

P R O J E C T
I N S P I R E

OPERATING / INVESTMENT OPPORTUNITY

196 UNITS APARTHOTEL
CENTRAL CAMBRIDGE





THE OFFERING

Opportunity to Operate and/or Acquire

196
units

4
floors +
ground floor

70
Small Studios
(22m²)

103
Studios
(26m²)

16
1-Beds
(30m²)

7
2-Beds
(40m²)

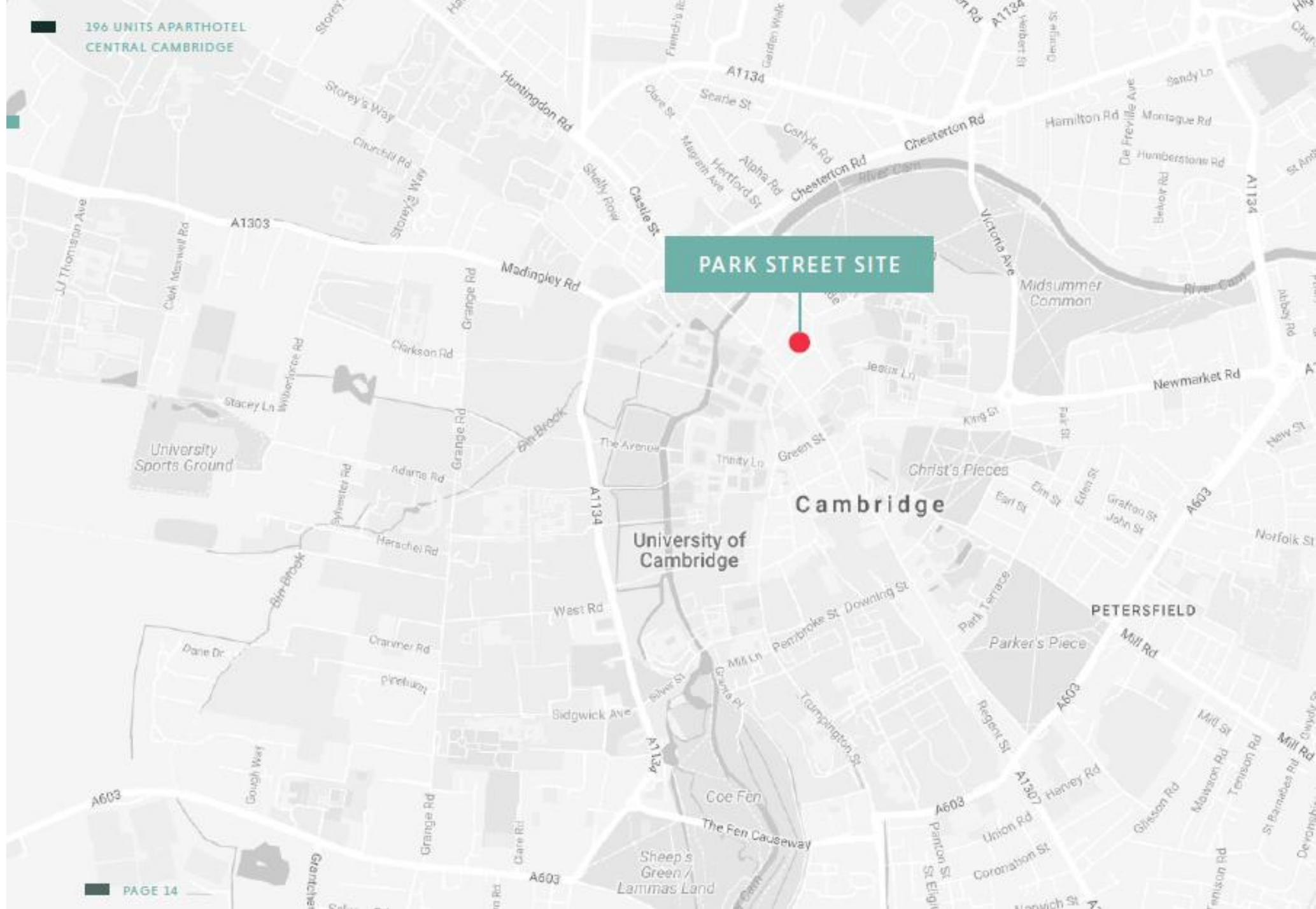
Access to
inner courtyard
with features

3 basement
levels providing
226 parking bays

Gross
internal area:
1,234,567

196 UNITS APARTHOTEL
CENTRAL CAMBRIDGE

THE SITE
IS IN A
PRIME
LOCATION
IN THE HEART
OF THE CITY



PARK STREET SITE

Cambridge

University of Cambridge

PETERSFIELD

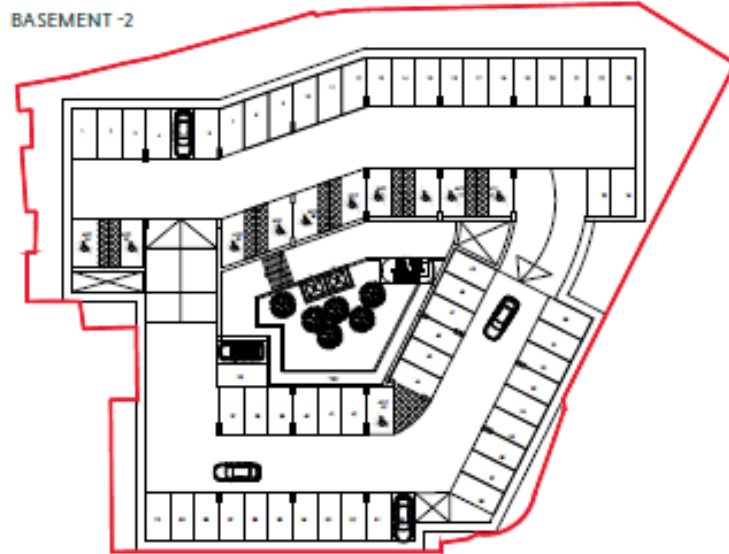
SCHEDULE OF ROOMS

	SMALL STUDIOS (22 M ²)	STUDIOS (26M ²)	1-BED (30M ²)	2-BED (40M ²)	TOTAL GUESTROOMS
Ground Floor	0	26	0	1	27
First Floor	3	41	6	2	52
Second Floor	15	28	6	2	52
Third Floor	36	7	4	1	48
Fourth Floor	15	1	0	1	17
Total Guestrooms	70 (35%)	103 (52%)	16 (8%)	7 (5%)	196

BASEMENT -3



BASEMENT -2



THE PROCESS

- The MRP Group formally invites you to consider the proposition and submit a Letter of Interest to operate (lease) and/or acquire (forward fund) the site by 6th July 2018.
- Following this please submit your proposal to lease and/or acquire by 19th July 2018.
- Lease offers should include:
 - Term
 - Lease FRI Terms
 - Company Guarantees
 - Rent
 - Rental Increases
 - Breaks requirements
 - 10 year forecast
- Acquisition offers should include:
 - Proposed Purchase Price
 - Forward Commit / Fund
 - Deposit Level
 - Board Approval Process
 - Your Role (Developer/Investor)

C O N T A C T S

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