



Excellent accessibility to Research & Development

An opportunity to locate within Europe's optimum location for research-intensive businesses and benefit from fast and easy access to companies developing complementary technologies. Your neighbours include:



Collaborative, entrepreneurial community

Positioned within the Northern Fringe which includes St Johns Innovation Park and Cambridge Business Park, Cambridge Science Park is home to 7,250 people working in over 170 innovative companies. Amenities located within the park include:



Nursery



Gym



Restaurant



Café



Social & Networking Events

310

CAMBRIDGE SCIENCE PARK

A unique asset within
a leading Science Park

Getting Here



161 parking spaces (1:362 sq ft), one of highest car park ratios on the park



Cambridge North Station: 1hr travel time to London, trains every 30 mins



Safe cycle routes: 20 mins to central Cambridge



Guided Bus (public transport service)



Free shuttle bus from Cambridge North to Cambridge Science Park



Voi scooters

High Spec Fully Fitted Labs

Suitable for both biology and chemistry activities

Building:

- 1,200 KVA
- Dedicated goods lift
- Emergency back-up power
- CL2-3 specification
- Central atrium and breakout space

Refurbishment Programme:

Start: Q2, 2025 / Delivery: Q4, 2025.
Potential for occupier input to refurbishment plan at this stage.

Fitted Laboratory:

- 50:50 office to laboratory accommodation
- Mix of biology and chemistry capable
- 70 ducted fume hoods

Accommodation (NIA):

Basement	3,609 sq ft
Ground floor	28,199 sq ft
First floor	26,455 sq ft
Total	58,263 sq ft



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