

# VECTOR

WWW.VECTOR-SPACE.CO.UK

NEW LABORATORY/LIFE SCIENCES/MEDICAL/OFFICE FACILITY 685 SQ.M. – 2,057 SQ.M – 66 CAR SPACES NEWMARKET CB8 7XN

- ✓ Fast access via A14 (J37)/A11 to Cambridge, Stansted Airport, Granta Park & Science/Research Parks
- ✓ Full planning permission for Class E use
- ✓ £242.00 per sq.m (£22.50 per sq.ft.) to base build specification
- ✓ Completion of base build within 6 months for specialist occupier fit-out works
- ✓ Immediate start on site
- ✓ Rent 50% cheaper than Cambridge



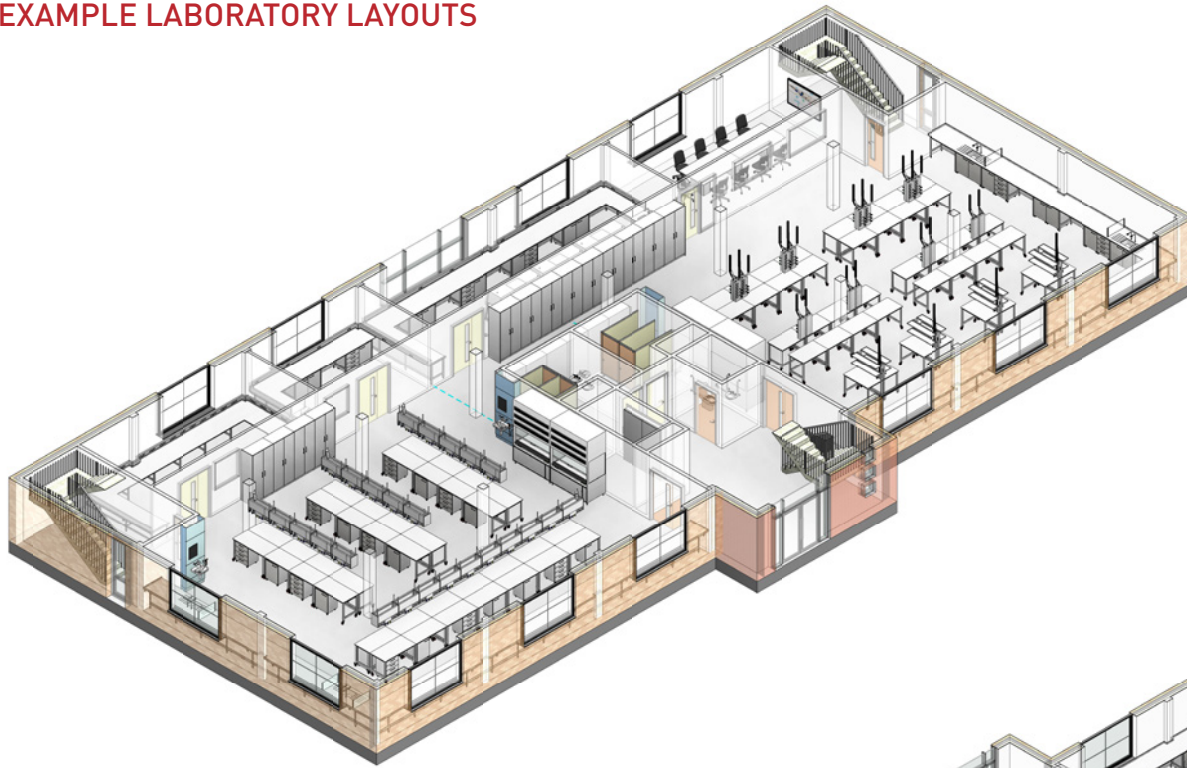
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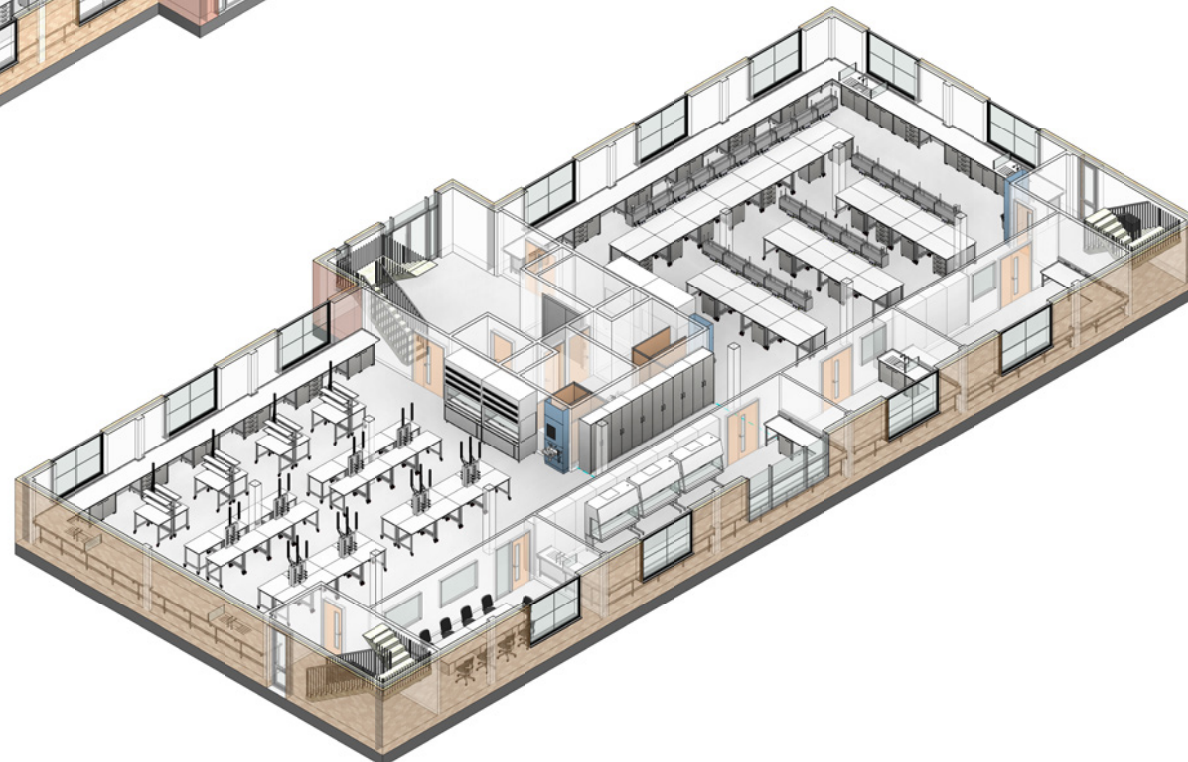
## TO LET/ FOR SALE

**Eddisons**  
Incorporating Barker Storey Matthews

# EXAMPLE LABORATORY LAYOUTS



1 Ground Floor - 3D View 1



2 Ground Floor - 3D View 2

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**GENERAL NOTES:**

**FURNITURE INSTALLATION**  
 THE WORKTOPS ARE 900mm HIGH (UNLESS STATED OTHERWISE), WITH A 50mm HIGH REAR UPSTAND.  
 WORKTOP MATERIAL IS 16mm TRESPA TOPLAB BASE.

**THE SUPPORTING FRAMEWORK IS 2" H FRAME SYSTEM**  
 THE UNITS ARE FROM OUR 'MOBILE AND STATIC' RANGE.  
 CARCASSES = 18mm M.MD/FPC MELAMINE  
 FRONTS = 18mm M.MD/FPC MELAMINE  
 HANDLES = LAB 162 'D'  
 HINGES = INTERNAL 150P

**THE LAB BENCHING IS FROM OUR '80' RANGE**  
 TABLES = STEEL FRAME / TRESPA WORKTOP  
 CASTERIS = 100mm SWIVEL BRANCO

**THE SERVICES TO BENCHING IS FROM OUR 'FLEX' RANGE**  
 LAB GAS = OVERHEAD GANTRY SYSTEM (FLEX)  
 LAB GAS = SERVICE CEILING TRAY (FLEX)

FLOOR TO CEILING = 2700mm

Rev	Date	By	Modification
A	AS DRN	PC	FIRST ISSUE

**InterFocus**

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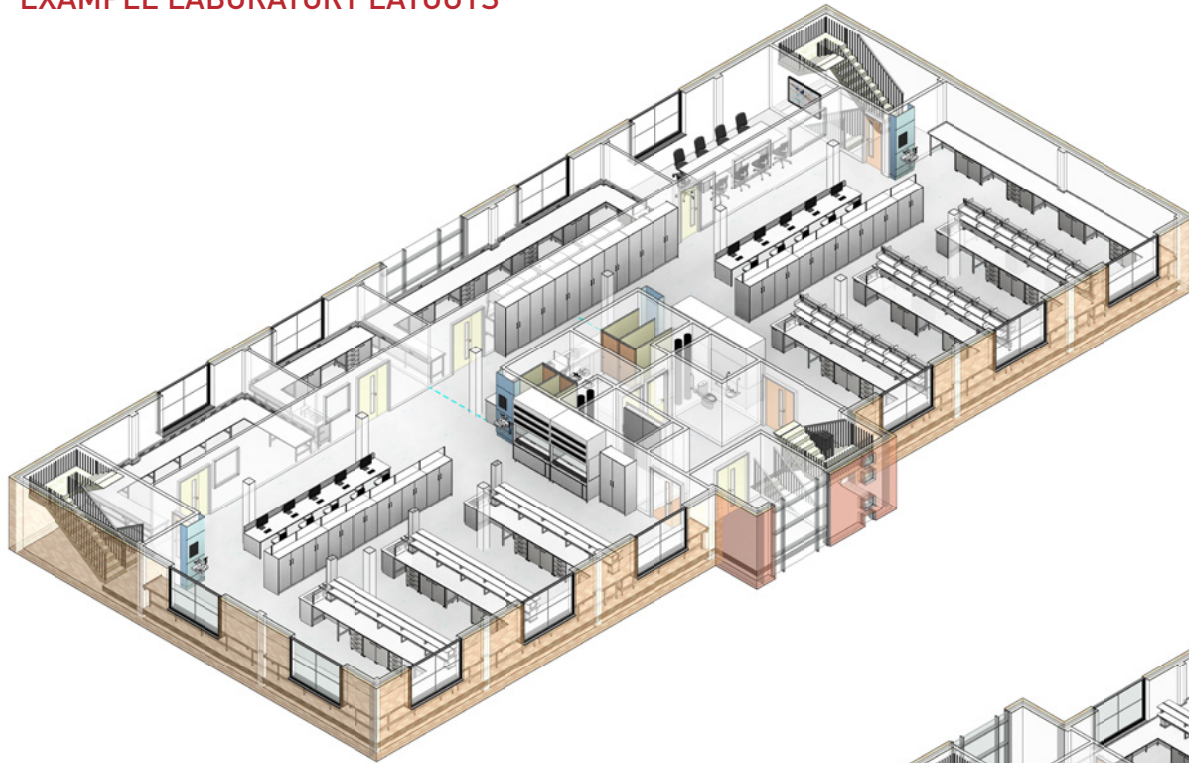
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TITLE  
 Ground Floor - 3D Views

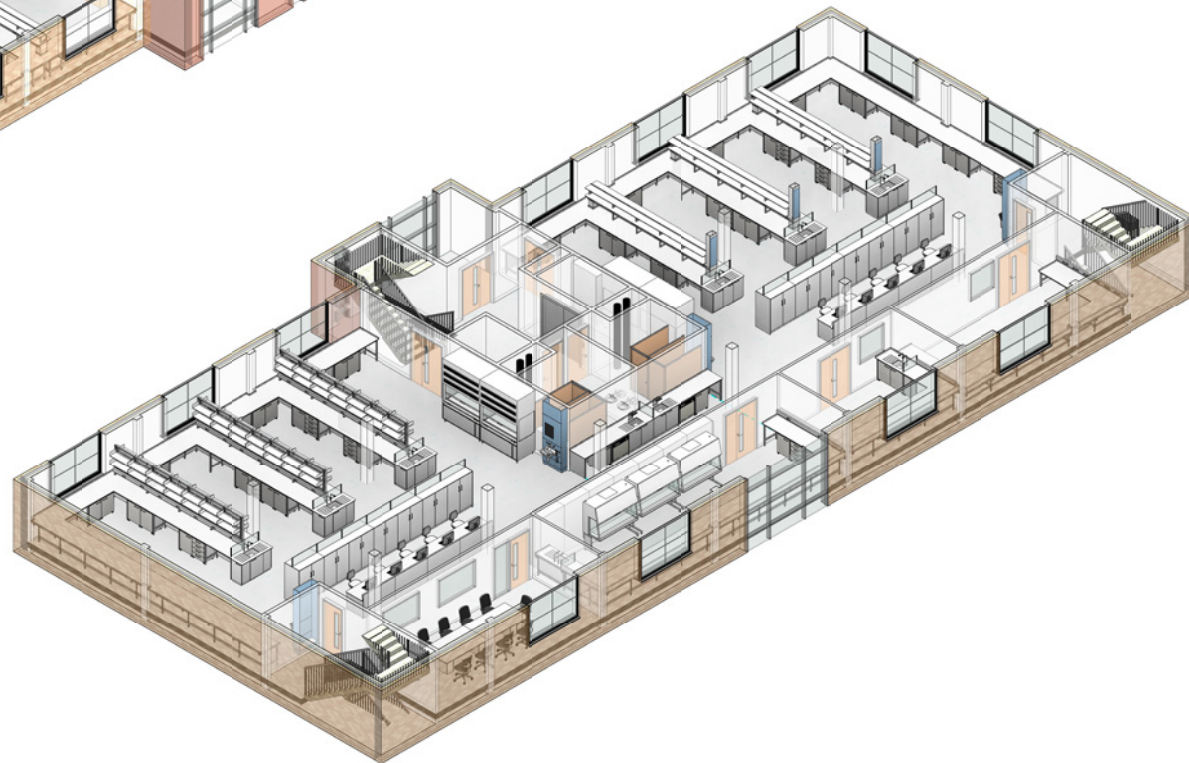
CLIENT  
 Hamilton Land - Building 2 - The Oaks

DRAWN BY PC	CHECKED BY -	DATE 09/06/2022
SCALE ( @A0 )	PROJECT NUMBER RQ.502206	
DRAWING NUMBER C760255-02	REV A	

# EXAMPLE LABORATORY LAYOUTS



1 First Floor - 3D View 1



2 First Floor - 3D View 2

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**GENERAL NOTES:**

**SUBSTRATE INSTALLATION**  
THE WORKTOPS ARE 650mm HIGH (UNLESS STATED OTHERWISE), WITH A 50mm HIGH REAR UPSTAND.  
WORKTOP MATERIAL IS 16mm TRESPA TOPLAB BASE

**THE SUPPORTING FRAMEWORK IS Q 11 FRAME SYSTEM**

**THE UNITS ARE FROM OUR 'MOBILE AND STATIC' RANGE**  
CABINETS = 16mm M.MDF/WFC MELAMINE  
FRONTS = 16mm M.MDF/WFC MELAMINE  
HANDLES = LAB 192 17  
WINGS = INTERNAL 107

**THE LAB BENCHING IS FROM OUR 'M8' RANGE**  
TABLES = STEEL FRAME / TRESPA WORKTOP  
CANTORS = 125mm SERVICE BRACK

**SHELVING TO BENCHING:**  
LAB L1-05 = RS2 2 TIER REAGENT SHELVING WITH BUILT IN SERVICE RISER  
LAB L1-07 = A51 ADJUSTABLE SHELVING SYSTEM WITH SHELF ENDS

FLOOR TO CEILING - 2700mm

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TITLE		
First Floor - 3D Views		
CLIENT		
Hamilton Land - Building 2 - The Oaks		
DRAWN BY PC	CHECKED BY -	DATE 09/06/2022
SCALE ( @A0 )		PROJECT NUMBER RQ.502206
DRAWING NUMBER C760255-08		REV A

# EXAMPLE FLOOR LAYOUT



1 Second Floor - 3D View 1



2 Second Floor - 3D View 2

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**GENERAL NOTES:**

**SUBMITURE INSTALLATION**

THE WORKTOPS ARE 600mm HIGH (UNLESS STATED OTHERWISE), WITH A 50mm HIGH REAR UPSTAND.

WORKTOP MATERIAL IS 16mm TRESPA TOP LAB BASE AND 25mm MDF/MFC MELAMINE

THE UNITS ARE FROM OUR '1 STATIC' RANGE:

CORNICES = 18mm M.MDF/MFC MELAMINE  
 FRONTS = 18mm M.MDF/MFC MELAMINE  
 HANDLES = L25 18" OF  
 HINGES = INTERNAL 120"

THE OFFICE DESKS ARE FROM THE ADAPT RANGE:  
 DESKS = STEEL FRAME / MELAMINE WORKTOP

FLOOR TO CEILING - 2700mm

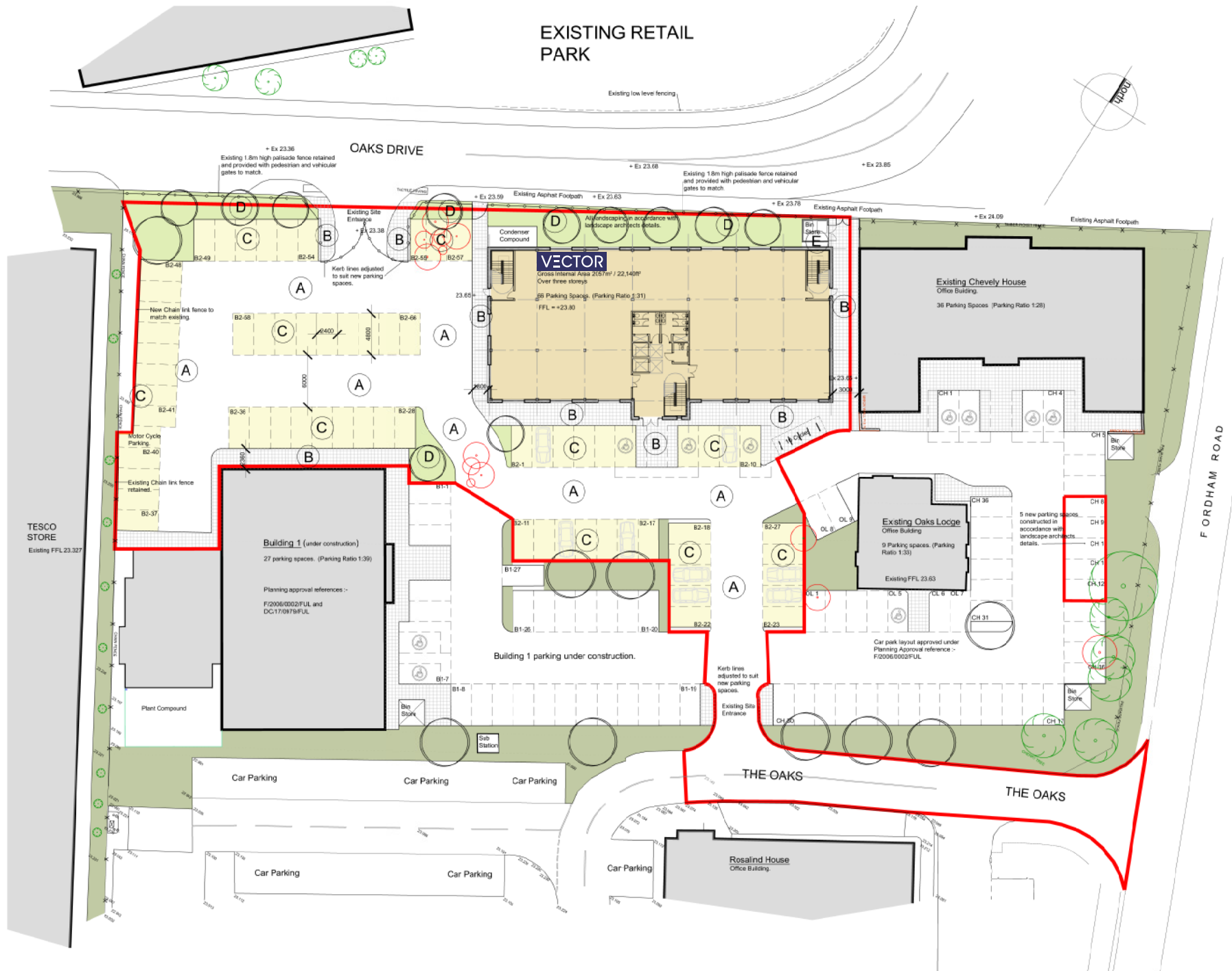
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TITLE		
Second Floor - 3D Views		
CLIENT		
Hamilton Land - Building 2 - The Oaks		
DRAWN BY	CHECKED BY	DATE
PC	-	09/06/2022
SCALE (@A0)	PROJECT NUMBER	
	RQ.502206	
DRAWING NUMBER	REV	
C760255-14	A	

**EXISTING RETAIL PARK**



OAKS DRIVE

TESCO STORE  
Existing FFL 23.327

FORDHAM ROAD

VECTOR  
Gross Internal Area 2057m² / 22,140ft²  
Over three storeys  
56 Parking Spaces (Parking Ratio 1.31)  
FFL = +23.80

Existing Chevely House  
Office Building  
36 Parking Spaces (Parking Ratio 1.28)

Building 1 (under construction)  
27 parking spaces (Parking Ratio 1.39)  
Planning approval references :-  
F2006/0002/FUL and  
DC17/0979/FUL

Existing Oaks Lodge  
Office Building  
9 Parking spaces (Parking  
Ratio 1.33)  
Existing FFL 23.63

Rosalind House  
Office Building

THE OAKS

THE OAKS



STUDLANDS  
RETAIL PARK

### TRAVEL TIMES BY CAR

Wellcome Genome  
Campus **18 mins**

Cambridge  
Science Park  
**20 mins**

Granta Park  
**20 mins**

Addenbrooke's  
Hospital  
**25 mins**

Stansted Airport  
**40 mins**

A14 (J37) - 0.5 MILES

**Eddisons**

Incorporating Barker Storey Matthews

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**Important Information**

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