

# THE OAKS - NEWMARKET

## EXCITING NEW DEVELOPMENTS ON THE WAY.....

Hamilton Land, in conjunction with C I Industries Ltd, shall submit planning in May 2005 for 2 no. two-storey high quality self-contained office buildings comprising 22,500 sq.ft. in total with 77 on site car spaces at NBP's sister Business Park The Oaks, Fordham Road, Newmarket.

The buildings shall comprise the following:

<b>Units</b>	<b>No. of floors</b>	<b>Area sq.ft. (GIA)</b>	<b>Area sq.ft. (NIA)</b>
Unit 1	2	10,000	8,440
Unit 2	2	12,500	10,940
<b>Total</b>		<b>22,500</b>	<b>19,380</b>

These buildings shall have the benefit of comfort-cooling, raised access floors, LG3 Lighting, automatic passenger lifts, kitchen/disabled facilities, Category 5 cabling and high quality finishes throughout.

Generous car parking provision of 77 car spaces in total shall also be provided which equates to 1 car space per 250 sq.ft. (Subject to planning)

Existing occupiers at The Oaks include Cambridge University Hospitals NHS Foundation Trust, GeneMedix Plc, DEFRA, Care Principles and Deltron Electronics Plc.

These units can also accommodate high technology companies wanting to relocate away from the existing Cambridge Science & Business Parks but still remain within a 15 minutes drive time.

Newmarket 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.

Recent arrival Cambridge University Hospitals NHS Foundation Trust have established their new Regional Cytology Unit for Cambridgeshire & Suffolk to Newmarket off Addenbrooke's Hospital site in Cambridge and staff from West Suffolk Hospital, Bury St. Edmunds have located to The Oaks too.

The new hourly One Service train timetable between Cambridge – Ipswich has also facilitated companies wanting to relocate out of Cambridge & Bury St. Edmunds where traffic congestion has been one of the main reasons for choosing Newmarket as a location.

**For further information on this forthcoming exciting new development at The Oaks, please contact Daniel Hopes at Hamilton Land (01223 370108)**