

A TusPark UK Development
at Cambridge Science Park

iconic innovative

BUILDINGS

&





The Power of Partnership

First established in 2018, the innovative collaboration between TusPark and Trinity College Cambridge - the largest of the colleges of the University of Cambridge and founder of the Cambridge Science Park - is cemented in this exciting second phase of development.

TusPark, the largest owner and operator of science parks and incubation facilities in China, and the Cambridge Science Park share a mission to facilitate the successful growth of ground-breaking new ventures and enable established enterprises to reach new heights by creating environments where organisations can thrive.



Since its inception in 1994, TusPark has developed more than 40 science parks across China; resulting in a portfolio of 200m sq ft, which it continues to operate and manage today. In addition, it is committed to an extensive and active investment programme, with total assets under management in excess of £22.9bn across more than 800 listed and non-listed ventures.

The Epicentre of Innovation

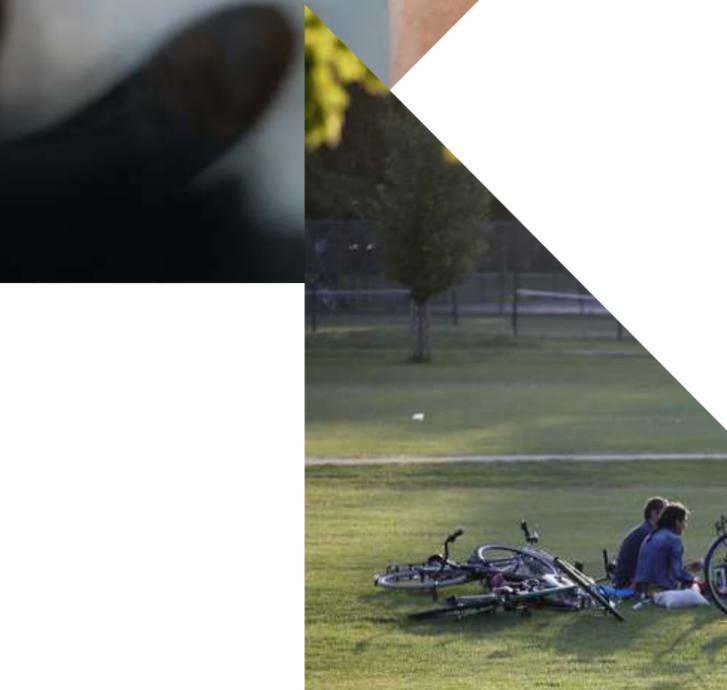
Access to an exceptional talent base of graduates, highly specialised, experienced technicians and innovative thinkers.



A world-famous university, historic architecture and a culturally diverse community of exceptionally talented individuals blend to create the unique environment that is Cambridge.

At the heart of the city's high-tech community, the Cambridge Science Park has played a pivotal role in the transformation of Cambridge into a global centre of excellence in technology research and development. Today, the Park is home to a broad range of organisations and entrepreneurs working on next generation technologies from personalised medicines and non-invasive cancer diagnostics to artificial intelligence, Internet of Things, security, environmental protection and connectivity, all of which have the potential to change the way we and future generations will live.

A community of 7,250 people working in over 130 innovative companies. The collaborative opportunities for enquiring minds are endless.



Innovation on a Grand Scale

TusPark's new buildings enjoy a prominent position at the entrance to the Park. On completion of the current phase of development, TusPark's investment at the Cambridge Science Park will comprise five buildings, all specifically designed to facilitate and encourage the growth of high-tech and life science organisations.



Sustainably developed, architecturally exciting highest quality laboratory and office accommodation for innovative technology R&D companies.



Fully-equipped laboratories and offices for multiple occupiers in the life science sector, including the first Bio-Innovation Centre on the Cambridge Science Park.



Buildings I & II

The striking architecture, design and landscaping of Buildings I & II set the tone for the TusPark development at the Cambridge Science Park. Inspired by the scale and sweeping grandeur of Roman architecture and reflecting Cambridge's unique heritage, the buildings sit prominently at the gateway to the Park. A truly inspirational location for high-tech R&D organisations looking to make an impact.



Full height glazing and the inventive use of modern materials creates a stimulating environment within which to thrive.

Considerate. Sustainable.

Mindful of the environmental footprint, both during and after construction, Buildings I & II are 'environmentally intelligent'. Materials throughout both buildings - from an infrastructure and interior design perspective - have been carefully chosen and combine sustainability with a striking, timeless aesthetic. Targeting a BREEAM 'Very Good' and EPC 'B' rating, the buildings include LED lighting, raised access floors, suspended ceilings and four pipe coil air conditioning.

Architectural grandeur and environmental sustainability - an ideal combination for today's R&D technology innovators.

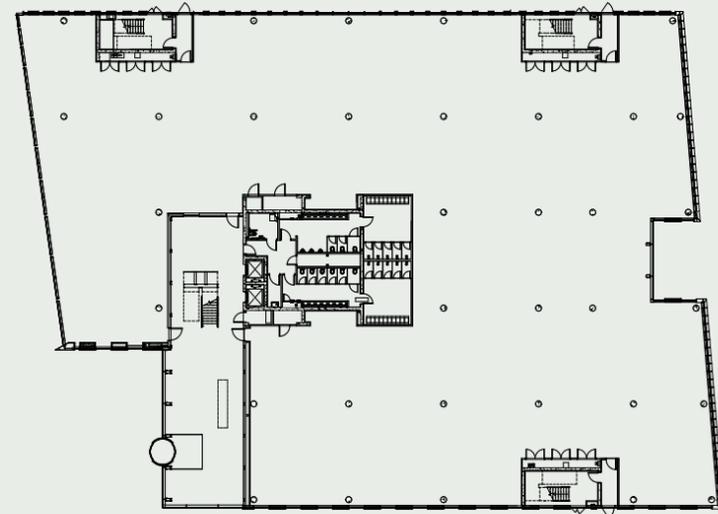


Building I: Floor Plans

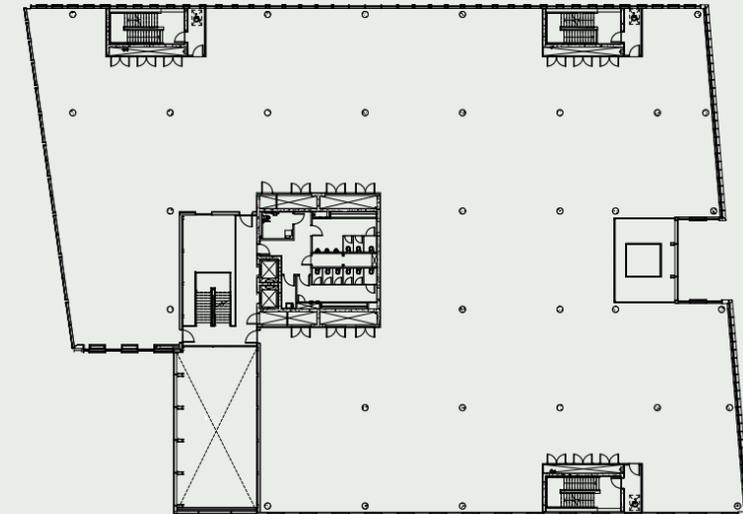
Offering up to 93,000 sq ft of prime 'Cat A' office and high-tech R&D space, over four floors, Building I sits imposingly at the entrance of the TusPark Cambridge district within Cambridge Science Park.

Specification as follows:

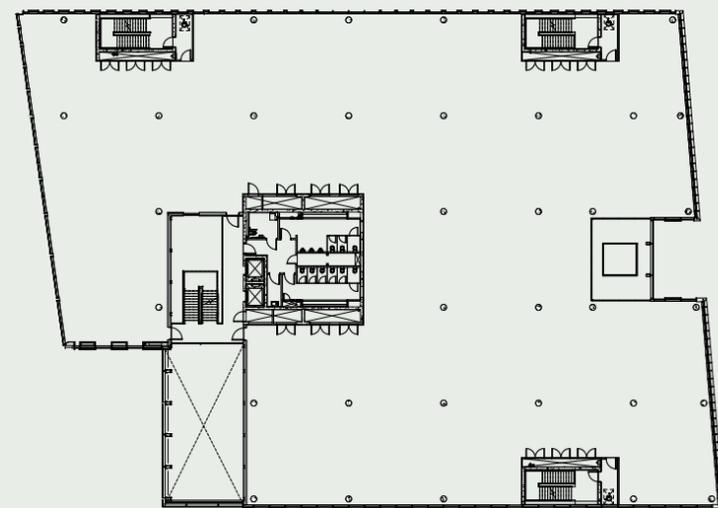
- Four pipe fan coil air conditioning
- LED lighting
- 540 car parking spaces available in the multi-storey car park
- Fully secure cycle parking facilities available within the multi-storey car park
- 10 showers on the ground floor, plus lockers and changing rooms
- Raised access floors and suspended ceilings
- Striking reception to inspire both staff and visitors



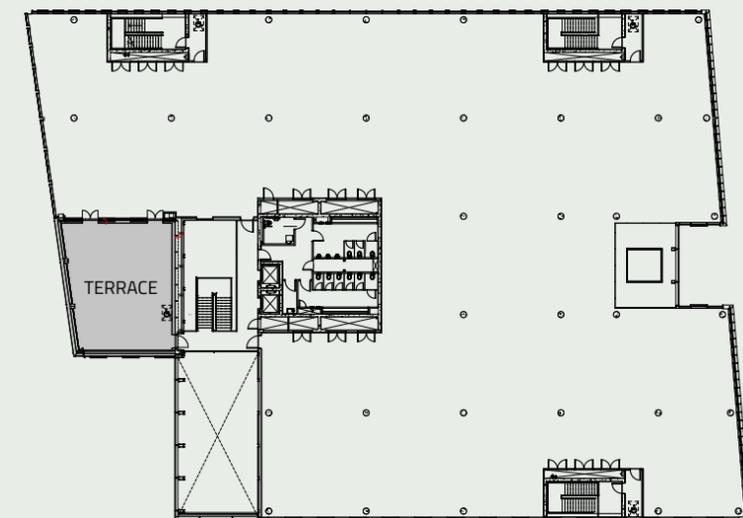
Ground Floor



First Floor



Second Floor



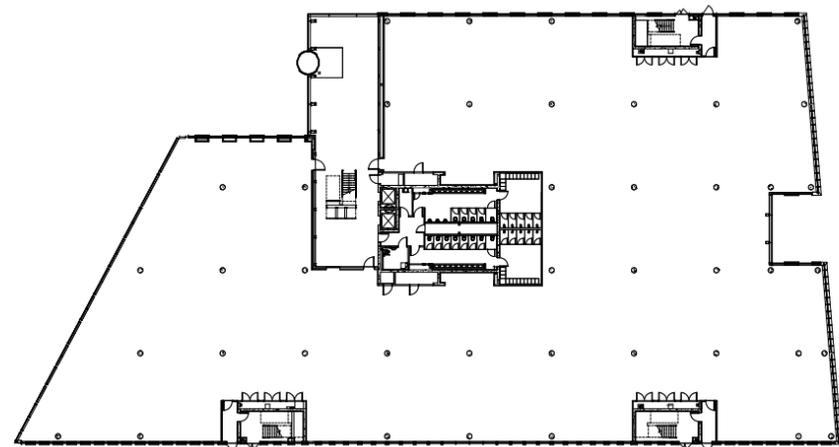
Third Floor

Building II: Floor Plans

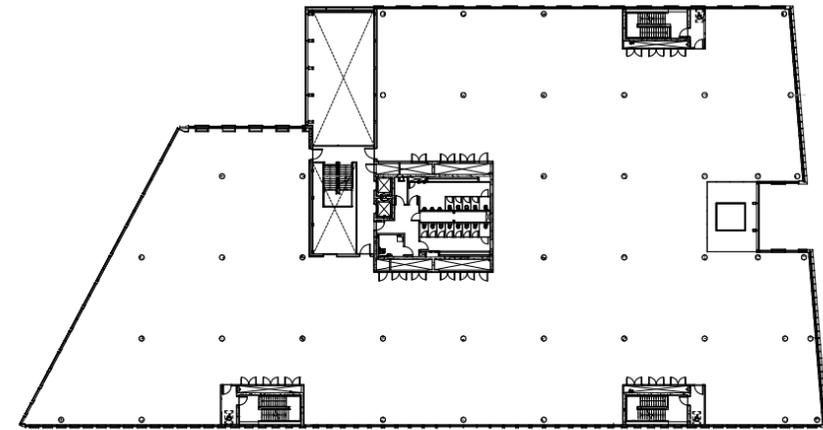
Offering up to 118,000 sq ft of prime 'Cat A' office and high-tech R&D space, over four floors, Building II is an impressive HQ building set within the TusPark Cambridge district at the Cambridge Science Park.

Specification as follows:

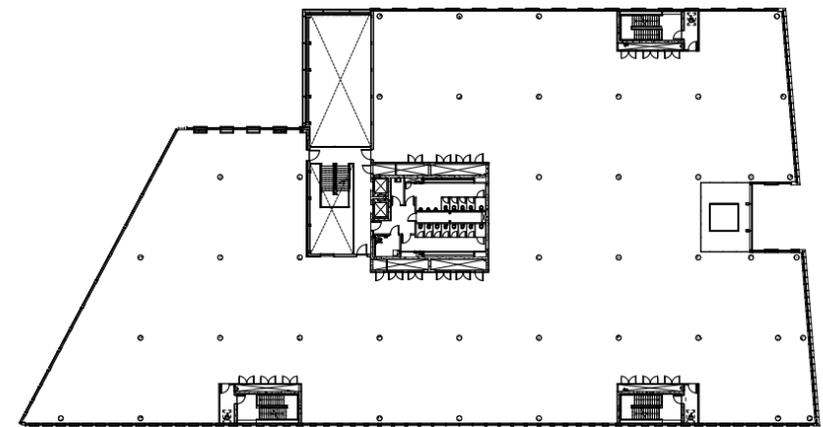
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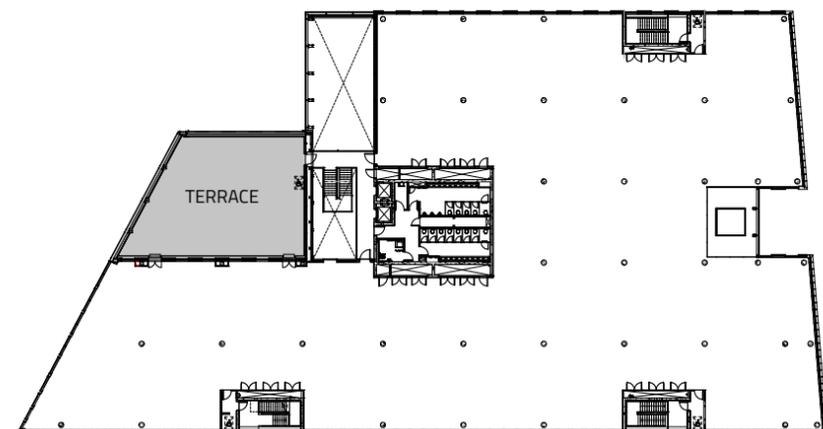
Ground Floor



First Floor



Second Floor



Third Floor

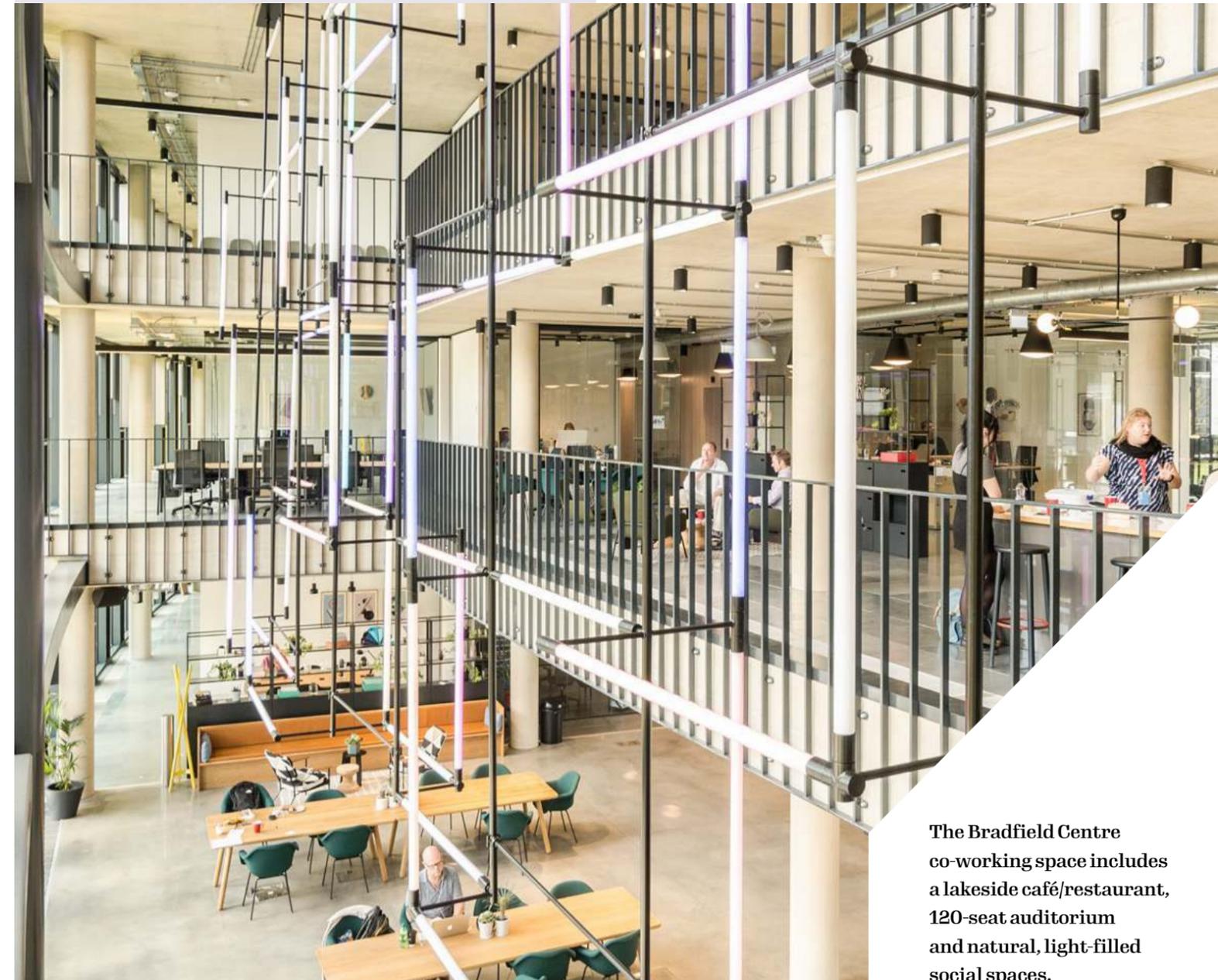
Recharge. Renew. Re-engage.

The Cambridge Science Park offers a wide range of amenities. Members of the Park enjoy access to health and fitness facilities and multiple meeting/networking spaces and cafés. The nearby café at TusPark's Bio-Innovation Centre provides a selection of breakfast and lunch options including Asian cuisine, and is open between 0800-1430hrs Monday to Friday. Nursery provision for children from three months to five years is also available on the park.

Looking to the future: planning permission has been secured for a 153-bed hotel with extensive conferencing facilities, state-of-the-art gym, pool, coffee shop and restaurant. Ideal for both members of the Park as well as visitors.



Artisan food trucks and a mobile hairdresser visit the Park weekly.



The Bradfield Centre co-working space includes a lakeside café/restaurant, 120-seat auditorium and natural, light-filled social spaces.

Accessibility



Additional, innovative transport systems are currently being explored, including autonomous vehicles.

TusPark Cambridge supports Cambridge Science Park's green travel initiatives. Perhaps the most famous of Cambridge's transport options - cycling - is exceptionally well catered for with secure cycle storage available at Buildings I & II. The Cambridgeshire Guided Busway and Cambridge North railway station are also within easy cycling and walking distance. For those needing to drive, electric charging points are available at both buildings.

The Cambridge Science Park is directly accessed from the A14, junction 28, which also allows swift connections to both the M11 and A1.



Travel infrastructure to beat the traffic

CYCLE (from Cambridge Science Park)
 Cambridge North Station: 6 mins
 Cambridge International Airport: 20 mins
 Cambridge Station: 21 mins

RAIL (from Cambridge Station)
 Cambridge North: 3 mins
 Finsbury Park: 43 mins
 London King's Cross: 48 mins

ROAD (from Cambridge Science Park)
 Central Cambridge: 3 miles
 Cambridge International Airport: 4 miles
 Stansted International Airport: 34 miles

Get in Touch



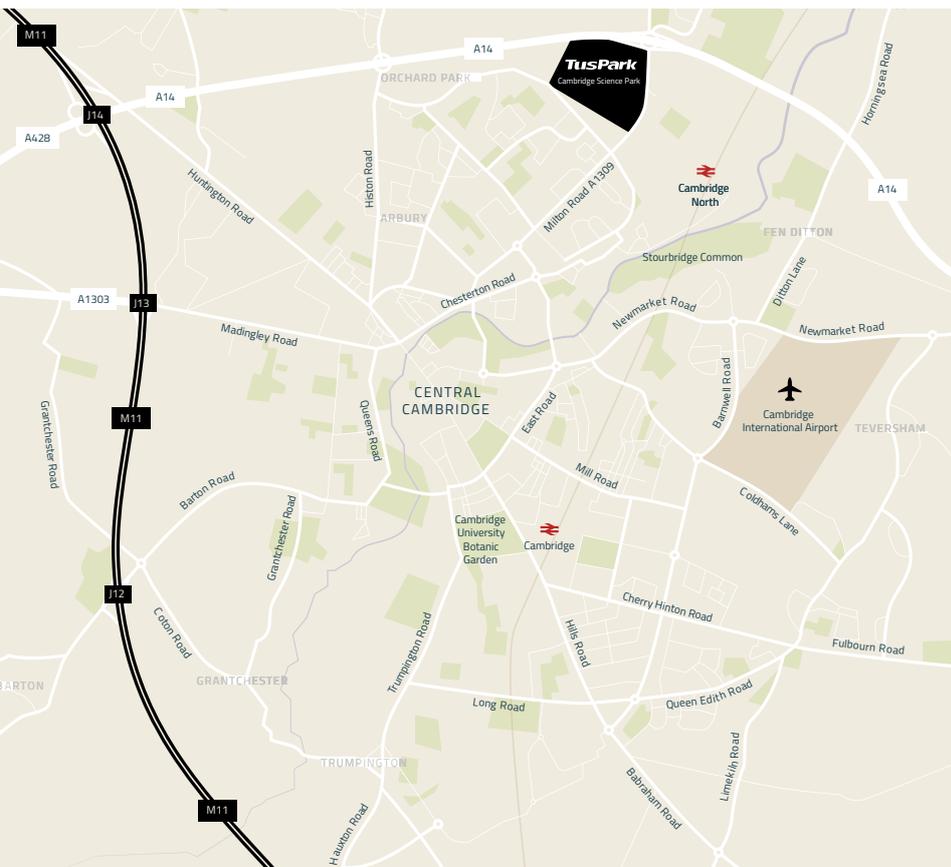
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