

7100

4,482–8,989 SQ FT OFFICE / R&D ACCOMMODATION

IQ
CAMBRIDGE

BUILDING 7100 IS AVAILABLE AS COMBINED OR SEPARATE SUITES, PROVIDING UP TO 8,989 SQ FT PER FLOOR OF FLEXIBLE, AIR-CONDITIONED OFFICE/R&D SPACE.

THE BUILDING DESIGN FEATURES AN ELEGANT OVERHANGING CANOPY AND A LANDSCAPED FRONTAGE.



SCHEDULE OF AREAS

GROUND FLOOR	SQ FT	CARS
7110	4,507	24
7120	4,482	24

TOTAL 8,989

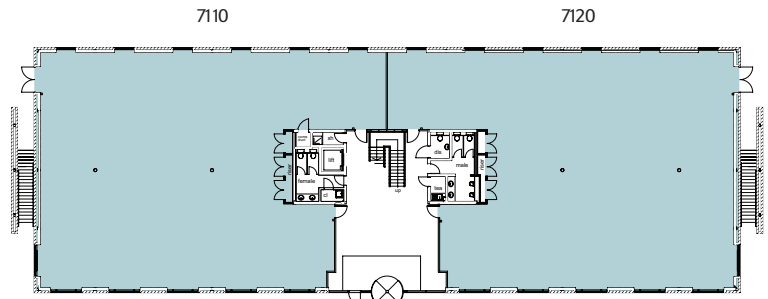
FIRST FLOOR LEASED TO AIRVANA LTD

SPECIFICATION

- FAN COIL AIR-CONDITIONING
- SUSPENDED CEILINGS WITH RECESSED LG3 COMPATIBLE LIGHTING
- FULL ACCESS RAISED FLOORS WITH 200MM VOID
- CAPABLE OF WET LABORATORY USE
- CARPETED THROUGHOUT
- 2.9 M CLEAR FLOOR TO CEILING HEIGHT
- 1.5 M PLANNING GRID
- SHOWER ON EACH FLOOR
- 10 PERSON PASSENGER LIFT
- BUILDING MANAGEMENT SYSTEM
- DIVERSE HIGH QUALITY FIBRE OPTIC AND BROADBAND CAPABILITY
- ON-SITE MANAGEMENT CENTRE AND 24 HOUR SECURITY
- ON-SITE CAFÉ BAR, CATERING AND CONFERENCING FACILITIES
- CAR PARKING RATIO OF 1:187 SQ FT

TERMS

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



GROUND FLOOR

■ AVAILABLE SPACE

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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