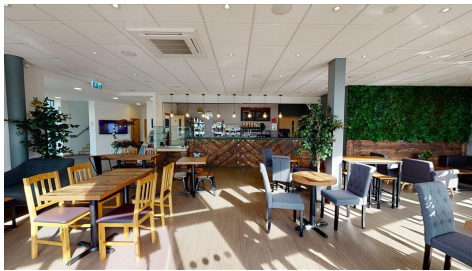


Serviced Office Space UK

Denny End Road

Waterbeach CB25 9PB



The main building on the business parks campus in Waterbeach, situated on the north side of Cambridge, is a central point for the Cambridge Technology Cluster. With its strategic location and excellent transport links, this site attracts members from all across the tech industry. Ample free parking is available on the campus, making it easy to drive to and from the site via the A10, A14 and M11 corridors. In addition, buses and taxis are readily available for members preferring public transport. For members requiring overnight stays, there are many hotels nearby to choose from and a variety of restaurants, parks, and bars for after-work leisure activities. Overall, the location of this office building is ideal for clients looking to work in the bustling tech scene of Cambridge.

Fabulous opportunity to obtain superb 3400 square feet of office space on the ground floor of the building, off the central atrium with windows down one side overlooking lawns and trees. This office comprises open-plan work areas, private offices, a boardroom, a kitchen & shower, breakout areas and reception—a bright and welcoming space with plenty of natural light and aircon. On-site staff can enjoy the landscaped grounds with picnic tables, free parking, bike shelters, cafe-bar with regular evening events and food trucks, gym and fitness room, beauty salon, electric vehicle charging points and lively community hub with regular events. Currently home to a range of businesses from start-ups to large successful tech companies and a vibrant place for businesses to work and flourish.

transport links

| | |
|----------------------|-------------------|
| Underground | N/A |
| Train Station | Waterbeach |
| Road Link | N/A |
| Airport | Cambridge Airport |

Coworking Spaces

- **Price** : £25 pcm
- **Min Price** : £25 pcm
- **Total Size** : 8 wkstns
- **Min Term** : 1 mnths
- **Max Term** : 12 mnths