

Sustainable work space in Cambridge's most vibrant area



Mill Road, Cambridge, CB1 3NA



Hope Street Yard



Hope Street Yard

Work in hope

Great location – a short walk from Cambridge's central railway station, adjacent to the vibrant Mill Road and easily accessible to the city's universities, Cambridge Science Park and Bio-medical Campus. Hope Street Yard has been transformed to highly sustainable and attractive modern work spaces.

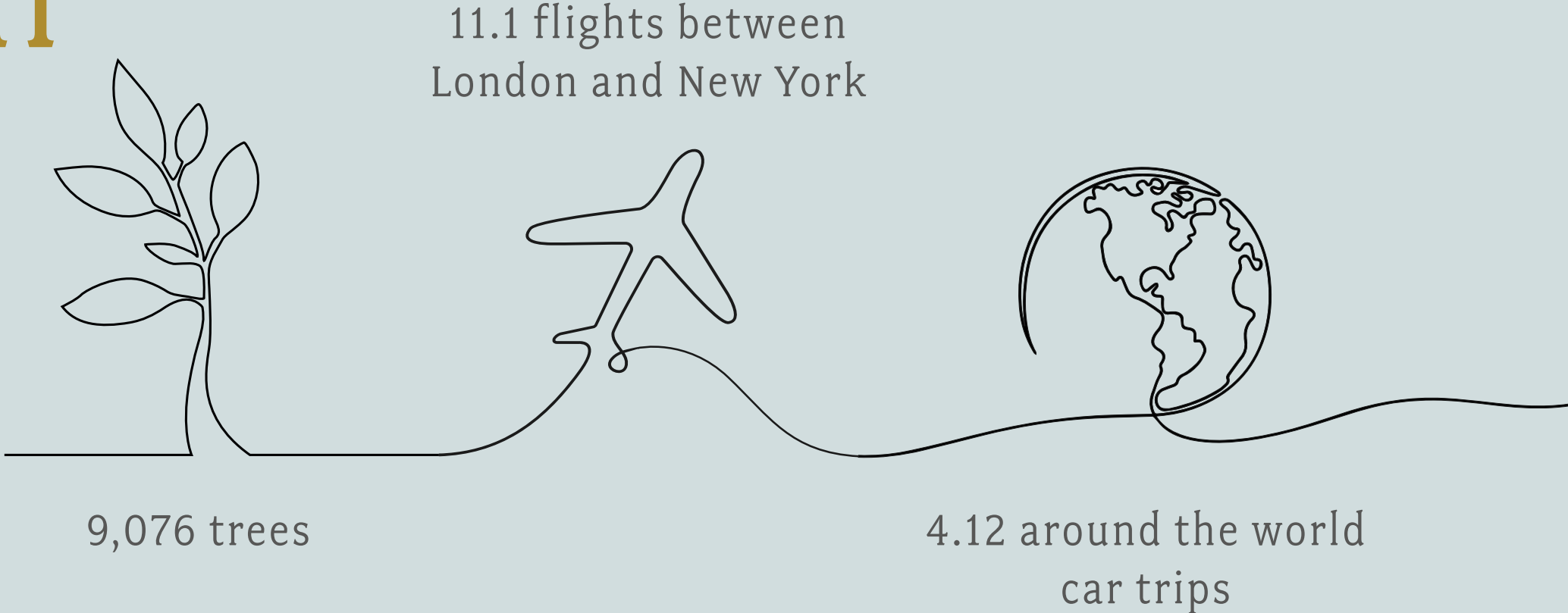
The buildings achieve a best-in-class EPC rating of A+ and provide 23 light and airy work areas ranging from 121 sq ft (11 sq m) to 1,137 sq ft (106 sq m) with a separate meeting room, gardens, water features and outside sitting areas.



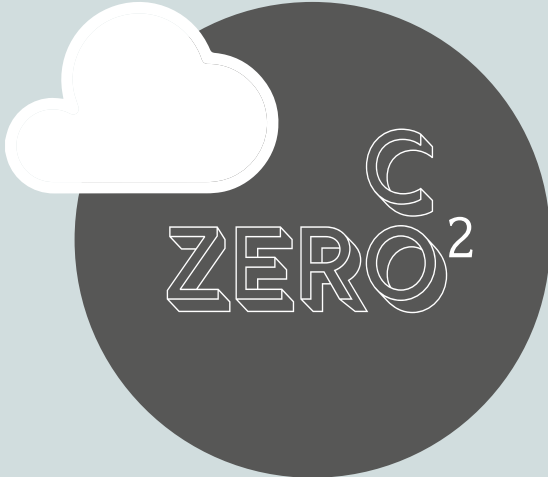
Sustainability in action



Hope Street Yard's
sustainability in action
annually saves CO²
equivalent to:



Saved per year



Green, greener, greenest



Net zero annual CO²
emmissions



Best in class EPC
rating achieved



The work environment

- Net zero carbon
- EPC A+
- Climate positive
- Secure, high-speed internet
- Air Source Heat Pumps for heating & cooling
- Photovoltaics for electricity generation
- Great natural light
- Self-contained workspaces
- Own front door
- Attractive landscaped gardens
- Calming water features
- Outside seating areas
- Dog friendly
- Generous provision of cycle parking
- Communal shower and shared kitchen
- On site meeting facility
- Simple leases
- Flexible terms
- Great location



UNIT SIZES

Unit	Area (ft²)	Area (m²)
1	144	13
2	209	19
3	522	48
4	672	62
5	377	35
6	129	12
7	258	24
8	268	25
9	703	65
10	372	35
11	986	92
12	1,019	95
13	1,137	106
14	123	11
15	242	22
16	122	11
17	121	11
18	121	11
19	248	23
20	249	23
21	649	60
22	361	34
23	486	45





hive

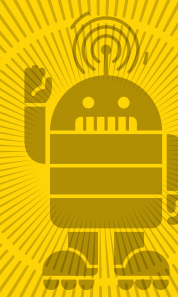



Hope Street Yard

of

creativity

As well as its world renowned life sciences and technology sectors, Cambridge has a thriving community of creative businesses: architects, designers, makers, artists, publishers, media, marketing, IT and software developers. Hope Street Yard provides a home for these businesses in beautifully designed, spaces with the highest sustainability credentials.



The area around Hope Street Yard is full of creative energy with a distinctively different vibe to the city centre. Independent shops, international markets, bars, cafes and restaurants form the most culturally vibrant neighbourhood in Cambridge.



AMPHORA, WINE SHOP AND WINE BAR, DEVONSHIRE ROAD



FIN BOYS RESTAURANT, FISH BUTCHERY AND DELI, MILL ROAD



THE PETERSFIELD PUB, STURTON STREET



CALVERLEY'S BREWERY AND TAPROOM, HOOPER STREET

The vibe: social & fun



The location

Hope Street Yard is ideally located. Just 5 minutes cycle ride from Cambridge Station, and a 9 minute cycle ride away from the historic centre.

To Cambridge Station:

By foot 11 minutes
By bike 5 minutes
By e-scooter 6 minutes

To Market Square:

By foot 29 minutes
By bike 9 minutes
By e-scooter 11 minutes

Post Code: CB1 3NA



About Camel Projects

Camel is a property investment company which thinks a little differently about property. We only look to work with properties and sites that are a little bit unusual, that are cut from a different cloth.

Camel breathes new life into sites, improving their space and reputation, and re-positioning them in the marketplace to attract the sharpest, most creative companies and individuals in Cambridge and beyond.

We care about community, trust and offering something that's above and beyond the rest of the market. These are a function of our culture, but the physical space we own, develop and manage will also express these values.

Find out more about what we do here:
www.camelprojects.co.uk

Contact



Camel Projects
+44 (0) 1223 350 777
hello@camelprojects.co.uk

MISREPRESENTATION ACT 1967: Savills, for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) and lessor(s) do not make or give Savills nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. This brochure contains the use of computer generated images. As a responsible landlord, Camel Projects has regard to the recommendations of the voluntary code for Leasing Business Premises in England & Wales 2007. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.lettingbusinesspremises.co.uk. Brochure compiled December 2022. Designed and produced by Limewash. www.limewash.co.uk.

3 Hope Street Yard : 522 sq ft / 48 sq m

PREMISES PLAN INDICATIVE FURNITURE LAYOUT

Overview

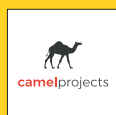
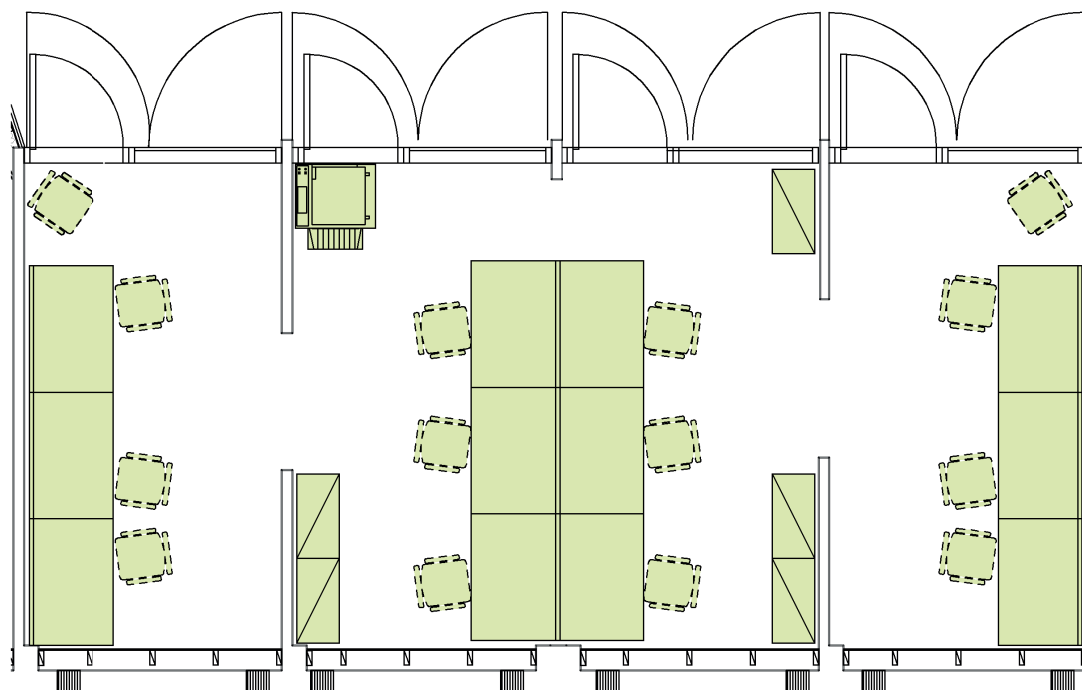
- £1,190 pcm + VAT
- 10 person capacity
- Ground floor

What's included in the occupation fee

- Rent, services and buildings insurance
- 1 Gbps internet protected by a business grade managed firewall providing a private and secure network
- Secure cycle parking
- Communal kitchen and shower
- Use of a 10 person meeting room
- Managed communal gardens and landscaped external areas

What's not included in the occupation fee

- Business rates (if applicable)
- Office cleaning
- Excess use of electricity



Camel Projects
+44 (0) 1223 350 777
hello@camelprojects.co.uk

10 HOPE STREET YARD, CBI 3NA: 372 SQ FT / 35 SQ M

PREMISES PLAN

OVERVIEW

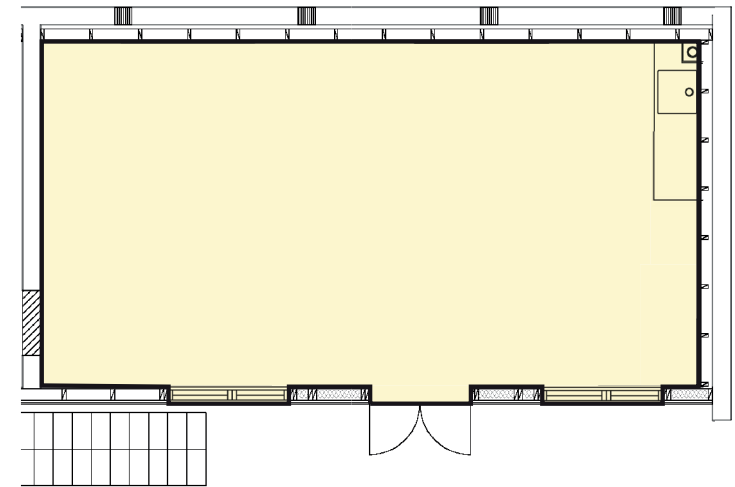
- £1,798 pcm + VAT
- 11 person capacity
- ASHP for heating and cooling
- Great location
- Net zero carbon
- Self contained workspaces

WHAT'S NOT INCLUDED IN THE OCCUPATION FEE

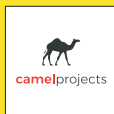
- Business rates
- Office cleaning

WHAT'S INCLUDED IN THE OCCUPATION FEE

- Rent, services and buildings insurance
- Secure high-speed Internet
- Generous cycle parking
- Bin stores
- Flexible and simple leases
- Kitchen, shower, landscape gardens



GROUND FLOOR



CAMEL PROJECTS
+44 (0) 1223 350 777
hello@camelprojects.co.uk


Hope Street Yard