

Up to 13,499 sq  
ft (1,254 sq m) of  
high-quality office  
and R&D space



300

# Cambridge Science Park



[cambridgesciencepark.co.uk](http://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

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 13,489 sq ft of high-quality, fully refurbished office space, the building has been designed to be split or taken as a whole. The space can be tailored to a company's needs, with the flexibility to be split into two separate suites of 6,407 sq ft and 7,082 sq ft. Externally, the building has undergone a comprehensive refurbishment, to ensure a premium finish that enhances aesthetic appeal.



## **Occupier benefits:**

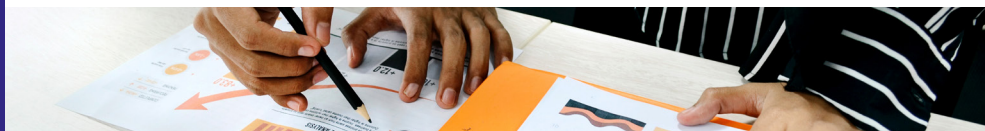
- 30 car parking spaces in total.
- Showers.
- Covered cycle storage.
- External upgrades, including new entrance doors.
- Passenger lift.
- Access to park amenities, including nursery and café.



# 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.







High quality washrooms



Cat A office spaces



Showers

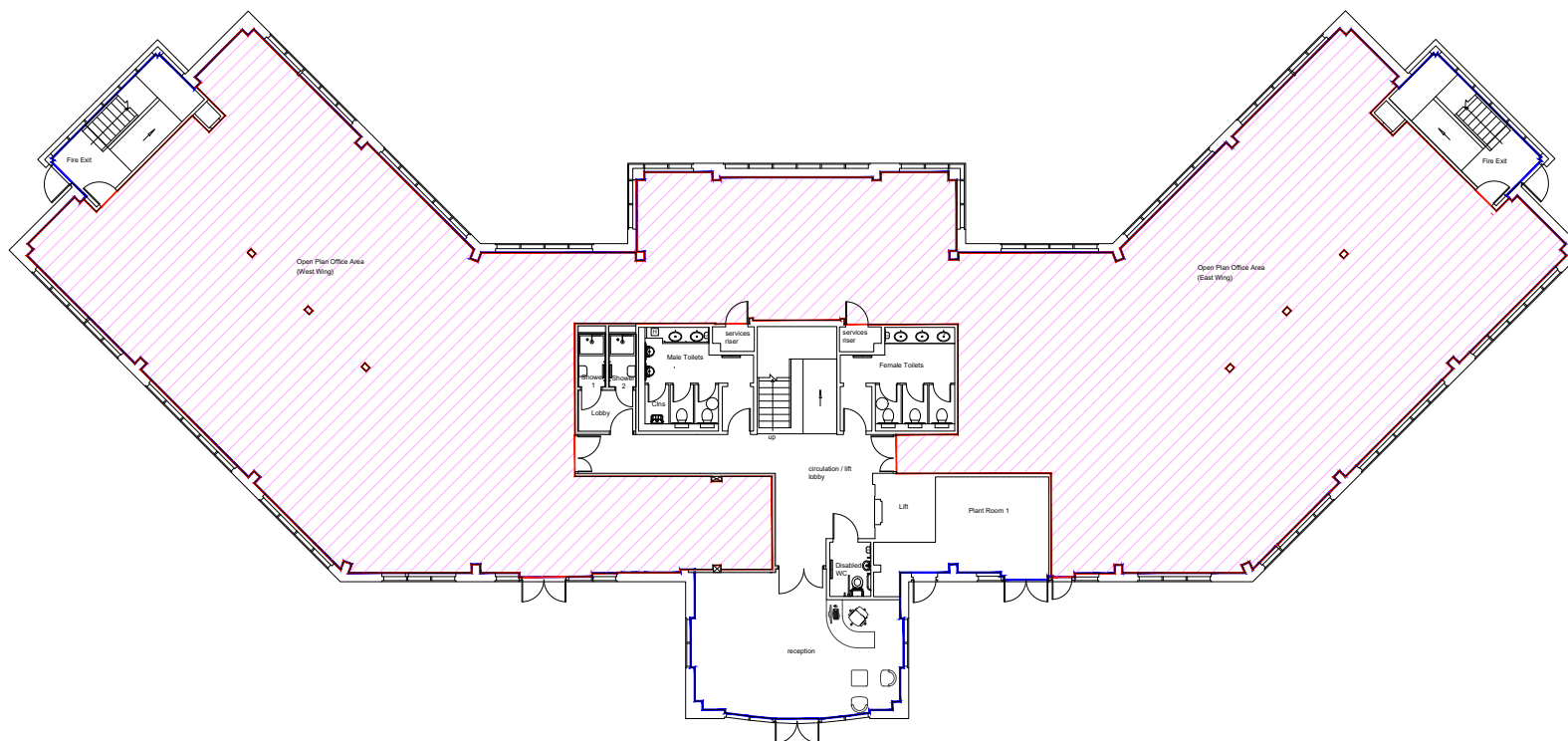


Covered cycle storage and EV parking



Cat A office spaces

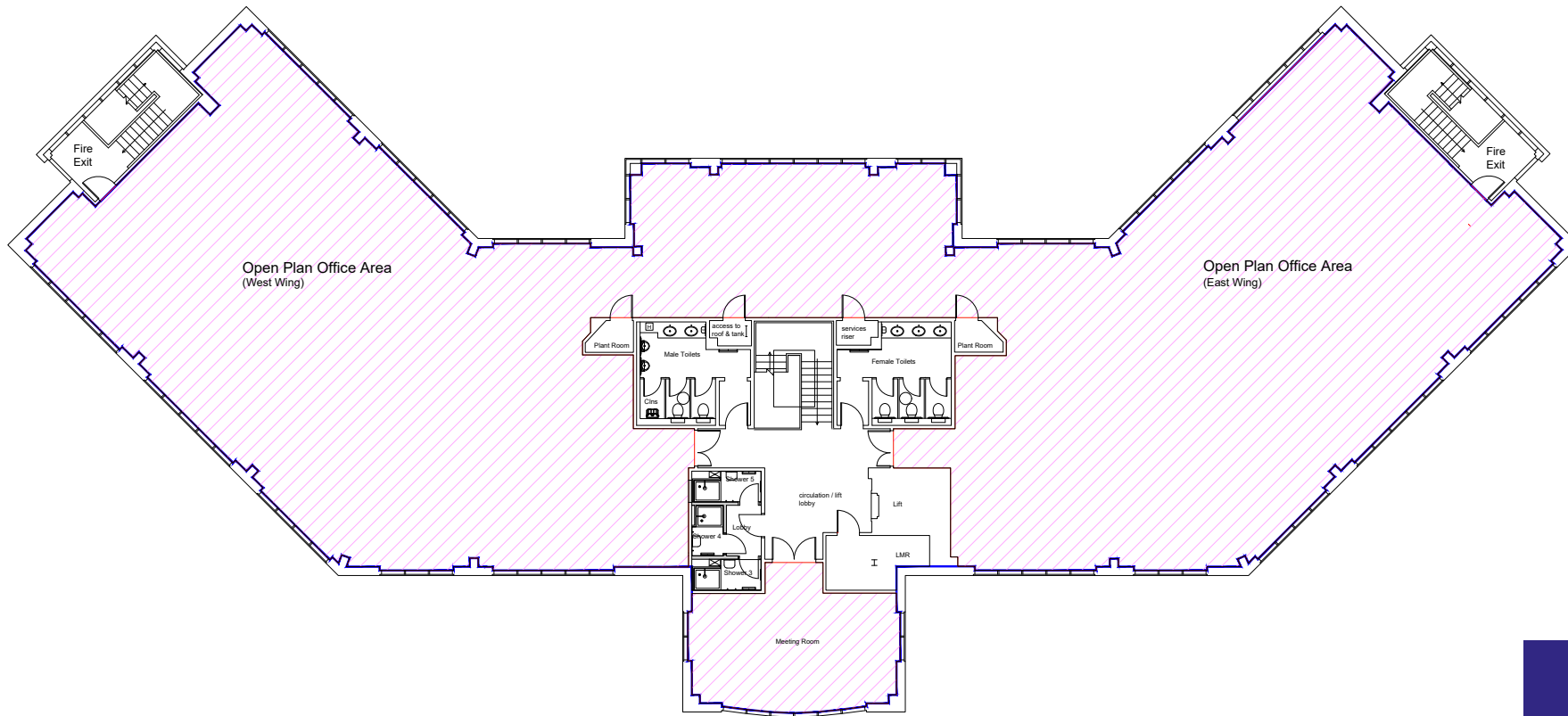




# Ground Floor Plan

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





# First Floor Plan

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





# 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.



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.

 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**



# 300

## Cambridge Science Park

# Get in touch

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