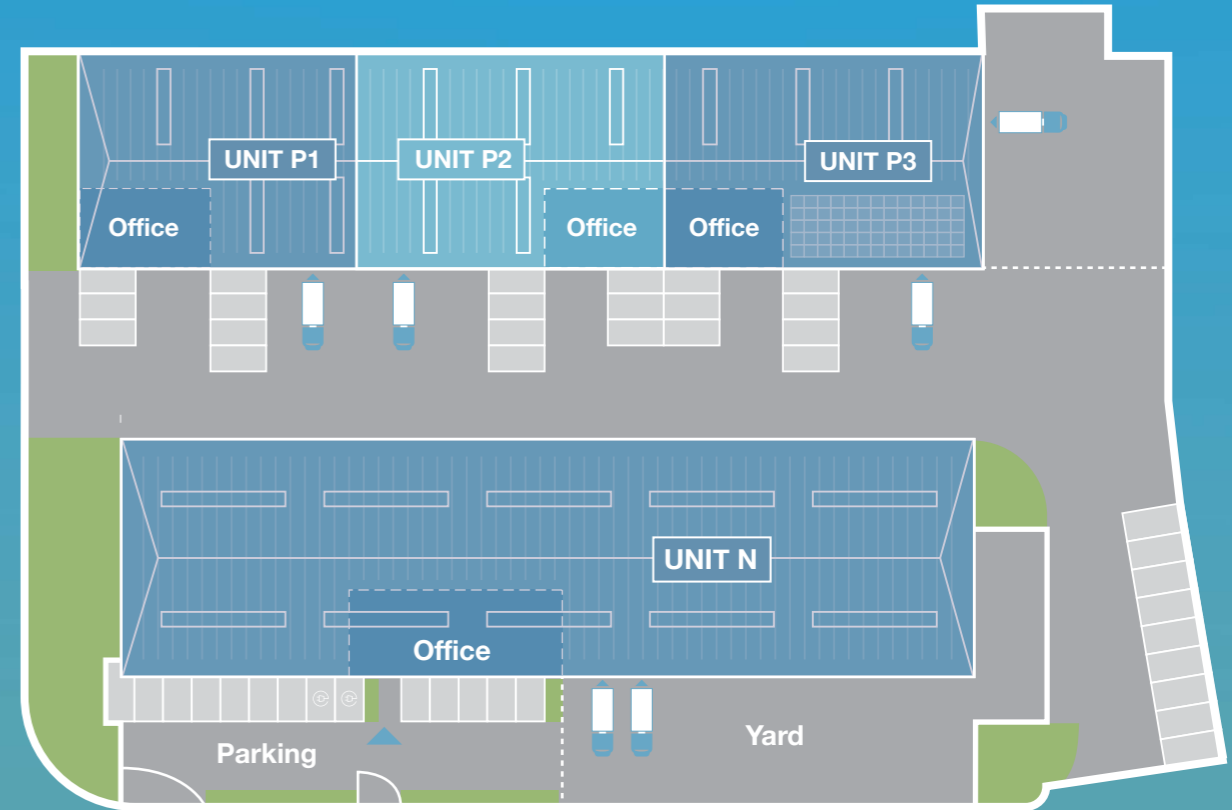
Summit therapeutics

Domainex Enrich your medicines pipeline



Unit P2

## Specification



UNIT P2	SQ FT (GIA)	SQ M (GIA)
GF & Warehouse	4,818	447.60
FF Office	646	60.02
<b>TOTAL</b>	<b>5,464</b>	<b>507.62</b>



6.4 METRE EAVES



LEVEL ACCESS LOADING DOOR



7 CAR PARKING SPACES



EPC B(45)



NEW LED LIGHTING IN OFFICE



REFURBISHED FIRST FLOOR OFFICES

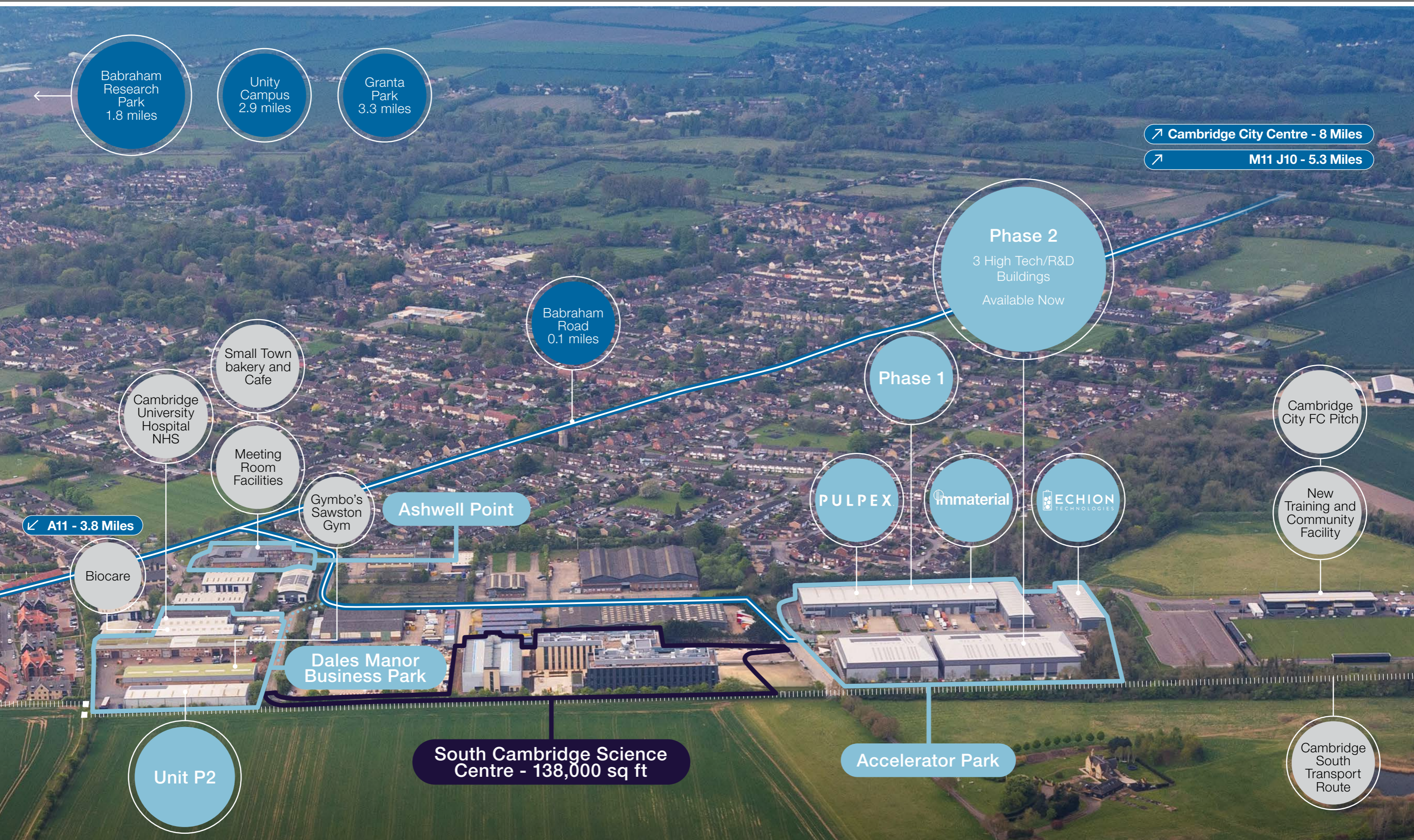
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Babraham Research Park  
1.8 miles

Unity Campus  
2.9 miles

Granta Park  
3.3 miles

↗ Cambridge City Centre - 8 Miles

↗ M11 J10 - 5.3 Miles

**Phase 2**  
3 High Tech/R&D Buildings  
Available Now

**Phase 1**

Babraham Road  
0.1 miles

Small Town bakery and Cafe

Cambridge University Hospital NHS

Meeting Room Facilities

Gymbo's Sawston Gym

**Ashwell Point**

**PULPEX**

**Immateral**

**ECHION TECHNOLOGIES**

Cambridge City FC Pitch

New Training and Community Facility

↙ A11 - 3.8 Miles

Biocare

**Dales Manor Business Park**

**South Cambridge Science Centre - 138,000 sq ft**

**Accelerator Park**

Cambridge South Transport Route

**Unit P2**

# 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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