



MAGOG
- COURT -

**PRE-LET
OPPORTUNITY
C. 10,000 SQ FT**

CONSENTED CONVERSION OF EXISTING
GRAIN STORE INTO OFFICE/R&D SPACE.
FINISHED TO A HIGH-SPEC CONTEMPORARY
AESTHETIC WITH OPPORTUNITY TO TAILOR
TO EXACT REQUIREMENTS

**A further 20,000 sq ft is available
subject to planning.**



PRE-LET OPPORTUNITY: BARN 1

The next phase of development at Magog Court will see the conversion of the existing grain store into an additional 10,000 sq ft office space. This is an exciting opportunity for an occupier seeking accommodation within an established and well connected location. Interested parties will also have the opportunity to tailor the specification to their exact requirements, enabling them to put their own stamp on their future office space from day one.

Clad in weather boarding, Barn 1 will mirror the exterior look of the seven previously converted office buildings, blending seamlessly into the existing scheme. Internally, the contemporary industrial aesthetic will provide office, meeting and recreation space flooded with natural light, ideal for enhanced productivity and well-being. A vaulted ceiling on the first floor, coupled with exposed services throughout will serve to accentuate the open, spacious look and feel.

The current specification includes raised floors, air conditioning / natural ventilation, floor boxes providing connection to both power and data (fibre broadband), as required by the tenant, and ample car parking.

Current permitted use is Class E, which encompasses not only office use (professional services) but also R&D of products or processes and healthcare uses including clinics, health centres and day care/creche facilities.

10,000sq ft of bespoke tailored accommodation with potential for up to 30,000 sq ft



R&D/LAB CAPABLE



BESPOKE



Natural light filled spacious work, meeting & recreational space (CGI)

BARN 2 & 3:

In addition, two further barns could also be available (subject to planning). Barns 2 and 3 would offer an additional circa 20,000 sq ft upon conversion. Although currently detached buildings there is also the possibility of connecting Barns 1 and 2 to create a single space of circa 20,000 sq ft for those requiring a larger footprint.

BARN 1: INDICATIVE FLOOR PLANS

The versatility of the consented space is exceptional and can accommodate both dry/electronics lab or wet lab space subject to tenant requirements. This, coupled with the opportunity to secure an additional 20,000* sq ft of space within Barns 2 & 3 creates a rare opportunity for a technology R&D or life science occupier to establish a presence in this popular location.

*Subject to planning



GROUND FLOOR



FIRST FLOOR

MAGOG COURT

Located on Babraham Road, Magog Court is ideally positioned just south of Cambridge city, within easy reach of Addenbrookes, Cambridge Biomedical Campus and the Babraham Research Campus. The former farmyard and associated buildings have been sensitively transformed into offices whilst retaining the character and heritage of the original site. Today, the attractive traditional weather boarding and Cambridge Stock Brick construction of the buildings converted to date blends in harmoniously with the surrounding rural area.



Magog Court: An established and popular location for organisations working in healthcare & life science.

HIGH QUALITY WORKING ENVIRONMENTS

Currently home to seven offices - ranging in size from 860 sq ft to 4,529 sq ft - all set around a central courtyard, Magog Court offers spacious high quality working environments, all of which include fibre broadband, air conditioning and ample parking as standard.

The proposed conversion of Barn 1 will create an additional circa 10,000 sq ft office space.

ESTABLISHED

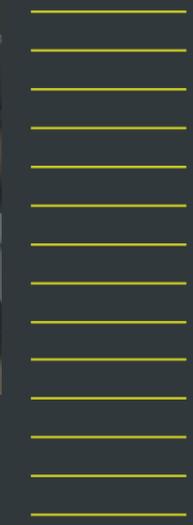


Z
O
H
A
C
O
L



IN GOOD COMPANY

Given its proximity to some of the region's most preminent healthcare and life science research and development campuses, Magog Court is an established and popular location for organisations working within these fields. Cambridge NHS Trust currently occupies approximately half of the existing office space, alongside others including the Eastern Academic Health Science Network and Cambridge Physiotherapy Clinic.

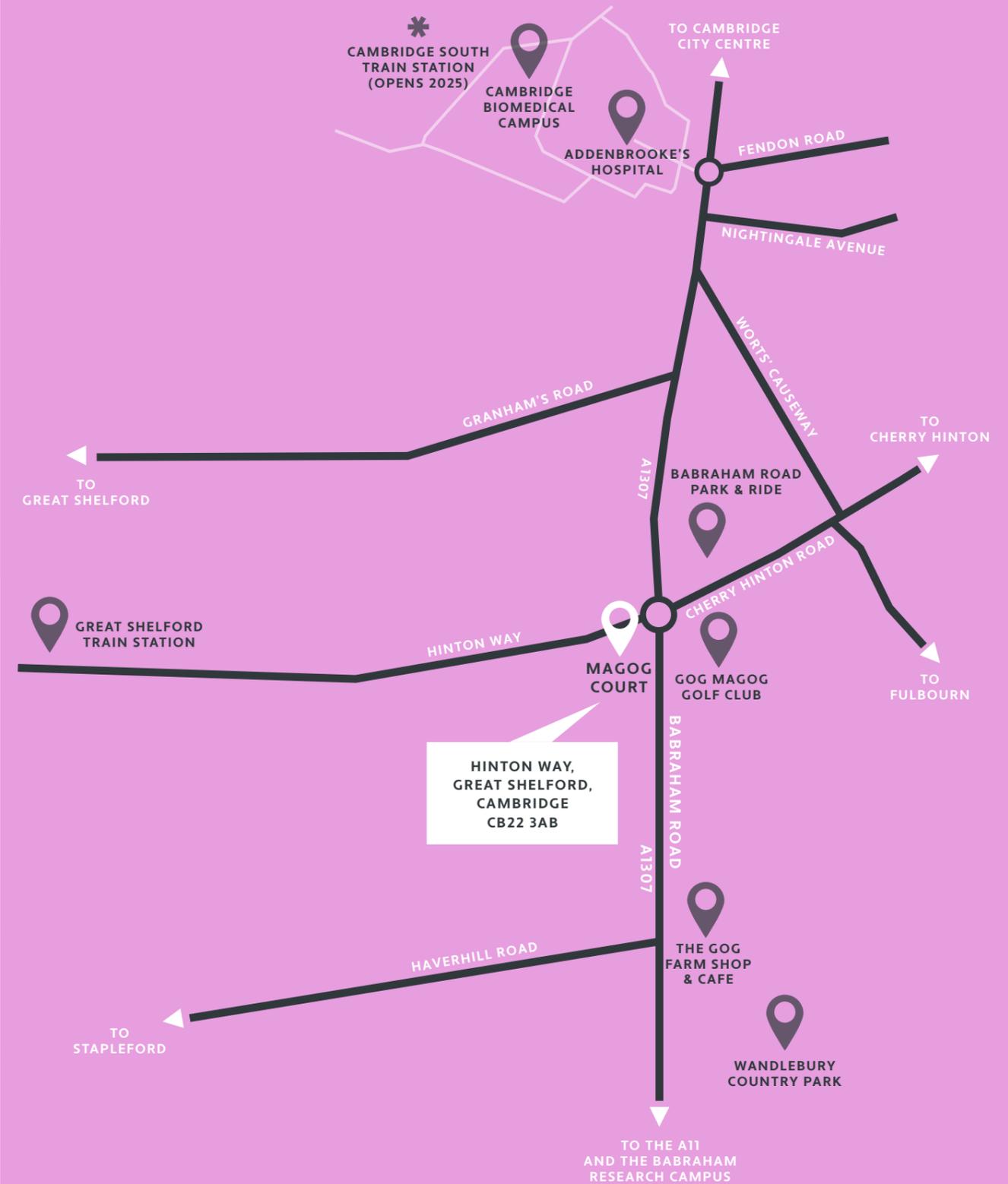


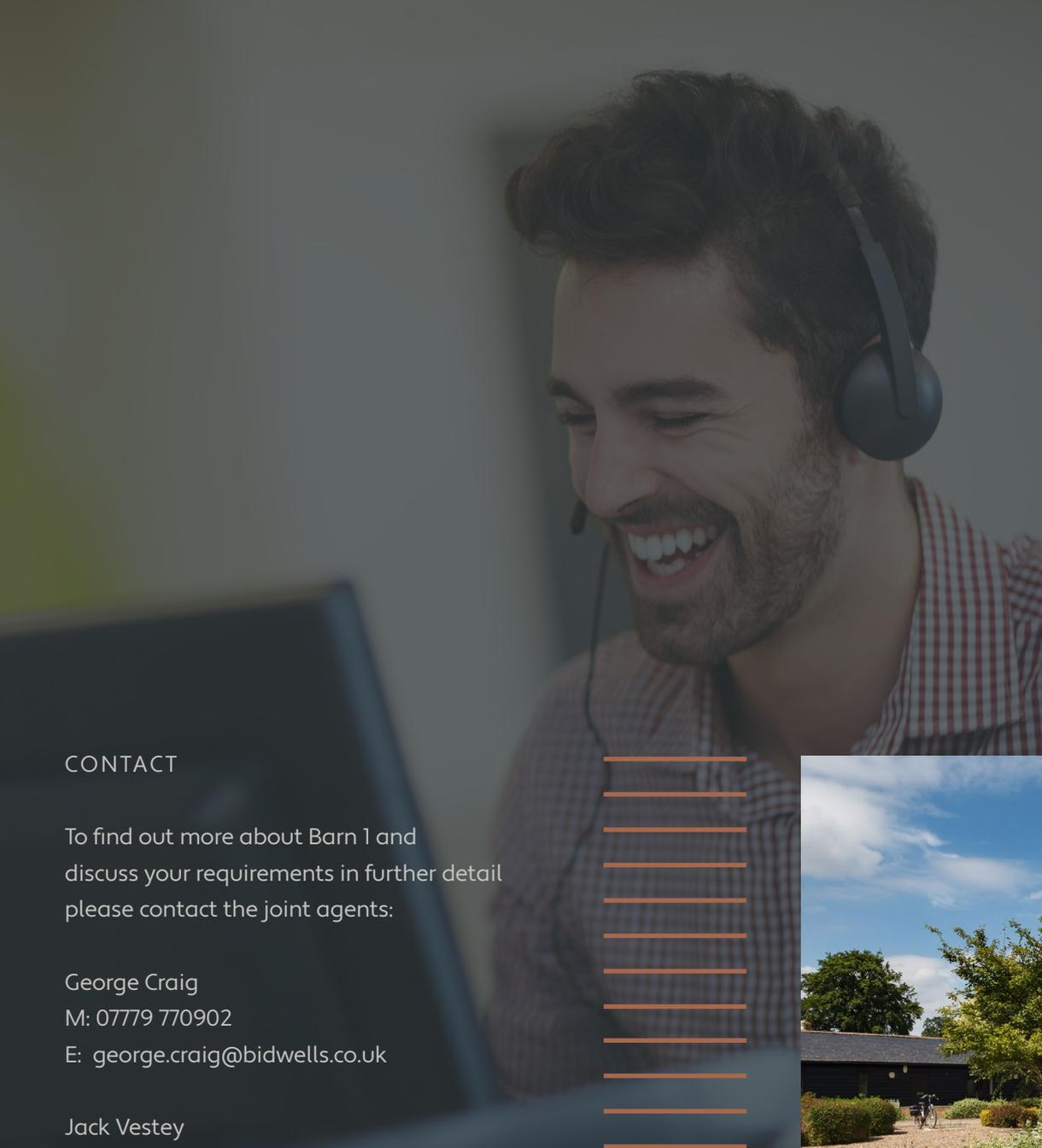


LOCATION

Ideally located within close proximity to some of the region's most preeminent healthcare and life science research and development campuses.

- ▶ M11 J11: **4 miles**
 - ▶ Cambridge City Centre: **3 miles**
 - ▶ Cambridge Central Train Station: **3 miles**
 - ▶ Addenbrooke's Hospital: **1.3 miles**
 - ▶ Babraham Park & Ride: **0.6 miles**
 - ▶ Gog Magog Golf Club: **0.1 mile**
 - ▶ The Gog Farm Shop and Café: **0.8 mile**
 - ▶ Great Shelford Train Station **1.5 miles**
 - ▶ Wandlebury Country Park: **1.8 miles**
- * *New Cambridge South Train Station opening in 2025, will provide access to rail services within walking distance*





CONTACT

To find out more about Barn 1 and discuss your requirements in further detail please contact the joint agents:

George Craig
M: 07779 770902
E: george.craig@bidwells.co.uk

Jack Vestey
M: 07971770409
E: jack.vestey@bidwells.co.uk



BEECHWOOD ESTATES & DEVELOPMENT



BEECHWOOD
ESTATES & DEVELOPMENT

Beechwood Estates is an independent, family run business with over 30 years' experience in both the commercial and residential sectors. Many of Beechwood Estates commercial projects, comprising offices, business units, and leisure venues have been retained and let to a variety of tenants, from SME's to the NHS.

It holds a substantial property investment portfolio with funding available for new, sole or partnership projects.

To find out more please visit:

<https://www.beechwoodestates.co.uk>