



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**

202

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 subject to modification/planning



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

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 Lab Benching



Air Conditioned Offices



BUILDING
202

LANCASTER WAY | ELY





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.

Floor plans

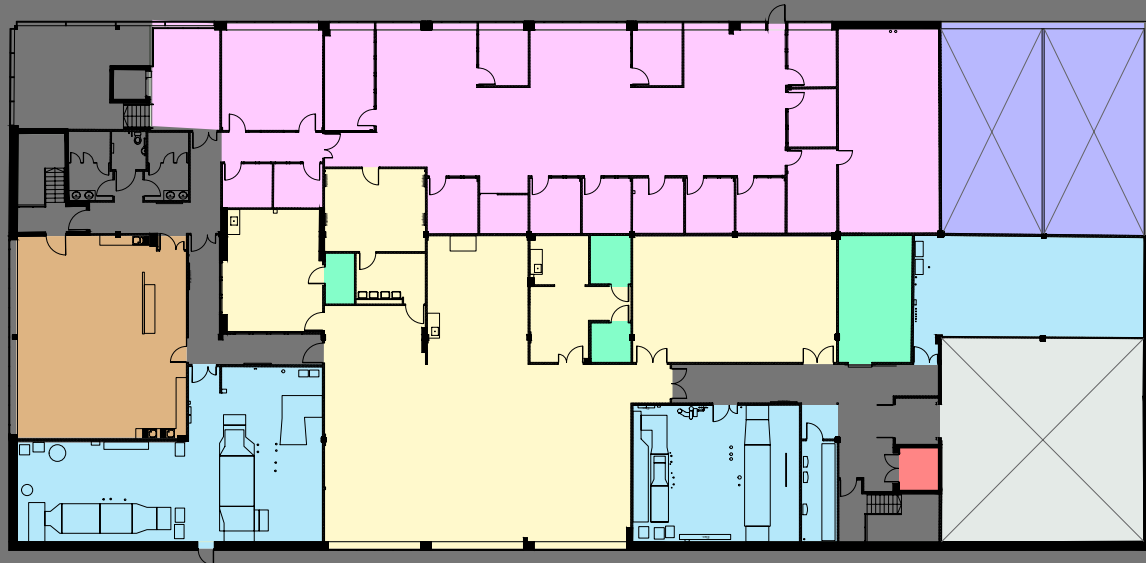
Key:

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

Ground Floor



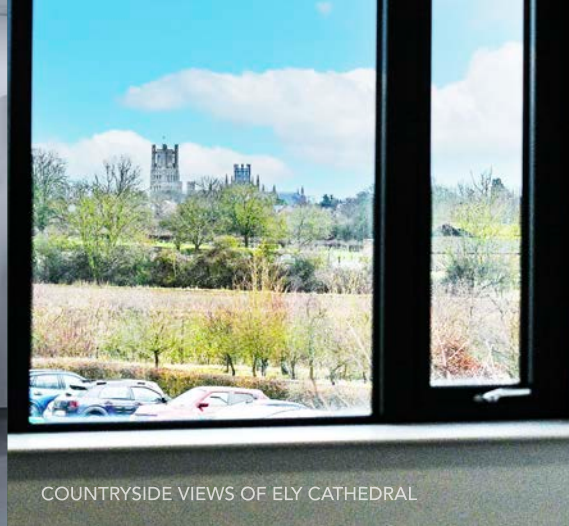
First Floor



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



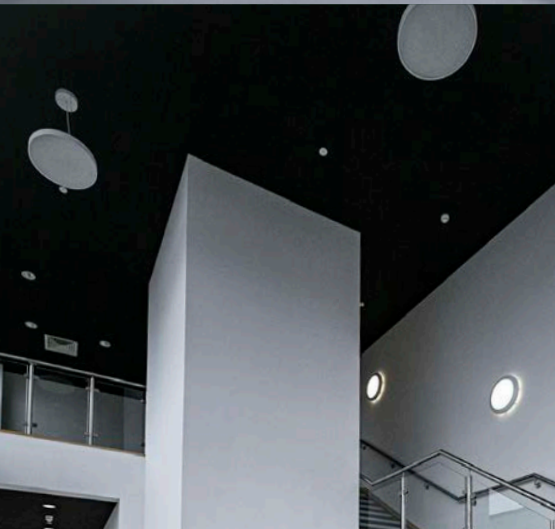
MEZZANINE OVERLOOKING WAREHOUSE RACKING



COUNTRYSIDE VIEWS OF ELY CATHEDRAL



OFFICE SPACE



FULL HEIGHT ATRIUM



COLD ROOMS



202 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



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

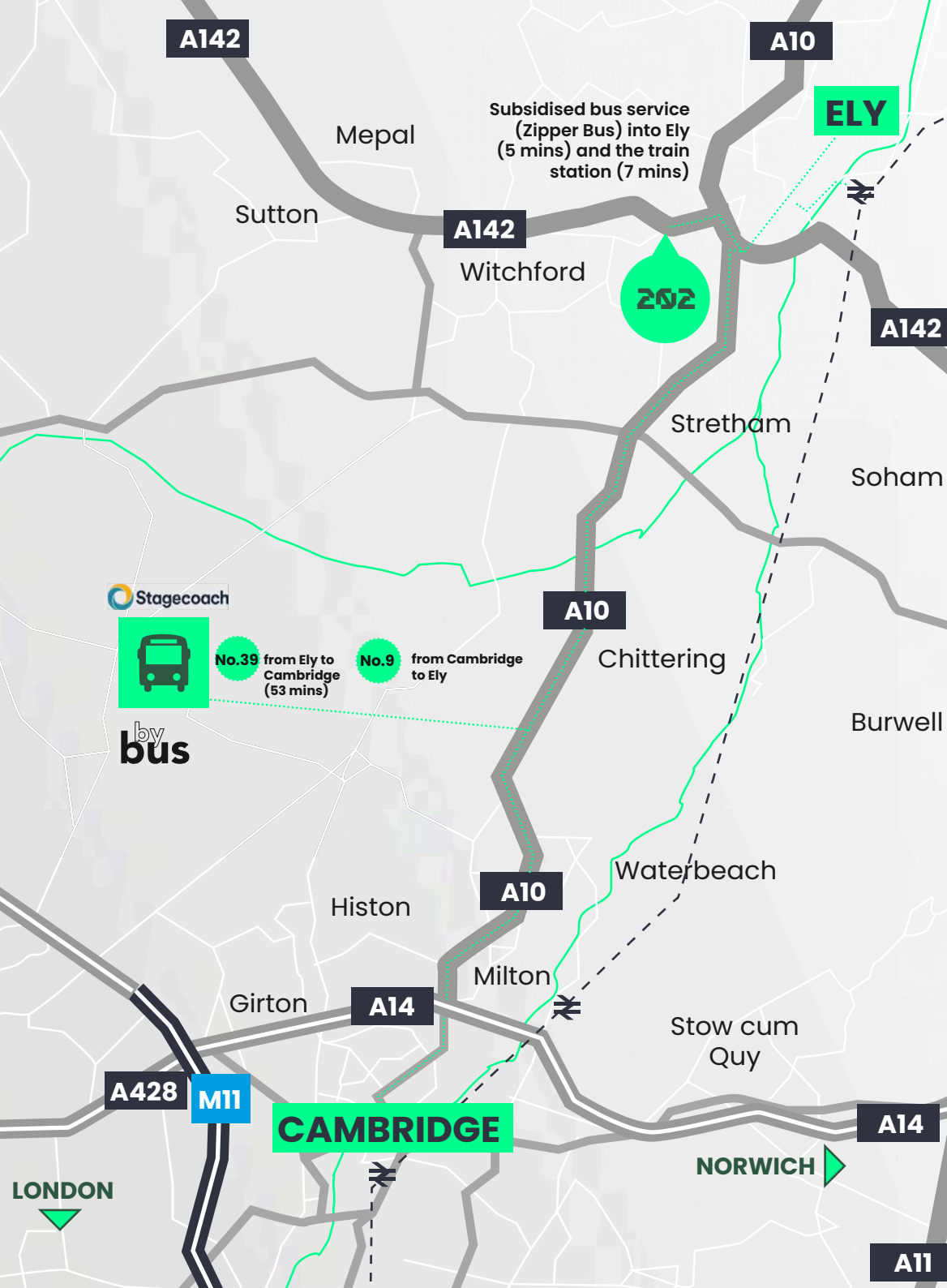


SECTION AERIAL VIEW OF LANCASTER WAY BUSINESS PARK



IN GOOD COMPANY





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.

	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

	MINUTES
 Cambridge North	12
Cambridge	15
Cambridge South	19
London King's Cross	74
Direct rail links to London Kings Cross and the Knowledge Quarter, Stansted Airport and Birmingham	

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



Further information

Guide Price

£4,500,000 excluding VAT freehold – or consideration for leasehold.

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.



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