

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.

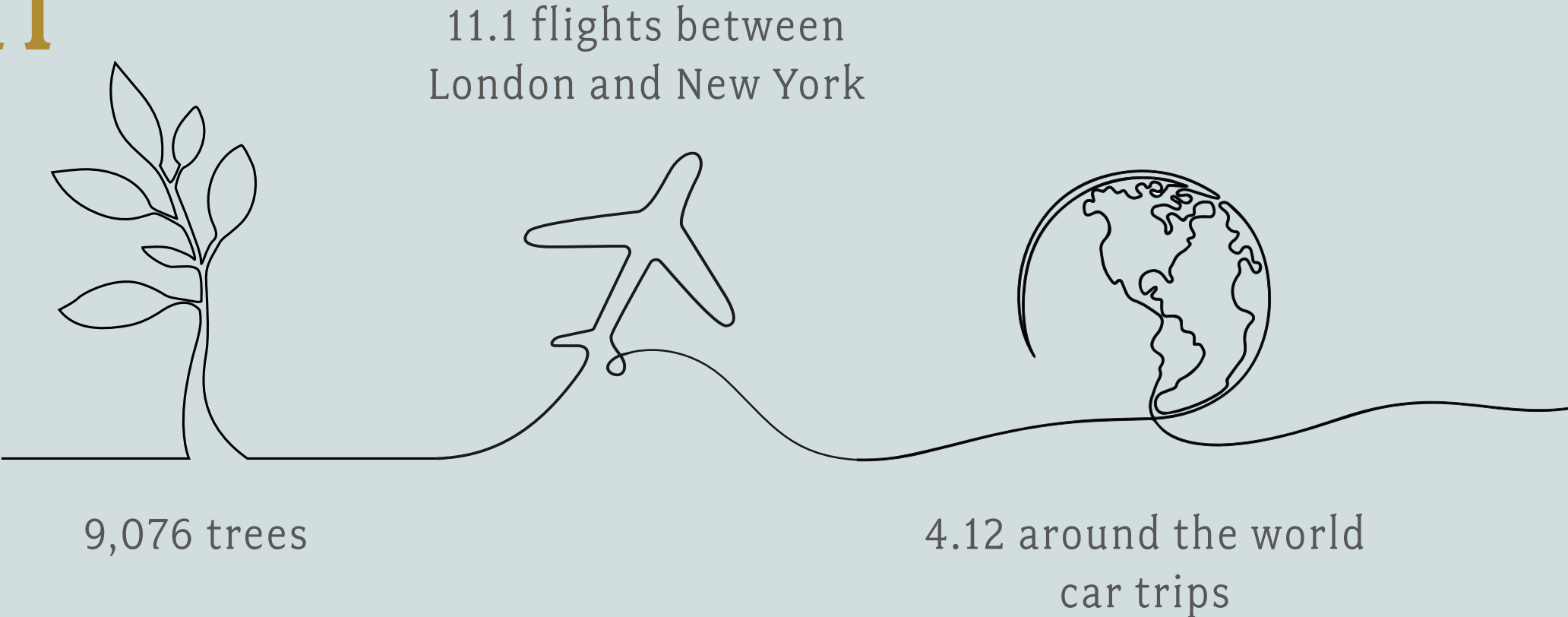
The buildings achieve a best-in-class EPC rating of A+ and provide 23 light and airy work areas ranging from 121 sq ft (11 sq m) to 1,137 sq ft (106 sq m) with a separate meeting room, gardens, water features and outside sitting areas.



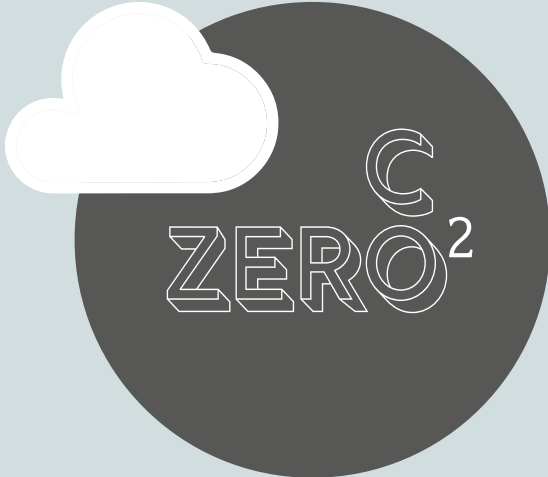
Sustainability in action



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



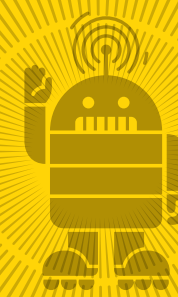

Hope Street Yard



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



AL CASBAH, RESTAURANT, MILL ROAD

LIMONCELLO, ITALIAN DELI AND CAFE

GARDEN KITCHEN, PLANT SHOP AND CAFE, MILL ROAD

The Vibe: diverse & vibrant

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

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

PREMISES PLAN INDICATIVE FURNITURE LAYOUT

Overview

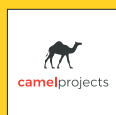
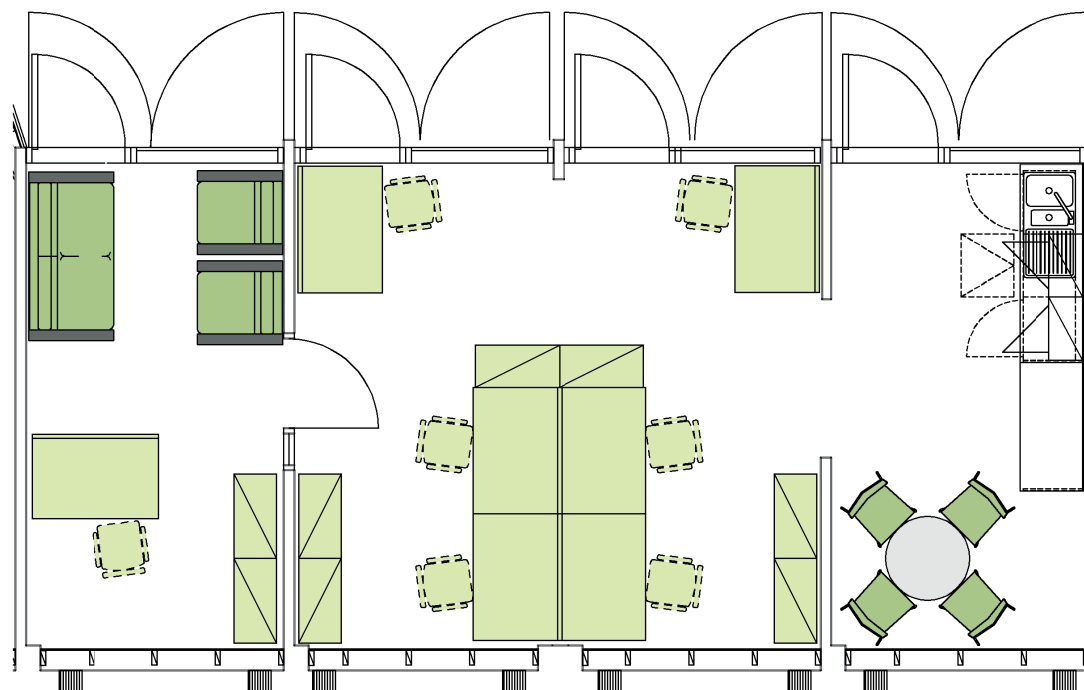
- £2,490 pcm + VAT
- 10 person capacity
- Ground floor

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



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

PREMISES PLAN

OVERVIEW

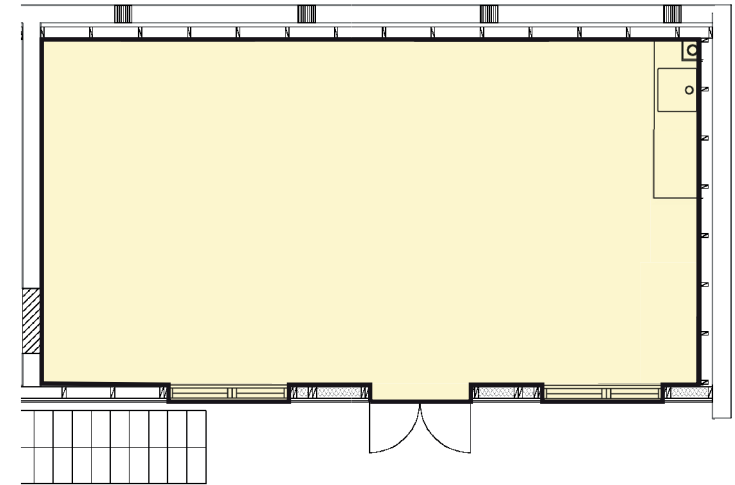
- £1,798 pcm + VAT
- 11 person capacity
- ASHP for heating and cooling
- Great location
- Net zero carbon
- Self contained workspaces

WHAT'S NOT INCLUDED IN THE OCCUPATION FEE

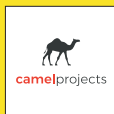
- Business rates
- Office cleaning

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



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