FOR SALE

On the instructions of
Joint Fixed Charge Receivers

38,750 sq ft (3,600 sq m)

Exceptional R&D building with office, laboratory and storage space, with potential for wider commercial application

BUILDING 202 | WELLINGTON ROAD
LANCASTER WAY BUSINESS PARK | ELY | CB6 3NX

Infinitely superior space

- 38,750 sq ft mid-tech unit
- Fully fitted, flexible space
- Located at the front of the tech quarter of Lancaster Way Business Park
- Suitable for a wide range of occupiers
- 12 minutes by train to Cambridge North – subsidised bus link to the station
- Occupiers in the tech quarter include Cambridge Commodities, CMR Surgical, Ellutia and ThorLabs
- On-site amenities
- Thriving business community

BUILDING 202
LANCASTER WAY | ELY

Specification

Building 202 Lancaster Way is a fully fitted R&D building arranged over two floors providing Class 1 laboratory space, in addition to cold storage, associated warehousing with full height racking, Cat A office accommodation and ancillary areas.

The property is designed to be adaptable to various research based uses with plant capacity for CL 1/2 laboratories, GMP, clean rooms and cold storage.

The building lies within a landscaped plot with 91 car parking spaces including 4 disabled bays and 2 electric vehicle charging bays.

- Fully Fitted Mid-tech Unit
- Nine Laboratories
- Kitchen and Breakout Space
- PV Panels
- Cold Rooms
- Fume Cupboard
- EV Charging Points
- Racked Warehouse
- Goods Lift
- Fitted Benching
- Air Conditioned Offices

Accommodation

Gross Internal Area	Sq M	Sq Ft
First Floor	1,632.3	17,570
Ground Floor	1,967.7	21,180
TOTAL GIA	**3,600.0**	**38,750**

Opportunity

Building 202 Lancaster Way presents a unique opportunity to purchase a freehold building at a **guide price of £4,500,000** excluding VAT, which encompasses a laboratory, warehouse and office specification – with potential for wider commercial application. Consideration will be given to a lease.

BUILDING 202
LANCASTER WAY | ELY

Floor plans

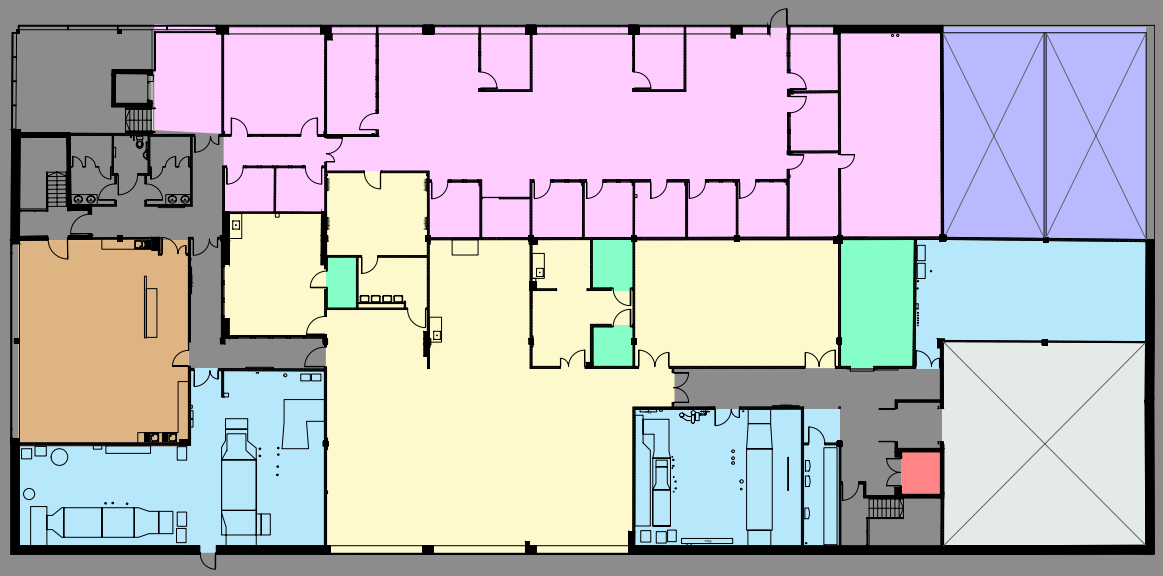
Key:

- Cold Stores
- Laboratory
- Stores
- Warehouse with racking
- Offices
- Kitchen / Breakout space
- Plant
- Goods In / Out
- Goods Lift

BUILDING 202
LANCASTER WAY | ELY

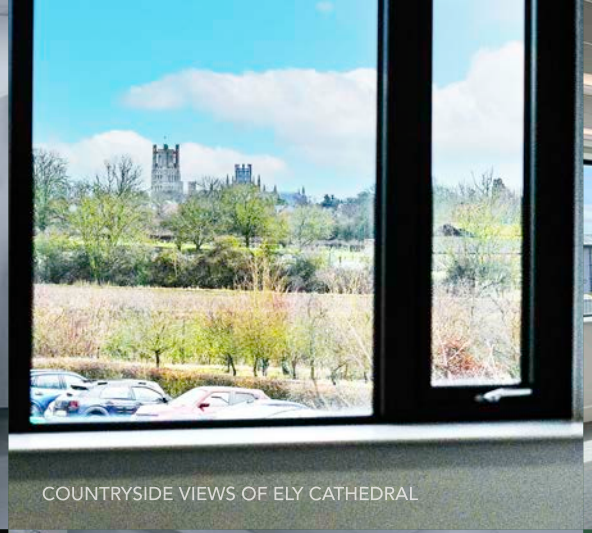
Ground Floor

First Floor



Plans for indicative purposes only. Common Areas Not to scale.

MEZZANINE OVERLOOKING WAREHOUSE RACKING


COUNTRYSIDE VIEWS OF ELY CATHEDRAL

OFFICE SPACE

FULL HEIGHT ATRIUM

COLD ROOMS

202

202 LANCASTER WAY | ELY | CB6 3NX

MAIN ENTRANCE

PV PANELS

WAREHOUSE RACKING

HIGH SPECIFICATION FINISHES

Why Ely?

Ely's strategic location near Cambridge positions it as an attractive destination for businesses seeking proximity to the city's tech hub while enjoying a more serene and cost-effective environment.

With excellent transport links, including direct rail connections to Cambridge and London, Ely offers convenient access to major economic centres.

Its growing infrastructure and business parks provide ample opportunities for companies to establish a presence in a thriving commercial landscape.

Moreover, Ely's charming blend of historic architecture and picturesque surroundings creates an appealing backdrop for business operations, offering a unique blend of productivity and quality of life.

- Quick connections to Cambridge via road and rail
- Average price in Ely over the last year £397,213, Cambridge is £587,654 (Rightmove) – an affordable place to live
- Occupational costs significantly below Cambridge prices
- Population – 19,189 (2001 Census)
- Local population 44.96% at Level 4 (Bachelors degree, Masters Degree or PHD) compared to 33.92% England average
- Orchards Green (North Ely) to provide 1,200 new homes, supported by excellent local schools

BUILDING 202
LANCASTER WAY | ELY

ELY CATHEDRAL

Lancaster Way Business Park Ely

The established business park to the north of Cambridge

Set in 175 acres, offering excellent amenities including gym, café, nursery, trim trail, EV charging, dentist and a MOT centre. Green spaces boost staff wellbeing, and the latest tech includes superfast broadband and dedicated leased lines. Occupiers also benefit from first-class 24/7 security and can call on the supportive on-site management team who provide a rapid response to all enquiries. Home to a wide ranging and thriving business community who occupy a range of industrial and commercial properties, the Park is an ideal location for business headquarters.

- 24/7 on-site security for 365 days, CCTV and ANPR
- Enterprise Zone Status
- Superfast broadband and option of leased lines
- Sustainable park management
- Excellent amenities and green spaces promoting staff wellbeing
- On-site management team ready to support your business

ON-SITE CAFÉ WITH COMMUNITY OUTDOOR SPACE

SECTION AERIAL VIEW OF LANCASTER WAY BUSINESS PARK

IN GOOD COMPANY

Cambridge Commodities

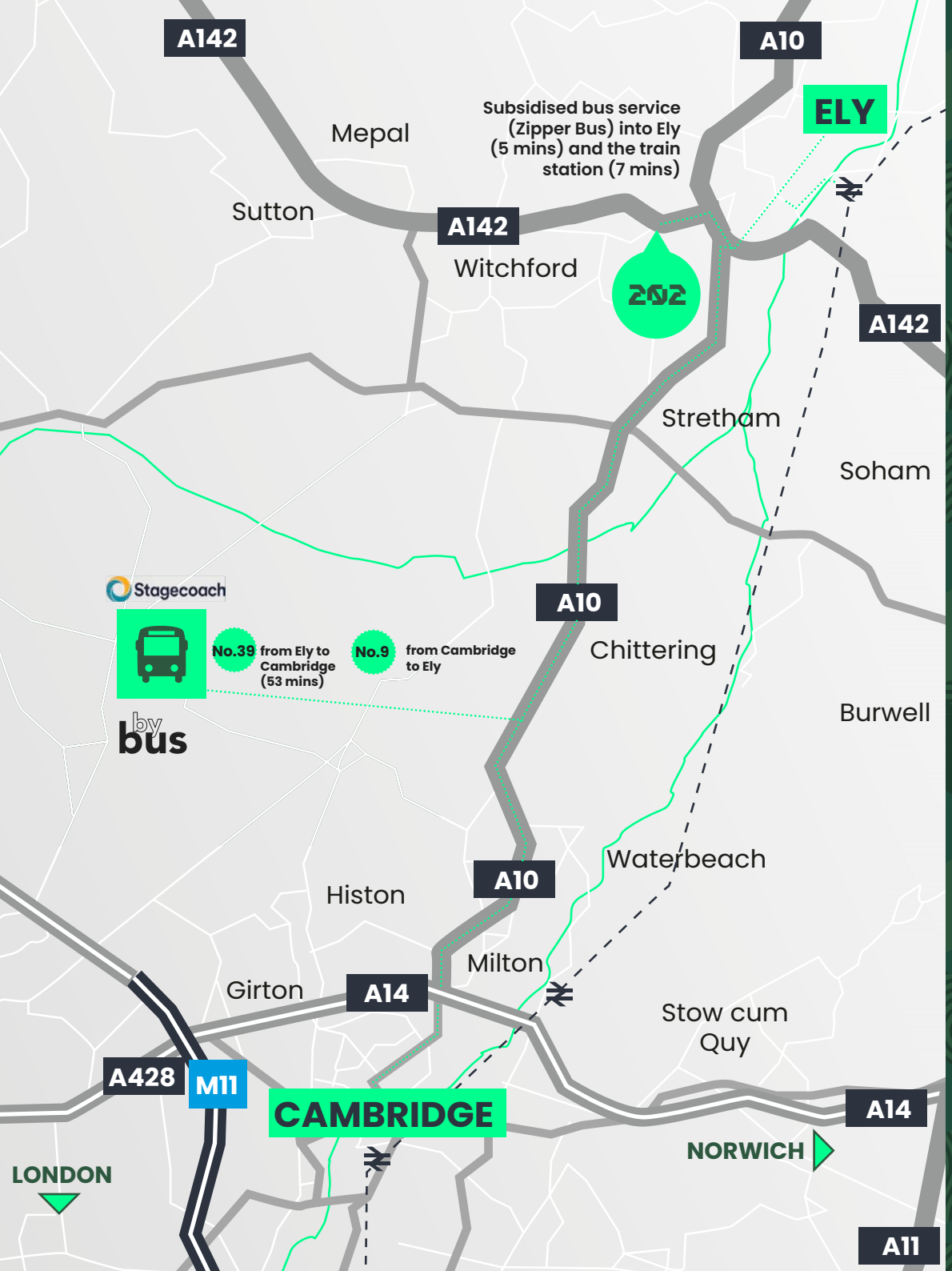
THORLABS

CMR SURGICAL

Ellutia Chromatography Solutions

BUILDING 202

LANCASTER WAY | ELY



Considerately connected

202 Lancaster Way is located one mile from the beautiful Cathedral City of Ely with its many leisure opportunities. The Park benefits from superb access both to Ely and the University City of Cambridge, just 13 miles away via the A10.

Trains to London King's Cross take around an hour from Ely station. The road network affords links to the Midlands and East Coast ports via the newly upgraded A14 and London and Stansted Airport via the M11 and A11.

There are buses servicing Lancaster Way and routes for cyclists, with five pool bikes available on-site through the bike hire scheme, which is free of charge.

by car

	MILES
Ely Train Station	3.2
Ely City Centre	1.5
Cambridge Research Park	6
A1 (Cambridge)	12
A14 (via the A10)	12
Cambridge Science Park	12.5

by train

	MINUTES
Cambridge	15
Cambridge North	12
London King's Cross	74

Direct rail links to London Kings Cross and the Knowledge Quarter, Stansted Airport and Birmingham

by cycle

	MILES
Ely Leisure Park	3
Ely City Centre	2.7
BP Service Station / M&S / Burger King	1.3

Further information

Viewings

Strictly through the Joint Selling Agents.

The property is offered for sale on behalf of the Joint LPA Receivers ('the Receivers'). The Receivers offer no title or collateral warranties associated with this property or transaction. The Receivers act without personal liability.

Data Room

Further property information available in the Data Room. Please contact agents for access.

Knight Frank

Iain Keys
07890 942687
iain.keys@knightfrank.com

Harriet Willmott
07974 398308
harriet.willmott@knightfrank.com

knightfrank.co.uk

DTRE

Jamie Green
07776 161534
jamie.green@dtre.com

Sam Cooper
07880 585950
sam.cooper@dtre.com

dtre.com

WATLING REAL ESTATE

Ben Holyhead
07880 137 654
ben.holyhead@watling.com

Toby O'Sullivan
07958 019732
toby.osullivan@watling.com

watling.com

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/ contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect. **June 2026**

Designed and produced by **opendesignagency.co.uk**