



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY



Lancaster Way

www.grovemere.com

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Lancaster Way is an established business park, currently home to a diverse mix of over 90 businesses. The Business Park extends to approximately 175 Acres; making **Lancaster Way one of the Eastern Regions' largest business parks.**

Part of the estate became an Enterprise Zone in April 2016 and benefits from excellent infrastructure, a pleasant landscaped environment, 24 hour security 365 days a year, super-fast broadband and is pro-actively managed by Grovemere Property Limited who are based on the estate.



10 reasons to relocate your business to Lancaster Way Business Park

- ✓ **Competitive rents**
- ✓ **24/7/365 on-site security, CCTV and ANPR**
- ✓ **Flexible uses including Eg ii, Eg iii, B2 and B8**
- ✓ **Superfast reliable broadband**
- ✓ **Mature landscaped environment and green spaces**
- ✓ **Comprehensive on-site management**
- ✓ **On-site amenities include a cafe, nursery and gym**
- ✓ **Ideal location close to Cambridge**
- ✓ **Sustainability is a priority**
- ✓ **Opportunities to buy freehold commercial land**



PLOT	PLOT AREA		Typical Industrial Building with 10% First Floor Office	
	sq.m.	acres	sq.m.	sq.ft.
Plot 200			Ellutia	
Plot 201			Ison Distribution	
Plot 202			Cambridge Nutritional Sciences	
Plot 203			Cambridge Commodities	
Plot 204			Thorlabs	
Plot 205			Ison Distribution	
Plot 206			EDBF St. Etheldreda House	
Plot 207			CMR Surgical	
Plot 208			dB Broadcast	
Plot 300	4,646	1.15	1,858	20,000
Plot 301			University of Cambridge	
Plot 302			Thorlabs	
Plot 303	4,706	1.16	2,071	22,288
Plot 304			Thorlabs	
Plot 305	13,509	3.34	5,944	63,981
Plot 306	17,997	4.45	7,919	85,237
Plot 307	8,586	2.12	3,778	40,665
Plot 400			Deanta (UK) LTD.	
Plot 401			Deanta (UK) LTD.	
Plot 402	17,386	4.30	7,650	82,343
Plot 403	21,056	5.20	9,255	99,725
Plot 404	27,503	6.80	12,101	130,259

Notes:
 1. Building footprints indicative only.
 Unit sizes (GIA) based on 40% plot cover + 10% offices at first floor.
 2. Plot sizes subject to survey / measurements.

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Investment

To visit Lancaster Way and see our vibrant business park for yourself, use the Sat Nav reference CB6 3NX or call 01353 666666 to arrange an appointment.