

Up to 21,635 sq ft
of fully fitted
laboratory and high
quality office space



316

Cambridge Science Park



cambridgesciencepark.co.uk



Cambridge Science Park

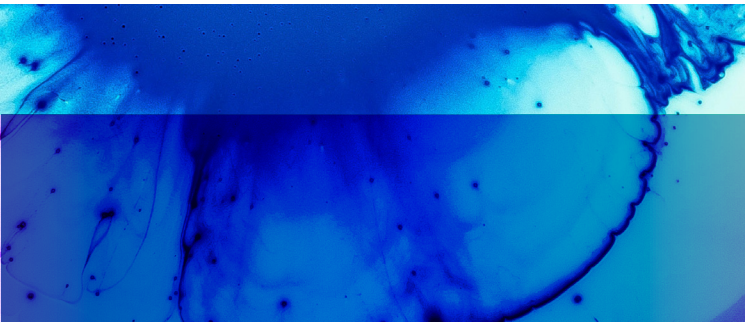
Established in 1970 by Trinity College, the Cambridge Science Park played a pivotal role in the “Cambridge Phenomenon” – the transformation of Cambridge from a market town with a world-class university to one of the leading technology hotspots in the world.



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

316 Cambridge Science Park is situated in a prominent position on the Park and provides up to 21,635 sq ft of fitted laboratory and high quality office space. Externally the building benefits from newly designed landscaping, featuring trees, shrubs and seating. Internally the building offers a double height reception area which provides access to the two floors of fitted laboratory and office space.



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Occupier benefits:

- 49 Car parking spaces with EV installations.
- Super loos and shower block with changing facilities.
- On site cycle parking.
- Passenger lift.
- Access to park amenities including nursery and café.



Lab Space

The fully fitted space includes all mechanical and electrical services featuring:

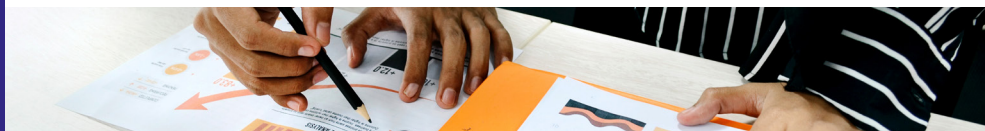
- Solid floors with vinyl anti-slip covering.
- Lab benching.
- Shelving system.
- Inset lab sinks.
- Drainage.
- 10 Fume hoods.
- 6-8 air changes per hour.



Office Space

Finished to an open plan Cat A specification featuring:

- New VRF heating and cooling system.
- Suspended ceiling.
- Raised and carpeted floors.
- Full height windows.
- Access control system.
- Passenger lift.
- Double height reception.



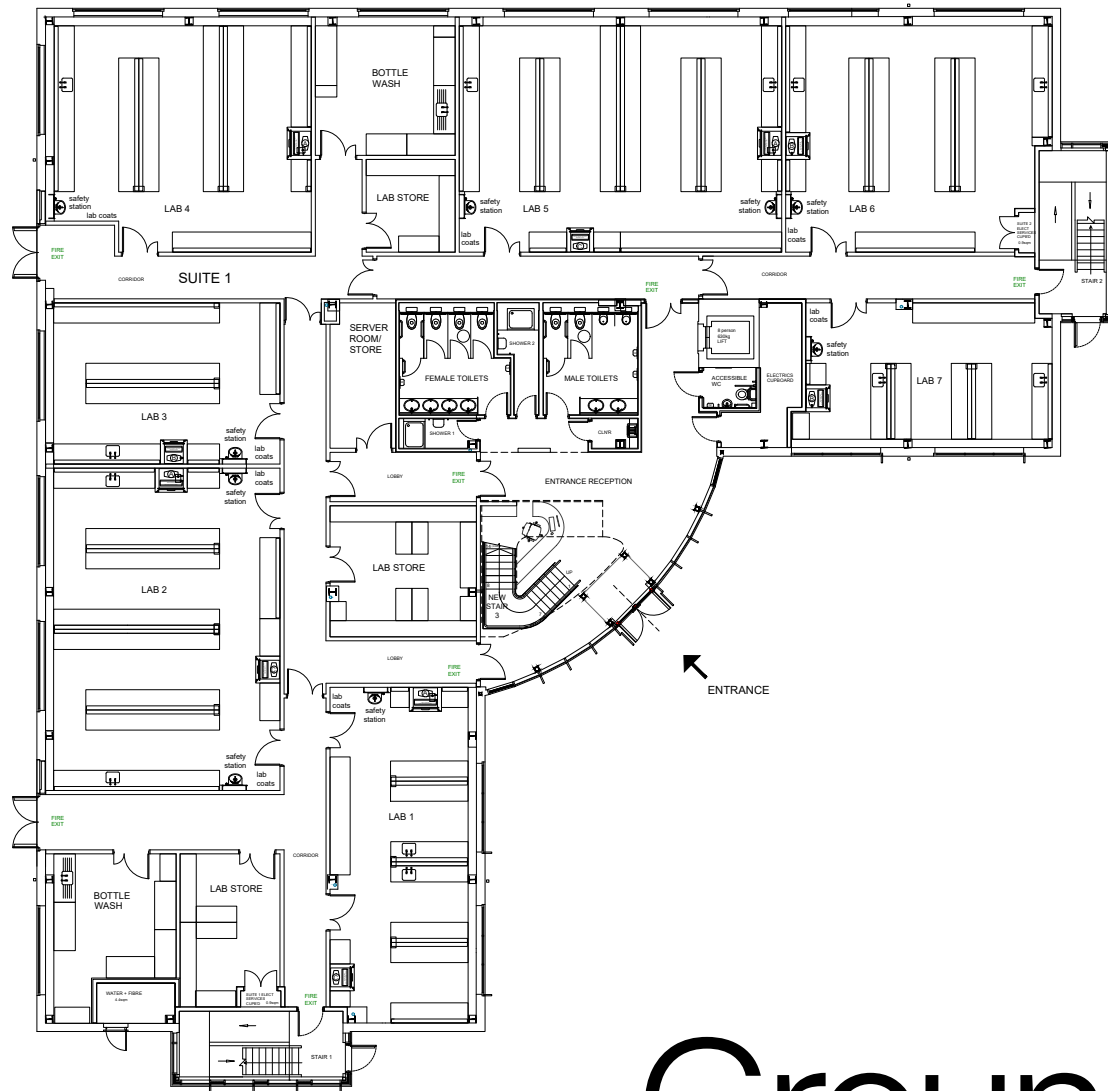


Technical Specification

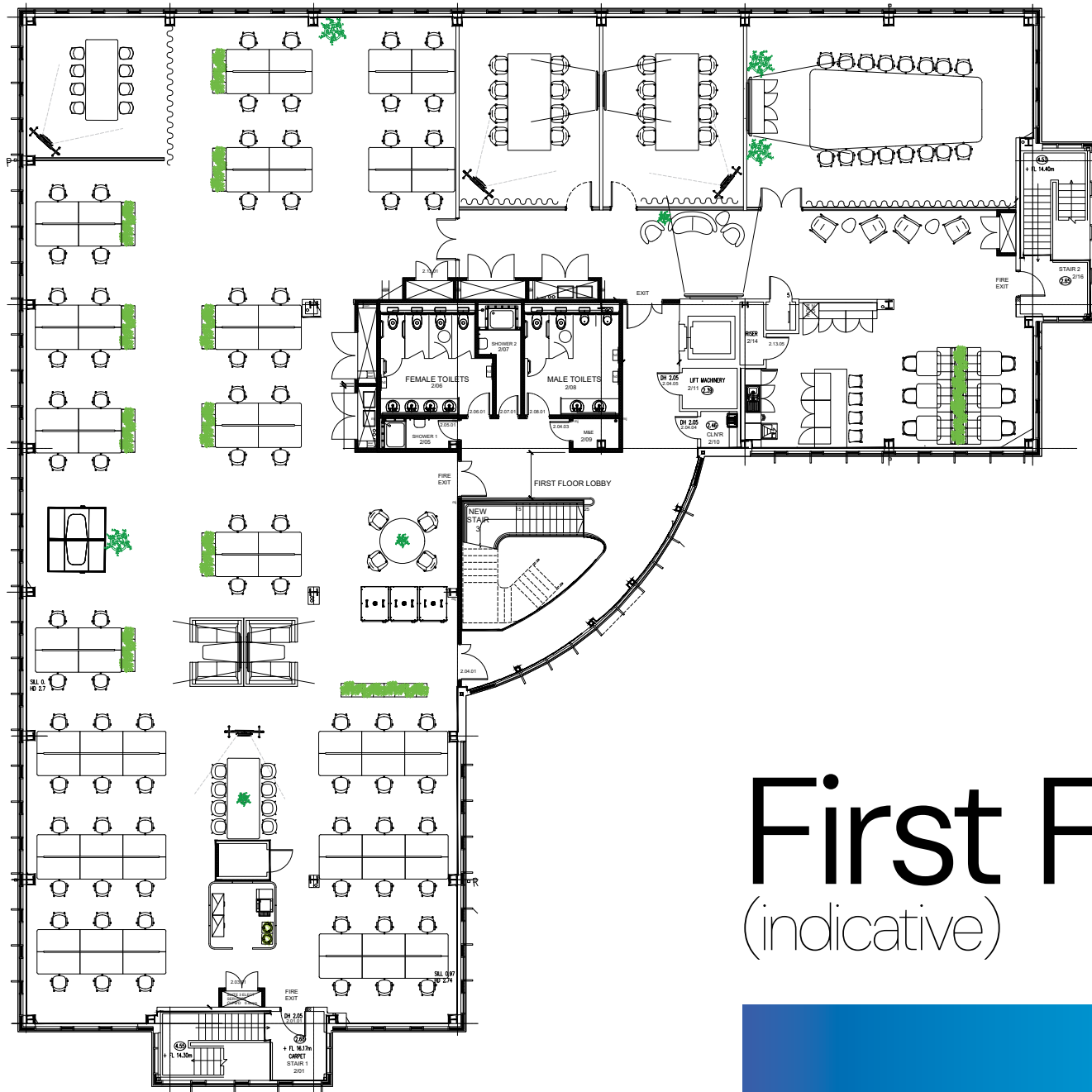


The refurbishment works are EPC B and include:

- New VRF heating and cooling system with concealed ceiling mounted Fan Coil Units.
- New ventilation ductwork serving heat recovery / Air Handling Units to Office and Labs.
- Office and Lab grade LG & flat panel 600x600mm lay in grid lights with daylight switching PIR's. Feature pendants and spots within WC's and Kitchenette spaces.
- Full electrical re-wire and new dedicated distribution boards (with energy meters and surge arresters), above ceiling containment.
- Suspended 600x600mm mineral tile ceiling finishes to office areas, lab grade wipeable to labs with MF perimeter margins.
- Perimeter / Lab benching dado electrical trunking and socket outlets. Underfloor busbar and floor boxes to Office spaces.
- Replacement fire alarm devices and cabling, connected to house fire alarm system.
- Access control system.
- New electric showers, point of use water heaters and hand dryers.
- New ZIP tap and teapoint M&E provisions.
- New CAT 5 water serving labs.
- An overhaul of the existing lift car.
- External plant compounds.
- Stud partitions, doorsets and internal glazed windows to suit fitted layout.



Ground Floor Plan



First Floor Plan

(indicative)



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**



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