

7400

2,251–6,524 SQ FT OFFICE ACCOMMODATION

IQ
CAMBRIDGE

BUILDING 7400 OFFERS SUPERB GRADE A OFFICE ACCOMMODATION, WITH AVAILABILITY RANGING FROM 2,251 TO 6,524 SQ FT.

ITS SUPERB LAKESIDE POSITION PROVIDES AN INSPIRATIONAL WORKING ENVIRONMENT FOR ANY COMPANY.



SCHEDULE OF AREAS

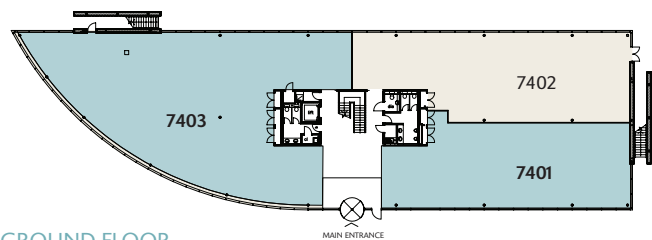
GROUND FLOOR	SQ FT
7401	2,251 (with 11 car spaces)
7402	LEASED TO VITEC
7403	4,273 (with 20 car spaces)
FIRST FLOOR	LEASED TO VITEC

SPECIFICATION

- VRV AIR-CONDITIONING
- SUSPENDED CEILINGS WITH RECESSED LG3 COMPATIBLE LIGHTING
- FULL ACCESS RAISED FLOORS WITH 200MM VOID
- CARPETED THROUGHOUT
- 2.9 M CLEAR FLOOR TO CEILING HEIGHT
- 1.5 M PLANNING GRID
- DIVERSE HIGH QUALITY FIBRE OPTIC AND BROADBAND CAPABILITY
- ON-SITE CAFÉ BAR AND CONFERENCE FACILITIES WITH MANAGEMENT CENTRE AND 24 HOUR SECURITY
- CAR PARKING RATIO 1:187 SQ FT

TERMS

NEW LEASE DIRECT FROM THE LANDLORD FOR A TERM TO BE AGREED.



GROUND FLOOR

- AVAILABLE SPACE
- LEASED SPACE

Further information available from



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SEGRO supports the Code of Practice for Commercial Leases and is willing to consider a variety of lease terms. These variations may affect the level of rent. These particulars are believed to be correct at publication date but their accuracy is in no way guaranteed, neither do they form part of any contract. March 2010. S02039

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