

Up to 13,500 sq ft
(1,254 sq m) of
high-quality office
and R&D space



3000

**Image indicative of post refurbishment condition.*

Cambridge Science Park



cambridgesciencepark.co.uk



Cambridge Science Park

Established in 1970 by Trinity College, the Cambridge Science Park played a pivotal role in the “Cambridge Phenomenon” – the transformation of Cambridge from a market town with a world-class university to one of the leading technology hotspots in the world.



Today, the 152-acre site comprises 1.9 million sq ft of high technology and laboratory buildings and is home to 170 businesses, ranging from university spinouts to multinational companies, employing 7,250 people. Working on potentially life changing technologies – from personalised medicines to non-invasive cancer diagnostics to AI, IoT, defence and connectivity – these innovative companies choose Cambridge Science Park due to the calibre of the location, excellent accessibility and superb access to Cambridge’s brightest graduates, experienced highly skilled workforce and support for entrepreneurial endeavour.

Building

300 Cambridge Science Park is a self-contained, two-storey office building located in a highly prominent position within the park's inner ring road. Offering up to 13,500 sq ft of high quality, fully refurbished office space, the building has been designed to be split or taken as a whole. Externally, the building is undergoing a comprehensive refurbishment, ensuring a premium finish that enhances aesthetic appeal.



**Image indicative of post refurbishment condition.*

Occupier benefits:

- 30 car parking spaces.
- Showers.
- Covered cycle storage.
- External upgrades, including new entrance doors.
- Passenger lift.
- Access to park amenities, including nursery and café.

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Office Space

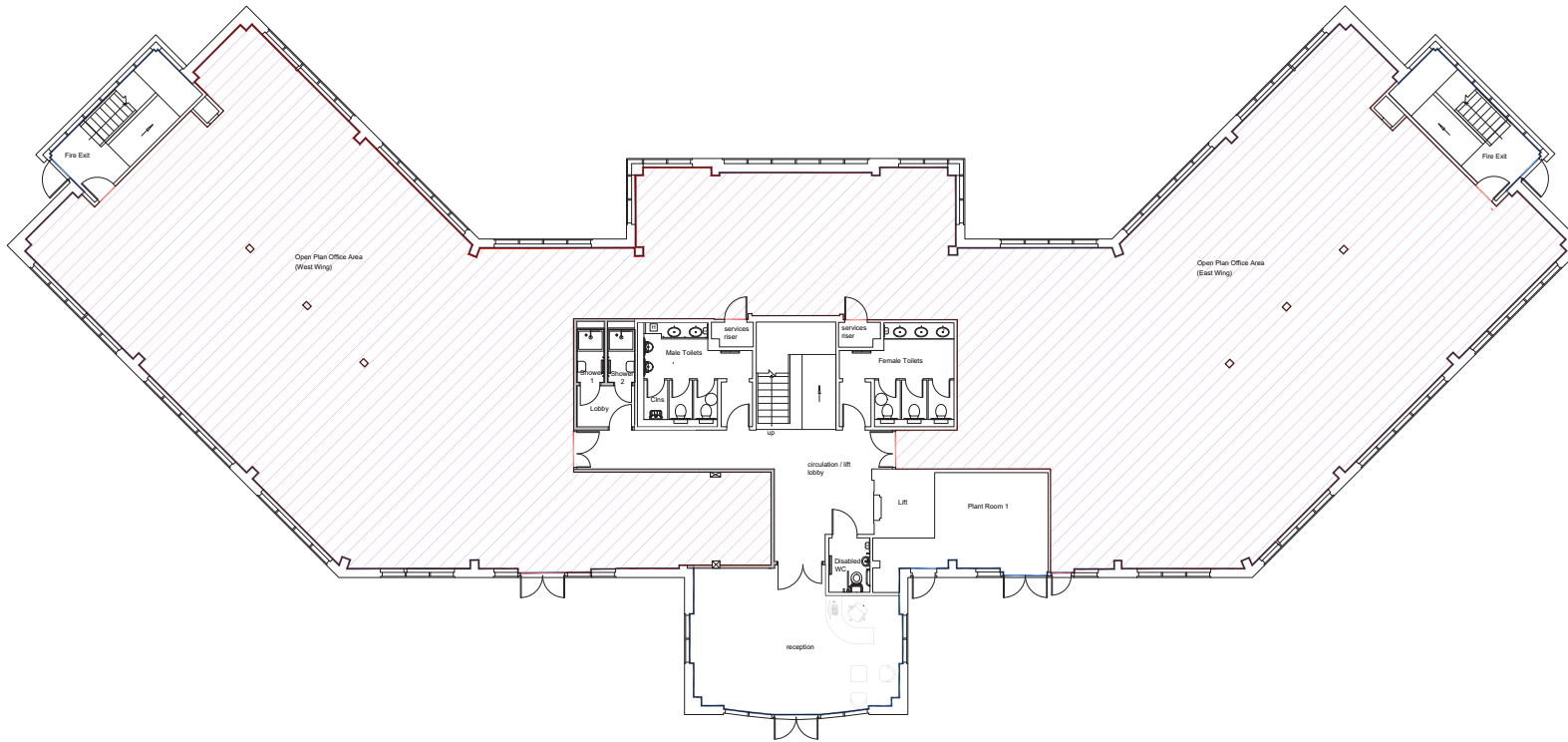
Finished to an open plan Cat A specification featuring:

- New M&E with HVAC.
- New LED lighting throughout.
- Full height windows.
- Suspended ceiling.
- Raised and carpeted office floors.



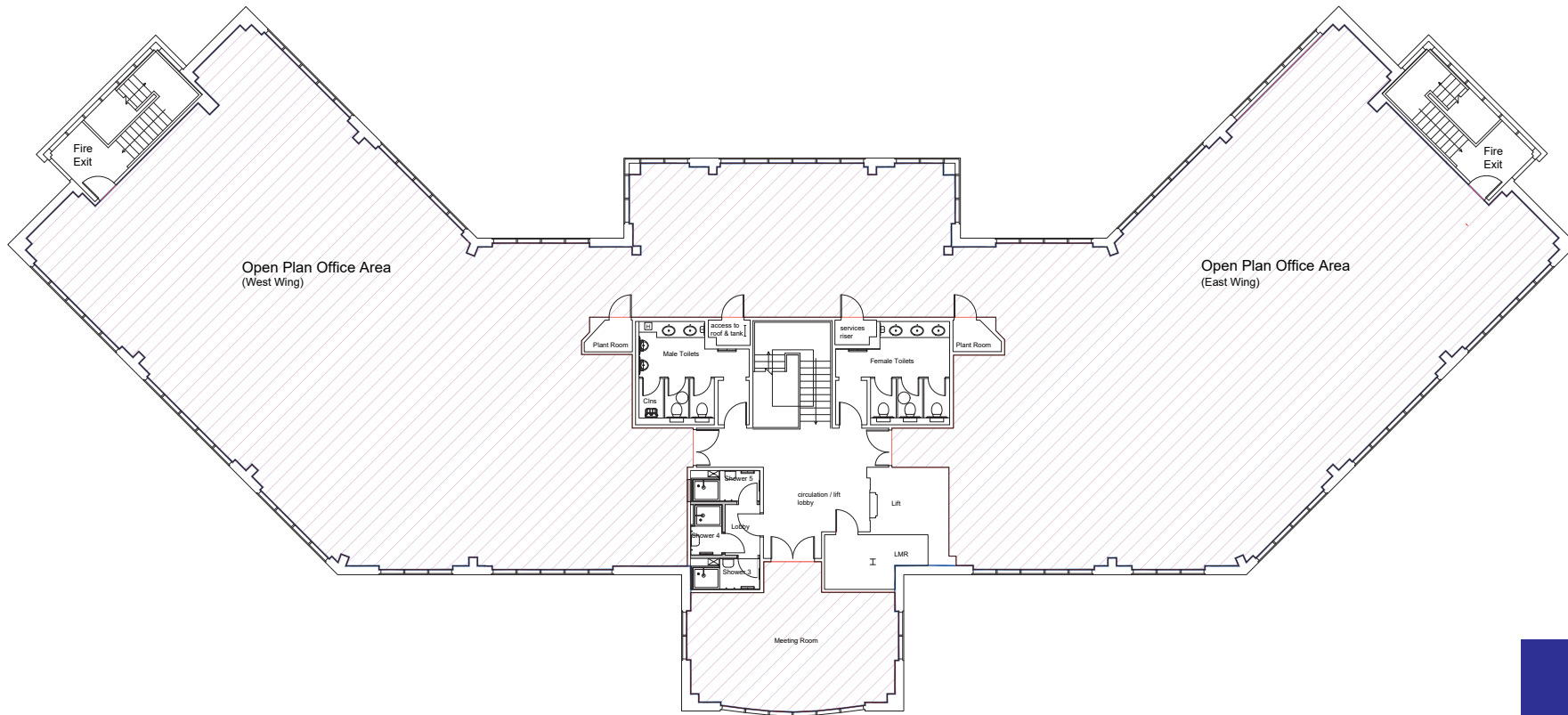
**Image indicative of post refurbishment condition.*





Ground Floor Plan

6,416 sq ft / 596 sq m (NIA)



First Floor Plan

7,083 sq ft / 658 sq m (NIA)



Ground Floor: Indicative space plan

ACCOMMODATION SCHEDULE

- X58 1400X800mm WORKSTATIONS
- X1 RECEPTION
- X1 WAITING LOUNGE
- X1 14 PERSON MEETING ROOM
- X5 4 PERSON MEETING ROOMS
- X1 6 PERSON MEETING ROOM
- X4 MEETING BOOTHS
- X3 COLLABORATION TABLES
- X1 TEA POINT
- X1 BREAKOUT
- X2 LOUNGE
- X4 PHONE BOOTHS
- X2 PHONE ROOMS
- X1 PRINT/POST ROOM

GROUND FLOOR NET INTERNAL AREA (NIA) = 596.1sqm
1:10 OCCUPANCY



First Floor: Indicative space plan

ACCOMMODATION SCHEDULE

- X78 1400X800mm WORKSTATIONS
- x2 10 PERSON MEETING ROOMS
- X3 4 PERSON MEETING ROOMS
- X1 6 PERSON MEETING ROOM
- X4 MEETING BOOTHS
- X2 COLLABORATION TABLES
- X1 TEA POINT
- X1 BREAKOUT + LOUNGE
- X1 COMMS ROOM
- X4 PHONE BOOTHS
- X2 PHONE ROOMS
- X1 STORE ROOM
- X1 PRINT ROOM

FIRST FLOOR NET INTERNAL AREA (NIA) = 658sqm
1:8 OCCUPANCY

Space Planning

Indicative options



Vibrant Park lifestyle

The Cambridge Science Park offers a wide range of amenities for all Park occupiers to enjoy, including access to health and fitness facilities, café spaces and networking and meeting spaces.

In addition, a fantastic events programme encourages Park occupiers to get together. Events include wellbeing activities, networking events, wildlife walks, yoga and the extremely popular summer party, movie nights and Christmas market.

The Lakeside Café within the Bradfield Centre – the region's premier tech incubator – is open between 0800-1530hrs daily and serves a variety of hot/cold drinks and wide selection of healthy food options prepared on site. The Bradfield Centre also houses the Park's main meeting and conferencing facilities, including excellent auditorium and wide range of meeting and collaboration rooms.

The Trinity Centre, home to the Cambridge Science Centre, which provides inspirational, hands-on science activities for children, also houses an excellent café – with table service, – and hosts the Park's evening social club every fortnight. The ever-popular Park barber can also be found here.

Cambridge's famous 'foodPark' visits the Park every Wednesday and Thursday lunchtime, with up to six trucks each week offering interesting and delicious food all year round.

There is also a purpose built nursery on site catering for children from three months to five years on a full and part-time basis.



Park Community

Cambridge Science Park is a dynamic community of talented entrepreneurs at the cutting edge of many scientific disciplines, including big and small, established and start-up organisations.

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Cambridge Science Park

Amenity





Location & Accessibility

The Cambridge Science Park is highly accessible with a variety of transport options available on the doorstep to suit all commuting preferences.

Directly accessed from the A14 by road (Junction 28), which also facilitates quick connections to both the M11 and A1, the Cambridgeshire Guided Busway and Cambridge North Railway Station are also within easy cycling and walking distance from the Park.

ROAD (from Cambridge Science Park)

Central Cambridge: **3 miles**
 Cambridge International Airport: **4 miles**
 Stansted International Airport: **34 miles**

CYCLE (from Cambridge Science Park)

Cambridge North Station: **6 mins**
 Cambridge International Airport: **20 mins**
 Cambridge Station: **21 mins**



RAIL (from Cambridge North)

Cambridge: **4 mins**
 London King's Cross: **54 mins**
 London Liverpool Street: **1hr 17 mins**



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