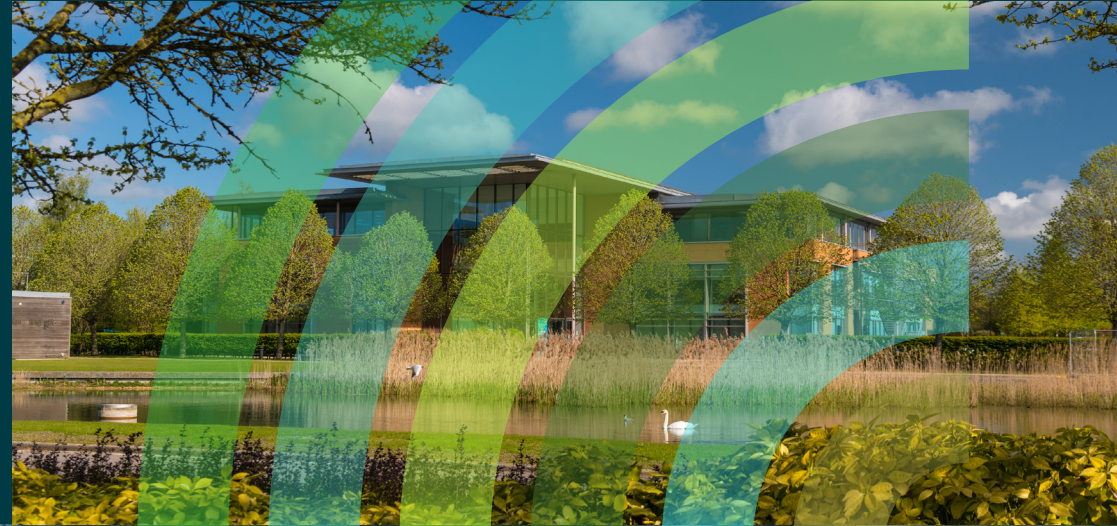




FULLY FITTED LABORATORY
SUITES FROM 1,990 TO
10,109 SQ FT. REFURBISHED
OFFICE ACCOMMODATION
FROM 3,753 TO 10,104 SQ FT.

Just 7 miles from the University of Cambridge West Campus and well connected to the life science and technology clusters in the Cambridge area, Cambourne Park Science & Technology Campus is already home to a number of exciting technology and medical device companies designing and delivering innovative solutions for some of the world's biggest challenges. Join us to be part of this flourishing community.





BUILDING 2030

BUILDING 2020

BUILDING 1020

WELCOME TO
CAMBOURNE
PARK SCIENCE
& TECHNOLOGY
CAMPUS

Set within 50 acres, the thoughtfully landscaped grounds are threaded with woodland paths, cycle routes and bridle ways for all to enjoy.



BUILDING 2020

Up to 10,109 sq ft of converted, ground floor, fully fitted laboratory and write up space across four suites.



SPECIFICATION



Open plan laboratories



6 air changes per hour (minimum)



Mix of fixed (perimeter) and mobile (peninsular) benching



Temperature range from 20C +/- 2C



Lab sink with taps and drainer



Ducting for fume cupboards



Power and data run in dado trunking above and below laboratory benching



Piped gases (Nitrogen, Oxygen and Compressed Air) provided from a central gas store



Separate lab water system



Open plan office / write up areas with meeting rooms delivered to an enhanced Cat A specification

Shared facilities include:

- New kitchenette/tea point to be provided in the main reception.
- Bike storage.
- Electric car charging points.
- WCs and showers.
- Segregated external waste storage.



INDICATIVE FIT OUT

Fully-fitted laboratory, write-up
and office space



Indicative lab space



Indicative office / write-up space



Communal kitchen zone



Indicative office / write-up space

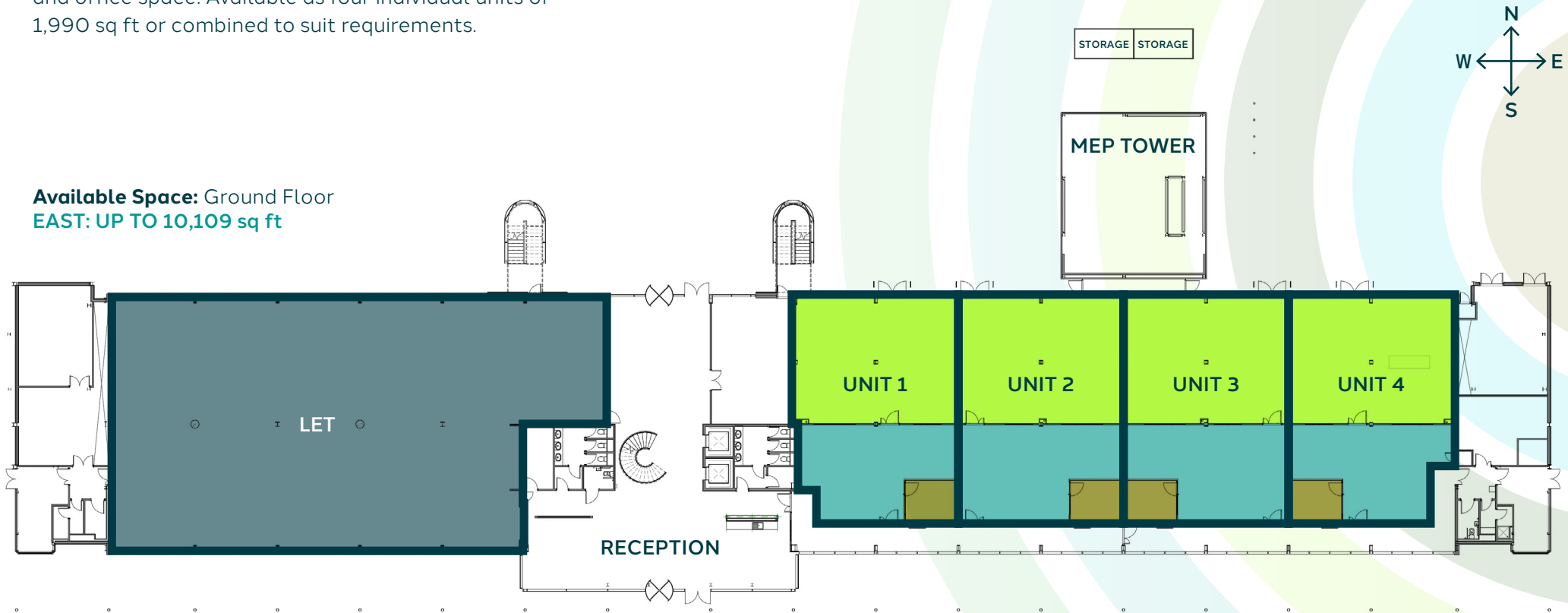


Indicative lab space

FLOOR PLAN

Up to 10,109 sq ft of fully-fitted laboratory, write-up and office space. Available as four individual units of 1,990 sq ft or combined to suit requirements.

Available Space: Ground Floor
EAST: UP TO 10,109 sq ft



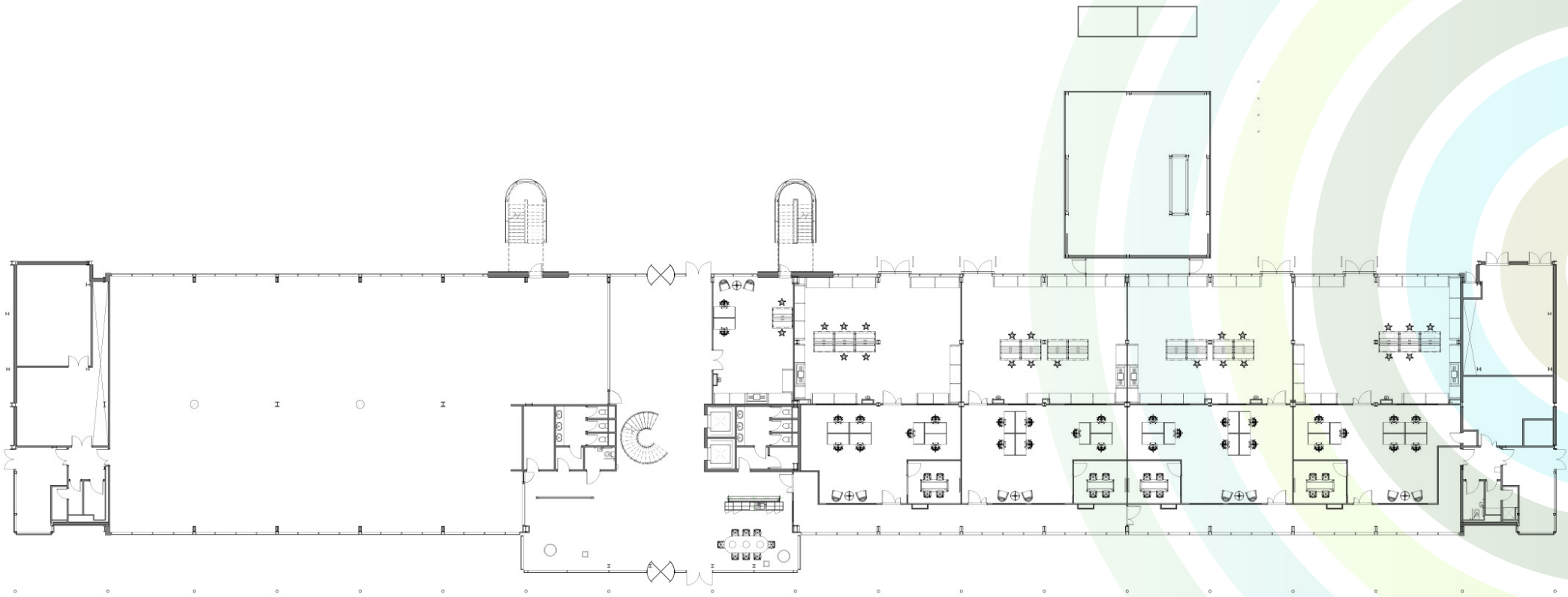
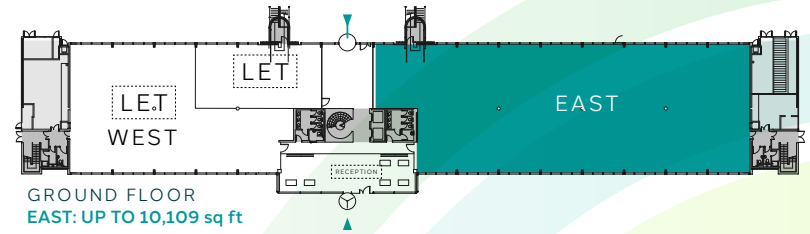
- Laboratory
- Write-up Space
- Meeting Room

TERMS: The property is available to let on effectively full repairing and insuring lease terms direct with the landlord. Please contact the letting agents for further details.

EPC: The Energy Performance Assessment rating: Building 2020 D-84.

BUILDING 2020

PROPOSED LABORATORY FIT OUT PLAN



BUILDING 2020



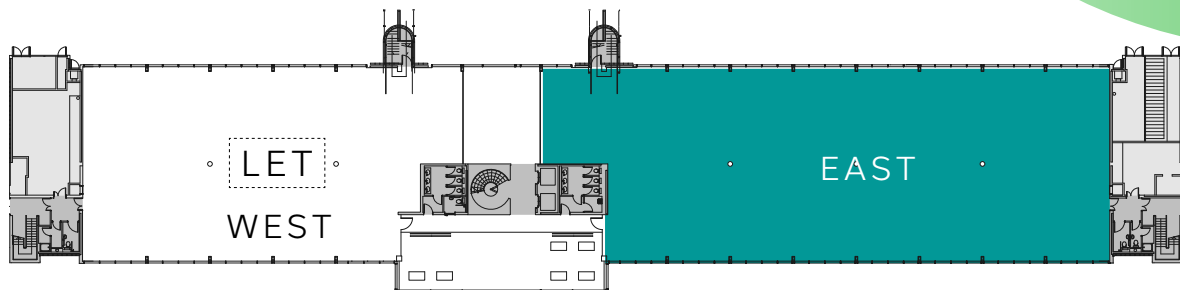


BUILDING 2020

Up to 10,104 sq ft of
Grade A office space
available on first floor



FIRST FLOOR
EAST 10,104 sq ft (938 sq m)



SPECIFICATIONS

- Four pipe fan coil air conditioning
- Suspended ceiling with LED lighting
- 150mm full access raised floors
- Car parking ratio 1:250 sq ft
- 2 passenger lifts
- Male and female toilets and shower on each floor
- Breathtaking, triple-height receptions
- 24 hour security staff

BUILDING 2020



First Floor: East Wing



First Floor: East Wing

BUILDING 2030

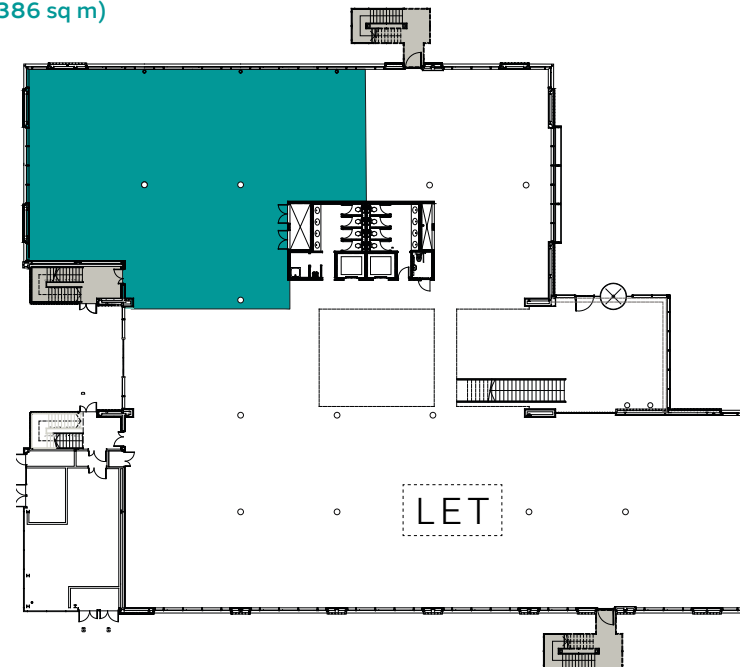
Up to 4,153 sq ft of Grade A office space available on the second floor



SPECIFICATIONS

- Four pipe fan coil air conditioning
- Suspended ceiling with LED lighting
- 150mm full access raised floors
- Car parking ratio 1:250 sq ft
- 2 passenger lifts
- Male and female toilets and shower on each floor
- Breathtaking, triple-height receptions
- 24 hour security staff

SECOND FLOOR
EAST 4,153 sq ft (386 sq m)



BUILDING 2030



Second Floor: East Wing



Second Floor: East Wing



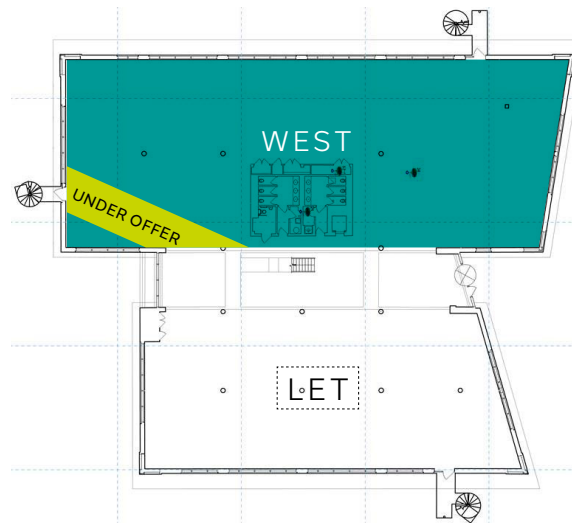
BUILDING 1020

Up to 17,172 sq ft of Grade A office space available on ground and first floor across three suites



SPECIFICATIONS

- Air conditioning throughout
- Suspended ceiling with recessed lighting
- 150mm full access raised floors
- Stunning full height atrium reception
- Internal and external amenity space
- Shower facilities
- 126 car spaces (ratio 1:228 sq ft)



GROUND FLOOR
WEST: 8,078 sq ft (750.5 sq m)



FIRST FLOOR
WEST: 3,782 sq ft (351.4 sq m)
EAST: 5,312 sq ft (493.5 sq m)

BUILDING 1020



Ground Floor: West Wing



First Floor: East Wing



First Floor: West Wing



Future Cafe

OUR COMMUNITY

JOIN OUR ESTABLISHED CAMPUS COMMUNITY

Imagine yourself here...

Join over 40 dynamic companies all working at the forefront of important industry sectors critical to the future health of the UK economy, including medical research technology specialists, Carl Zeiss; fabless semiconductor company, MediaTek and Rakon, one of the world's largest manufacturers of frequency controlled products and timing solutions.



OUR LOCATION

GO WITH THE (COUNTER) FLOW

Cambourne Park Science and Technology Campus is located on the A428, seven miles from Junction 14 of the M11 (8 mins by car) and only 10.3 miles from Cambridge and its amazing ecosystems for research, investment and talent, which are fuelling growth in the technology and life science sectors in the region. Close enough to Cambridge and the important clusters but counter to the traffic congestion that affects the city, the Campus also enjoys ample on-site parking.



CYCLING TIME

- Cambridge West: 40 mins
- St Neots: 45 mins



STATIONS FOR LONDON

- Cambridge North: 14 mins
- St Neots: 15 mins



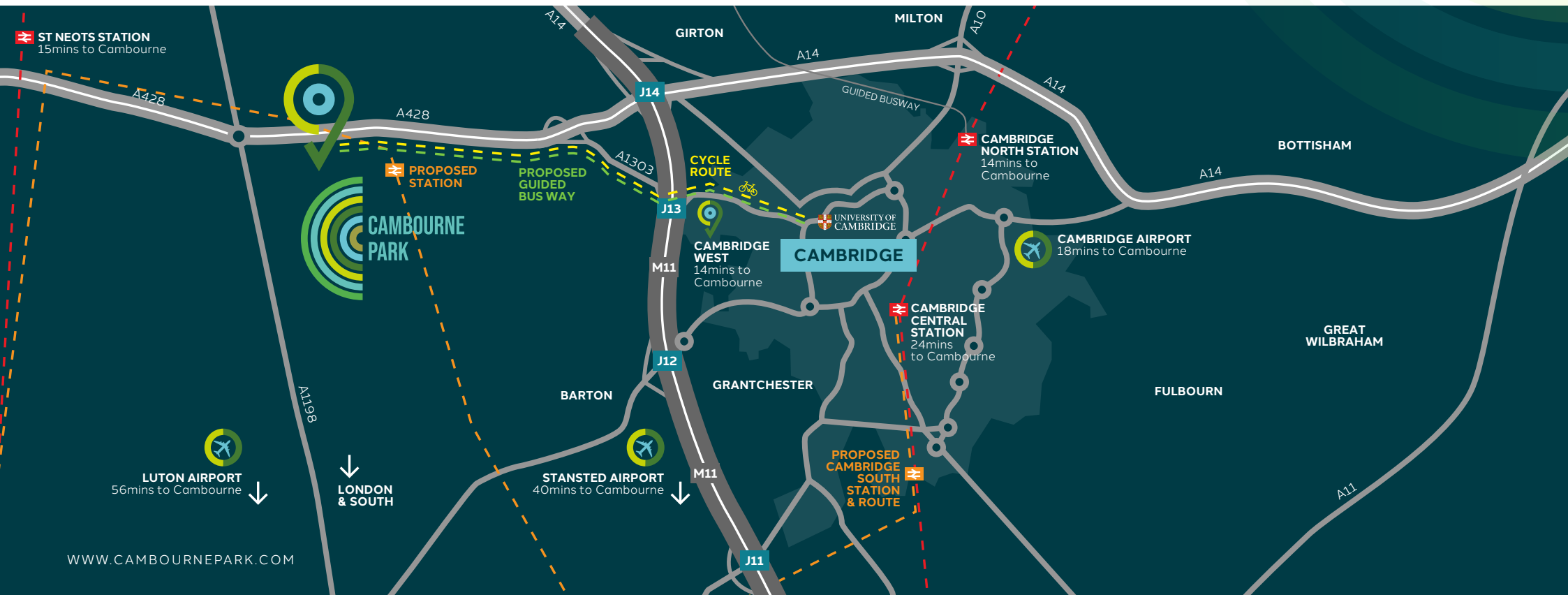
INTERNATIONAL AIRPORTS

- London Stansted: 40 mins
- London Luton: 56 mins



SCIENCE & TECH LOCATIONS

- Cambridge Science Park: 13 mins
- Cambridge Biomedical Campus: 18 mins





OUR AMENITY

REAPING THE BENEFITS

We are lucky to be part of the Cambourne community and reap many benefits from being at the heart of it. Swimming, gym and fitness classes; independent coffee shops; supermarket convenience and a nature reserve all on our doorstep.

We also have plans to enhance our onsite amenity, the first phase of which will include a permanent on-site café with outdoor seating area overlooking the lake.





MASTERPLAN

We have an exciting Masterplan for the Campus within which we will:

- Re-purpose and retrofit existing buildings to improve environmental credentials, creating wet and dry lab spaces which will include fume extraction, lab grade water, goods lifts etc.
- Build an additional 60,000 sq ft (approximately) of highly sustainable, flexible lab and office space to accommodate high growth technology and life science organisations from start up through to scale up.
- Build a sense of community by creating internal and external spaces which encourage interaction and collaboration.
- Significantly enhance the amenity provision across the Campus to include cafes, meeting spaces and leisure facilities for occupiers and the wider Cambourne community to use and enjoy.
- Manage vehicle flows more efficiently and divert traffic to the rear of buildings to create additional space for traffic free areas and recreation spaces. By relocating parking we will also create more outdoor space for increased planting and enhanced biodiversity.
- Enhance security by creating two distinct districts of buildings surrounding more secluded and private central traffic free plazas.

OUR OWNERS

DEDICATED TO SCIENCE & TECHNOLOGY

Introducing Life Sciences REIT

Established in May 2021, Life Science REIT is dedicated to offering premier Science and Technology real estate solutions. It stands as the sole listed S&T investor in the UK, managing assets worth £380m across London, Oxford, and Cambridge.

With a track record of developing over 500,000 sq ft of S&T real estate and an additional 500,000 sq ft in progress, Life Science REIT continues to expand its portfolio. In 2023, it facilitated 8 clients in delivering more than 125,000 sq ft of S&T real estate.



1. The Merrifield Centre, Cambridge
2. 7 – 11 Herbrand Street, The Knowledge Quarter, London
3. Oxford- Technology Park, Oxford
4. Rolling Stock Yard, The Knowledge Quarter, London
5. Cambourne Park, Science & Technology Campus, Cambridge



FURTHER INFORMATION

TERMS

The property is available to let on effectively full repairing and insuring lease terms direct with the landlord. Please contact the letting agents for further details.

EPC

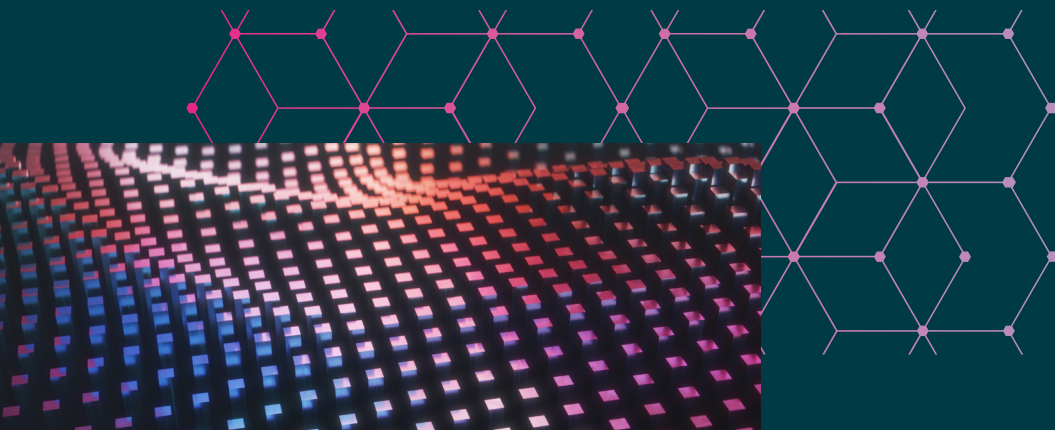
The Energy Performance Assessment rating:
Building 2020 D-84.
Building 2030 C-60.
Building 1020 C-63.
Please contact the letting agent for a copy.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT.



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