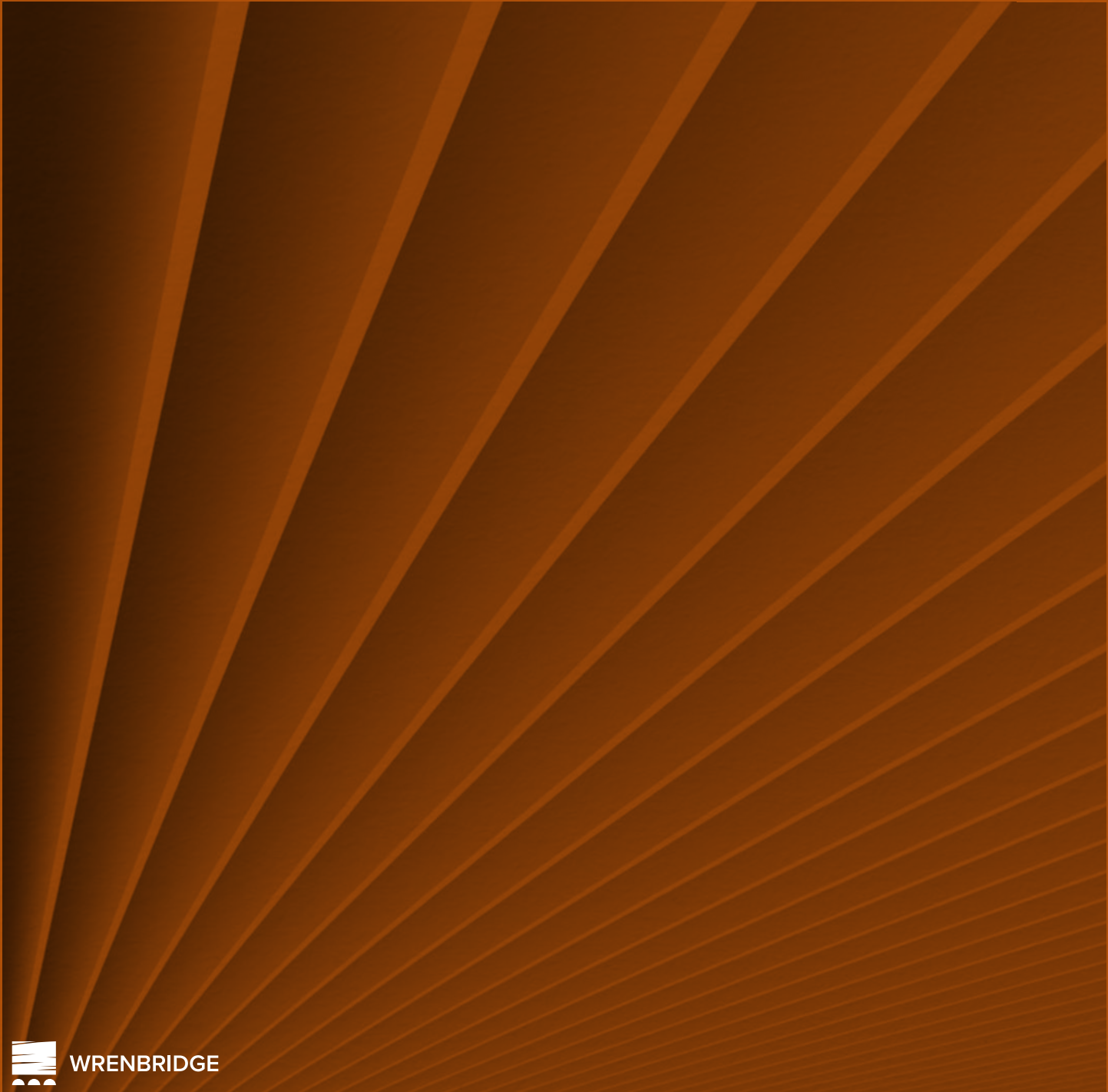




Two Hi-Tech Industrial Warehouse Units  
33,584 – 67,384 sq ft  
To Let

Mercers Row, Cambridge, CB5 8HY



WRENBRIDGE

the row





# A New Row for Innovation





The Row is an innovative industrial development designed to support the next generation of science and technology.

Located in the vibrant heart of Cambridge, it offers two state-of-the-art warehouse units with a strong focus on sustainability and operational efficiency. Positioned within the UK Innovation Corridor and the Oxford–Cambridge Arc, The Row provides the perfect environment for ambitious businesses looking to scale, innovate, and thrive.



# Elevating Innovation in the Heart of Cambridge







# 67,384 sq ft

## The Next in Line for Success

Unit 1	sq m	sq ft
Ground Floor	2,320	24,973
FF Office	800	8,611
Total	3,120	33,584

Unit 2	sq m	sq ft
Ground Floor	2,320	24,973
FF Office	820	8,827
Total	3,140	33,800



Roof  
Lights



Excellent  
Connectivity



LED Security  
Lighting



Grade-A  
Office Fit Out



Solar  
PVs



Showers, Lockers &  
Changing Facilities



4 Level  
Access Doors



Strategically  
Located



Self-Contained  
Buildings Set in  
Landscaped Grounds



10M Clear  
Height



Target BREEAM  
'Outstanding'



Landscaped Breakout  
& Amenity Areas



XX KvA



Cycle  
Storage





Space to Think.  
Room to Grow.



# Cambridge's Sustainable Choice for Science & Tech

Self Contained Buildings  
Set in Landscaped Grounds



Target BREEAM  
'Outstanding'



Solar PVs



Landscaped Breakout  
& Amenity Areas



Cycling  
Facilities



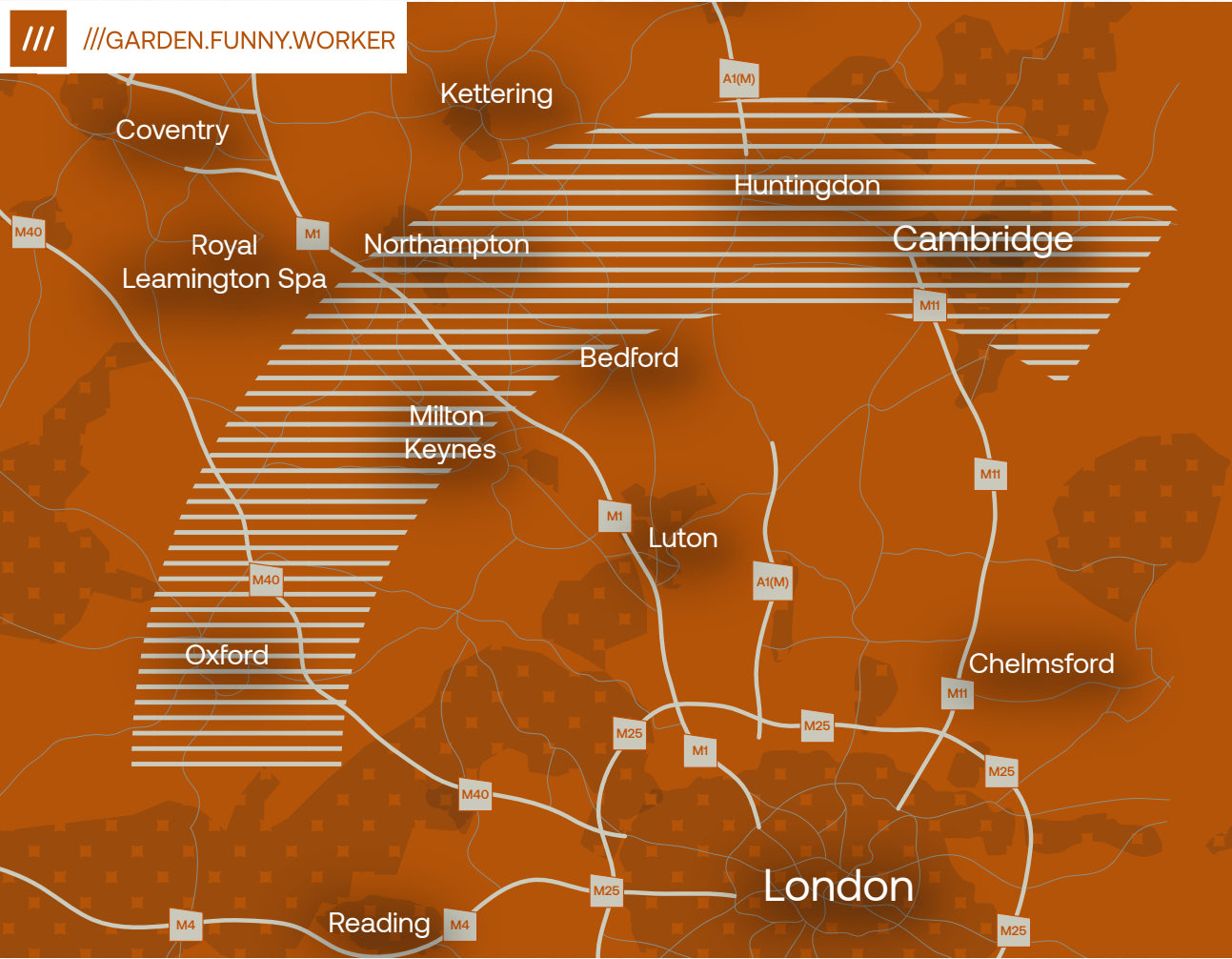
Bus  
Services



Sustainable  
Materials Used






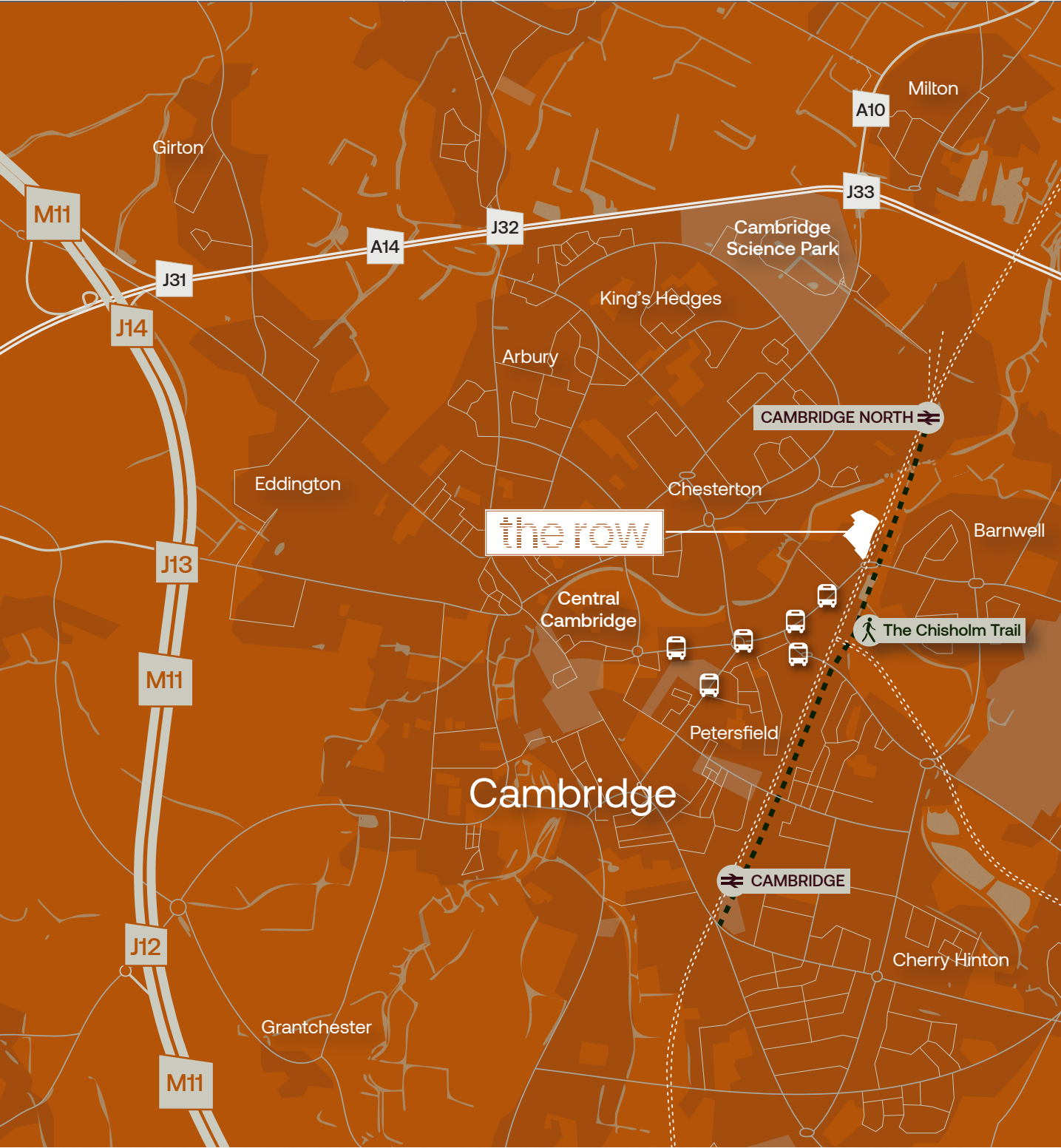


# Front Row Access to the UK’s Innovation Hub

Location Drive Time	Mins	Miles	Bus Stop Walking Distances	Mins	Miles
Central Cambridge	8	2.0	Science Park Shuttle Park	6	0.4
Cambridge Science Park	12	3.7	Retail Park (Via City Centre)	11	0.5
Central London	80	63.0	River Lane (To Newmarket)	12	0.5
			New St (To Addenbrookes)	15	0.7
Airports	Mins	Miles	Train Stations	Mins	
Cambridge City Airport	11	1.4	Cambridge Station	14	
London Stansted Airport	49	30.2	Cambridge North Station	15	
Luton Airport	75	46.5	London Kings Cross	53	
London Heathrow Airport	114	72.0	London Liverpool Street	73	
Gatwick Airport	120	94.0	Norwich	101	
Sea Ports	Mins	Miles	Ipswich	138	
Port of Felixstowe	74	60.7			

One of the UK’s top cycling cities, with extensive network of cycle lanes and paths.

 [Click here to access cycle routes across Cambridge](#)



## The Perfect Position in the Innovation Chain

From a logistics perspective, The Row is positioned for seamless freight and last-mile distribution. With direct access to the M11 and A14 – two of the UK’s most important logistics corridors – the site connects efficiently to London, the Midlands, Stansted Airport, and the Port of Felixstowe.

Whether serving local, national, or international markets, The Row offers exceptional connectivity for businesses reliant on fast, flexible supply chains.





# More Than a Workplace: Discover Cambridge Living

Cambridge offers an exceptional quality of life, enriched by people-focused amenities that make everyday living more rewarding. From enjoying a morning coffee by the River Cam to a relaxed bistro lunch, the city is designed for calm, connection, and community.

Families benefit from excellent childcare at Bright Horizons Nursery, while wellbeing is supported through Revolution Health & Fitness and convenient services like ParkBarbers. Food lovers have many choices at foodPark. It features a lively mix of independent street food vendors.

It all adds up to a city that blends work and lifestyle effortlessly, where innovation meets everyday comfort.





The UK's 'Golden Triangle' made up of Cambridge, Oxford and London.



£111 bn annual contribution to the economy



Over 600 life science companies



More than 800 high-tech manufacturing companies



308.7 patent applications per 100,000 population, highest in the UK and more than double the next highest UK location



Home to 26,000 companies



Europe's Largest tech cluster

# Fueling the Future from Cambridge

Cambridge is the UK's fastest-growing and most sought-after market, driven by a remarkable concentration of technology, life sciences, and professional services companies that have chosen to base themselves here since the 1960s.

Anchored by the world-renowned University of Cambridge, the city has evolved into one of the world's leading innovation ecosystems. This unique environment, where cutting-edge research, entrepreneurial talent, and academic excellence converge, provides the perfect conditions for spin-outs, start-ups, and high-growth businesses to thrive.



# Where Business Falls Into Place



the row



# the row



WRENBRIDGE

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