



CAMBOURNE
PARK

SCIENCE &
TECHNOLOGY
CAMPUS

FLEXIBLE, PROFESSIONAL, ACCESSIBLE

GROW-ON LAB SPACE

From 1,990 to 10,109 sq ft

NEAR CAMBRIDGE

WWW.CAMBOURNEPARK.COM

WELCOME TO
CAMBOURNE
PARK SCIENCE
& TECHNOLOGY
CAMPUS



An established 50-acre campus,
home to market leading science
and technology innovators.
Connected to Cambridge but
not constrained by it.





AVAILABLE LAB SPACE

Building 2020: Ground Floor
1,990 to 10,109 sq ft
of fully-fitted labs
and write-up spaces.



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

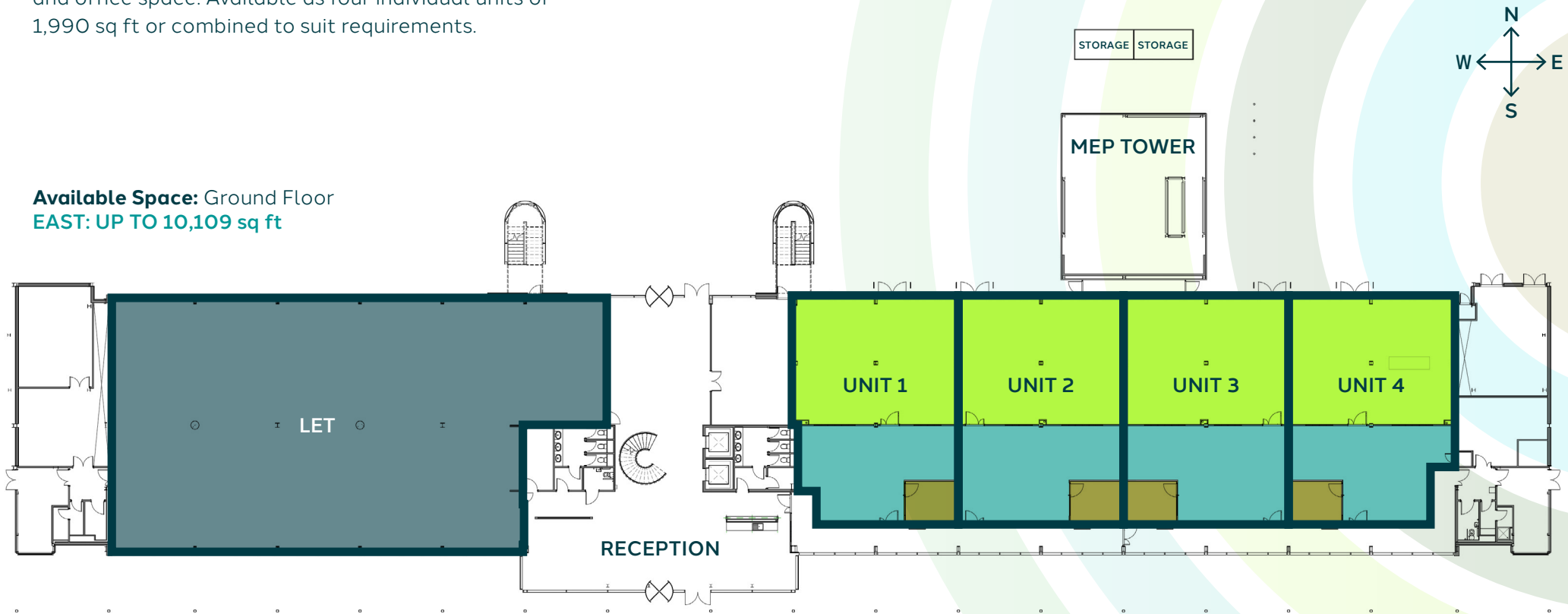


Indicative lab space

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

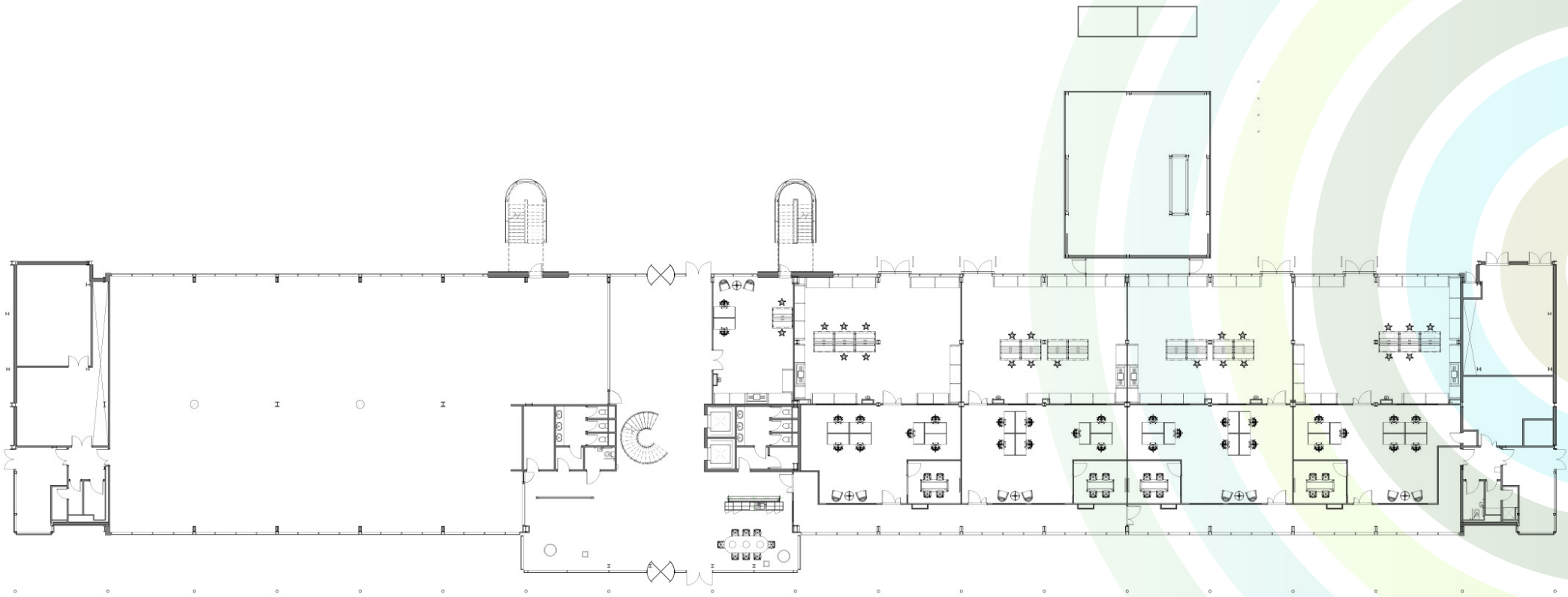
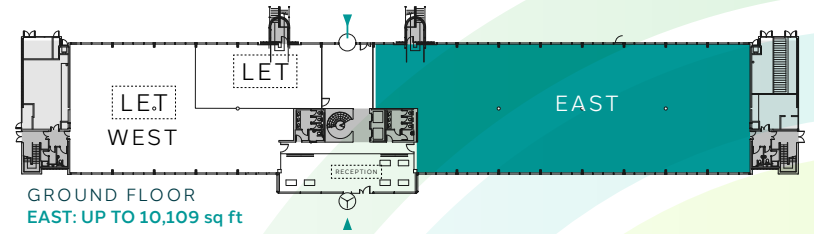


- Laboratory
- Write-up Space
- Meeting Room

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.

PROPOSED LABORATORY FIT OUT PLAN





Future Cafe

BUILDING 2020: Lab Space Available To Let

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.



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



CONTACTS

For enquiries, please contact:



RUPERT DANDO
T: +44 (0)7813 624 276
E: rupert.dando@savills.com

PHILLIP RIDOUTT
T: +44 (0)7807 999 036
E: PRidoutt@savills.com

CHEFFINS

01223 213666

MICHAEL JONES
T: +44 (0)7879 497 141
E: michael.jones@cheffins.co.uk

LUKE DAVENPORT
T: +44 (0)7912 656 575
E: luke.davenport@cheffins.co.uk



ALEX LOWDELL
T: +44 7745 110201
E: alex.lowdell@ironstoneam.com

ALEX WILSHAW
+44 07757 909 898
alex.wilshaw@ironstoneam.com

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