

NEWMARKET 3 THE OAKS FORDHAM ROAD CB8 7XN

Hamilton Land Ltd has completed the development of a new fully fitted cytology laboratory on behalf of Cambridge University Hospitals NHS Foundation Trust, which in total shall comprises 951 sq.m (10,236 sq.ft.) in conjunction with Newmarket Investment Partnership at 3 The Oaks, Fordham Road, Newmarket

Around 40 staff previously based at Addenbrooke's Hospital, Cambridge and West Suffolk Hospital, Bury St. Edmunds have relocated establishing this facility as the Eastern Region Cytology Laboratory.

A new 25-year lease has been agreed at an annual exclusive rental of £15.00 per sq.ft. on this two-storey building which shall have the benefit of 47 on site car spaces.

This new state of the art cancer-screening laboratory in Newmarket shall give women quicker cervical smear test results in Cambridgeshire and Suffolk.

Daniel Hopes at Hamilton Land comments: "It is a significant coup for Newmarket which is fast establishing itself as an ideal regional headquarters location due to excellent communications via the A14 and A11/M11 to Cambridge, Stansted, East Coast Ports and London. Addenbrooke's shall create new jobs for the town which is rapidly diversifying from its international bloodstock industry reputation"

Richard Howe, Estates and Facilities Manager at Cambridge University Hospitals NHS Foundation Trust, adds "Newmarket is a convenient location for this new facility ideally situated close to the A14. The laboratory's aim is to give 80% of women patient's results from cervical smear tests within four weeks. Specialist equipment costing £160,000 shall be invested"

Hamilton Land proposes to construct two more office buildings at The Oaks later this year which shall comprise 12,500 sq.ft. and 10,000 sq.ft. plus good car parking provision.

For further information, please contact Daniel Hopes at Hamilton Land (01223 370108) or Richard Howe (01223 216342) at Cambridge University Hospitals Foundation NHS Trust.