



ARC
SAXON WAY, BAR HILL

OFFICE / HI-TECH PRODUCTION / R&D FACILITY
TO LET / LONG LEASEHOLD SALE 36,597 sq ft (3,399.91 sq m)

WELCOME TO Q-ARC

Looking to upgrade your facilities, grow your business or re-locate to a dynamic tech base? Take a closer look at Q-Arc.

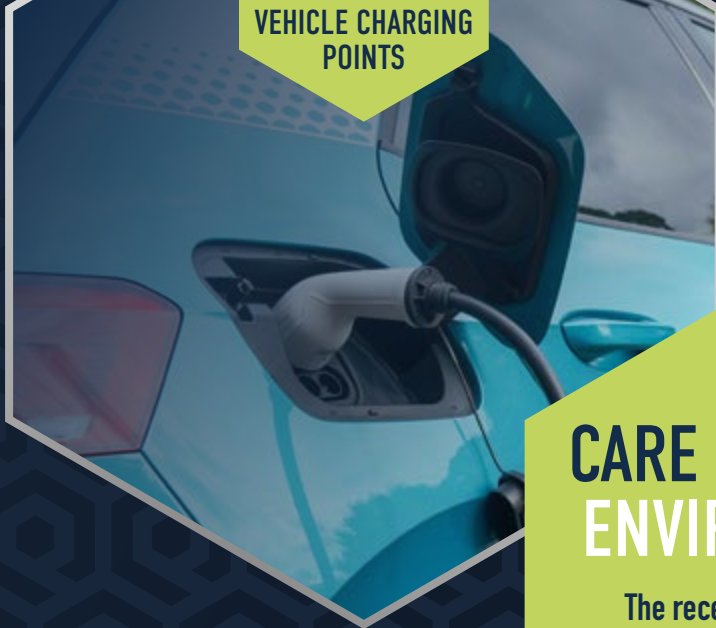
Q-Arc is a substantial, two-storey commercial property at Bar Hill, on the edge of Cambridge and beside the A14. Recently re-furbished to a superb standard with excellent parking and an all-inclusive specification, this facility is ideal for mid to hi-tech manufacturing, science, research and development. With established hi-tech, science and R&D specialisms, Cambridge presents a readily available, skilled workforce.

Owned by established, professional landlords Peterhouse College, within striking distance of all that Cambridge has to offer and with immediate availability, Q-Arc Saxon Way is a surprisingly affordable choice.





**ELECTRICAL
VEHICLE CHARGING
POINTS**



**B RATING
EPC**



CARE FOR YOUR ENVIRONMENT

The recent refurbishment
has been completed to provide
exceptional sustainability.



**SECURE CYCLE PROVISION,
SHOWERS AND CHANGING
FACILITIES**





ATTENTION TO DETAIL

First floor offices have been finished to Cat A specification.

Ground floor areas have been finished to an open plan R&D / high-tech-ready specification

Features include:

Security Gate

Generous parking ratio:

112 spaces with EV charging

Dedicated 277 KVA power supply

New refrigerant-based Heating, Ventilation and Cooling system

600 x 600mm suspended ceiling with

PIR-controlled LED lighting panels

Perimeter trunking with power and Cat 7 data cable throughout

EPC Rating B

2 electrically-operated loading doors

Goods and passenger lifts

Reception area

Carpeted throughout First Floor

Sealed concrete floor on Ground Floor

Refurbished and re-coloured perimeter glazing provides abundant natural light

Male / Female WCs & kitchenette

Showers with changing facilities

Secure cycle storage





ACCOMMODATION

First Floor	1,700.55 SQM	18,305 SQft
Ground Floor	1,699.36 SQM	18,292 SQft
TOTAL:	3,399.91 SQM	36,597 SQft



Ground floor

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First Floor

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BAR HILL

A popular residential and business district, Bar Hill lies a short distance to the north-west of Cambridge on the A14. Population is around 4000, many of whom work in the local business parks or make the easy commute to Cambridge – 20 minutes by car or under 40 minutes by bicycle.

Demand for commercial accommodation in Cambridgeshire has soared in recent years and locally, regeneration has begun in earnest: Bar Hill is adjacent to the new 5-acre Gateway Cambridge business park and neighbouring occupants include Adder Technology, Concept Life Sciences and TESLA.

Day-to-day amenities including Tesco Extra, Costa Coffee and Yo Sushi! JH Fitness Academy offers early morning and evening classes & PT, Cambridgeshire Golf Club is on hand, plus there are easy lunchtime strolls around the adjacent green fields. For a slower option, head out to beautiful villages across South Cambridgeshire to discover an enviable choice of local, quality dining options including The Three Horseshoes at Madingley, and the 17th Century Blue Lion Inn at Hardwick.

Just down the road, Cambridge is well known as one of the best places to live in the UK thanks to its world-class educational offering and its track record of low unemployment and low crime. The historic university city offers everything you'd expect from an affluent regional centre including an impressive array of leisure opportunities. With an abundance of green spaces, the scenic River Cam, galleries, theatres, Fitzwilliam Museum, an eclectic range of boutiques, restaurants and cafes and a lively nightlife, Cambridge is the perfect place to base your business and your family.



5,300+
knowledge-intensive firms

£18bn
total annual turnover
generated by knowledge
intensive firms

6.4%
year on year increase
in knowledge-intensive
jobs in Cambridge over
last 6 years

67,800+
people work in knowledge
intensive firms

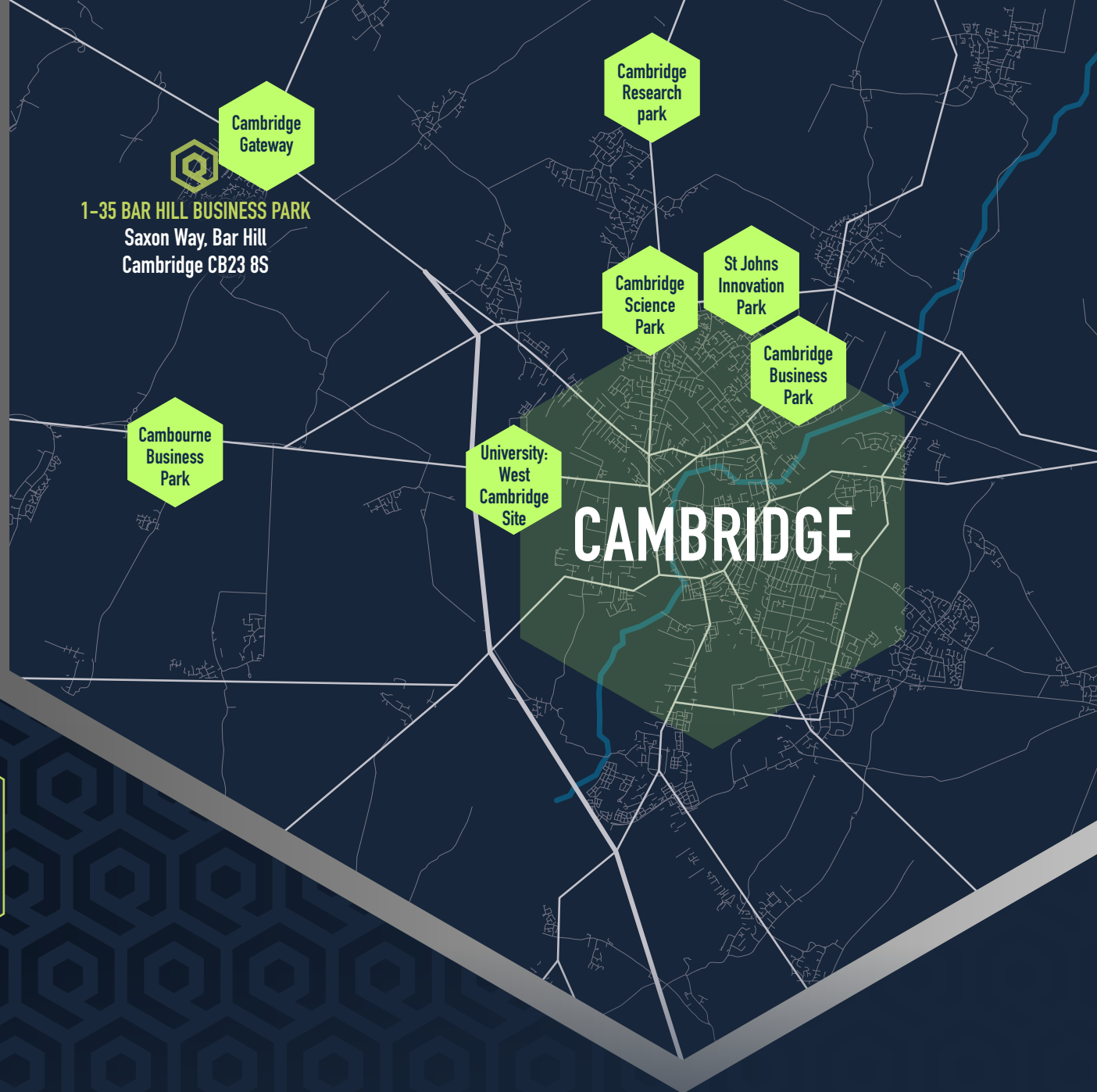
\$23bn
businesses born
in Cambridge

800+
high-tech manufacturing
companies

600+
life sciences
companies

3,000+
information technology
and telecoms companies

800
knowledge-intensive
services companies



Source: The above information is supplied from the University of Cambridge, Cambridge Innovation in Numbers, December 2021.

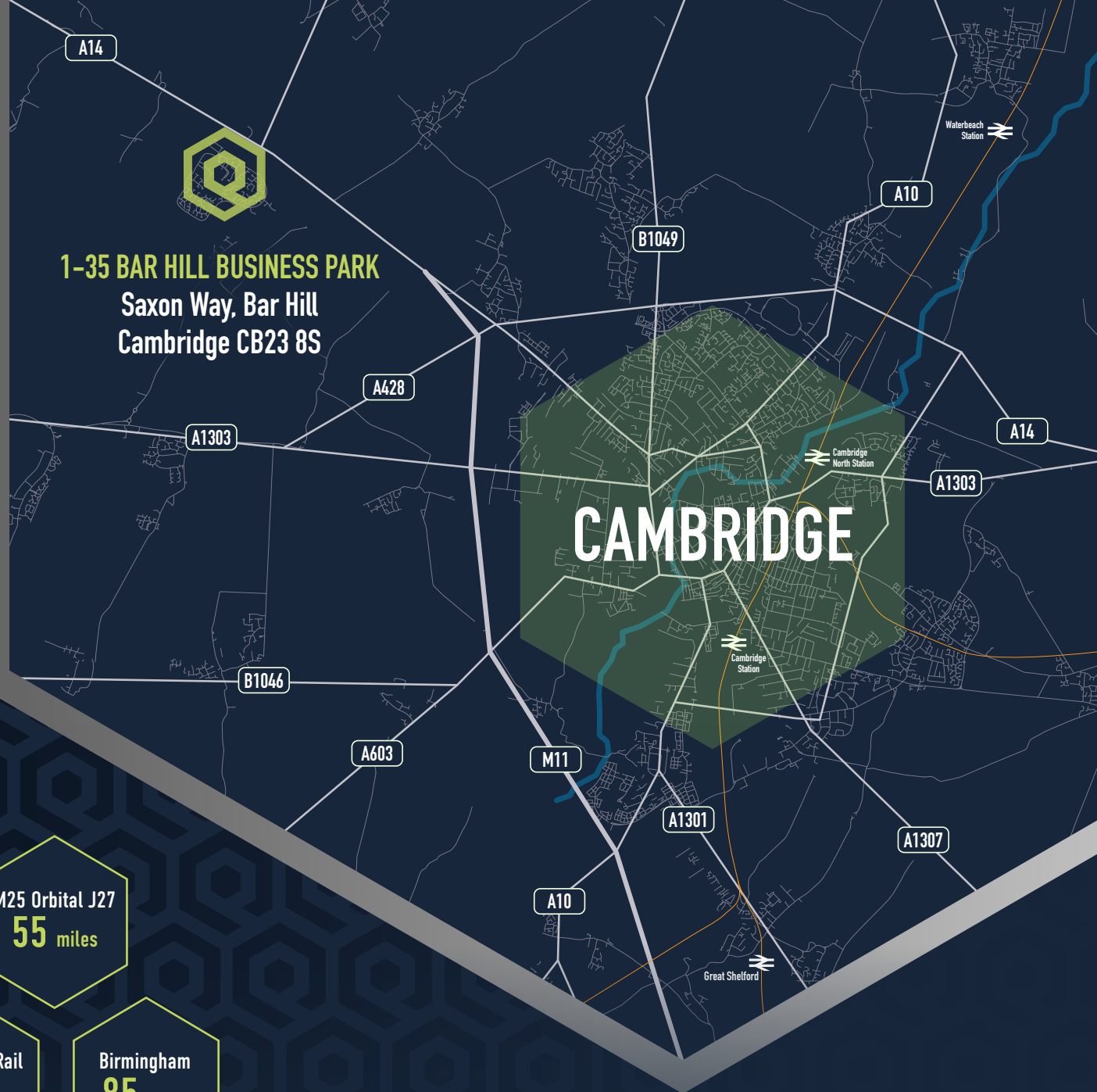
GREAT CONNECTIONS

Saxon Way enjoys excellent transport links by road from the A14 Bar Hill Interchange. Just a moment away from the business park, the upgraded A14 offers easy access to Cambridge centre 7.7 miles away, and merges with the M11 to reach the M25 London orbital 55 miles away in only 55 minutes. Heading north-west, Huntingdon is 11 miles and the A1 just 16 miles away.

For keen cyclists, getting to and from Bar Hill is easy and safe, via a network of designated cycle routes.

Bar Hill is well-served by a number of bus services; the half-hourly Route 5 connects the estate to Cambridge Railway Station in 50 minutes.

London's King's Cross can be reached in 45 minutes from Cambridge Station, and Stansted Airport in 35 minutes.



1-35 BAR HILL BUSINESS PARK
Saxon Way, Bar Hill
Cambridge CB23 8S



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