



Change your view. Put your future in focus.

3,654 – 38,535 SQ FT

Prime Cambridge Science Park Grade A office space available from summer 2021 with a choice of six individual open-plan spaces over three floors, with the potential to combine suites.



270 Cambridge Science Park
parallaxcambridge.com

Carter Jonas

Enquire about space to let

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Grade A Office space

Welcome to Parallax, a place to grow and succeed

Fully reimagined for 2021 to serve the needs of high-growth companies, this former innovation centre now offers a modern, welcoming environment with low-carbon credentials.

An extensive refurbishment programme has transformed this building into six individual open-plan office suites, centred around a stylish triple-storey atrium meet and greet area. With a managed concierge service, your business will be well looked after so it can fulfil its potential without distractions.

- 3,654 sq ft to 38,535 sq ft
- Fully refurbished Grade A Office Space
- Best-in-class amenity space
- Six open-plan suites, with the potential to combine
- Energy-efficient, low-carbon heating and cooling
- Solar PV electricity generated on site
- Improved exterior and landscaping
- Available summer 2021



Printed on 100% recycled material, it is acid free and elemental chlorine free. This brochure has been fully carbon balanced.

See things differently

Fully refurbished and reimagined with a focus on low-carbon, modern working for multiple occupiers. Bringing together bright talent under one roof.



The suites

Six individual open-plan spaces, spread over three floors with the potential to combine to make larger suites as required.

From 3,654 sq ft to 38,535 sq ft.

All suites designed to Cat A specification, with raised floors and fully upgraded heating and ventilation and LED lighting.

Amenity space

Stylish ground floor triple-storey atrium meet and greet area, with comfortable breakout space and coffee facilities, as well as outdoor seating to enjoy.

Managed concierge service at the front desk, providing reception duties as well as general building management.

Shower facilities and unisex and disabled WCs on every floor.

Secure parking

Generous parking for up to 125 vehicles, including 12 EV charging bays and two disabled spaces at ground level. Ample bike and scooter storage close to the entrance.

Low-carbon credentials

High specification upgrades to all M&E systems and integration of solar PV to provide electricity for the building, means Parallax is primed for low-carbon and cost-effective working.

The state-of-the-art Mitsubishi HVRF system manages simultaneous heating and cooling requirements by distributing surplus heat from cooling operations and vice versa. It offers:

- Optimum clean, fresh air ventilation
- Zero stale air recirculation
- Energy-efficient heat recovery
- Full flexibility for individual environments
- Smart controls
- Significant CO₂ savings
- COVID-safety

The Atrium

The design brief to bring this building back to life focused on creating a central communal space, to encourage collaboration and cross-pollination among the companies who relocate here. The result is both contemporary and welcoming, while providing zones for differing requirements.



Shift your perspective and share our vision.

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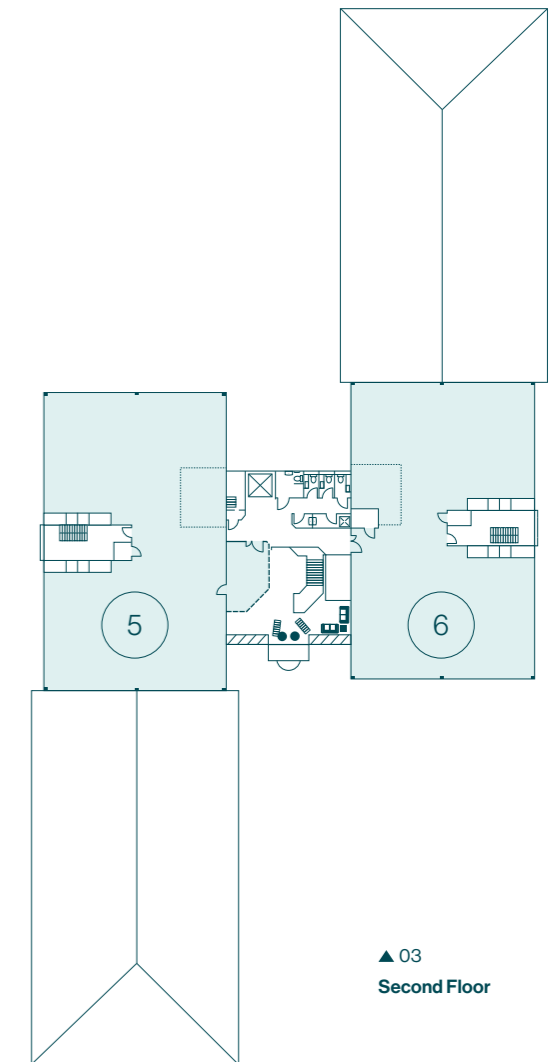
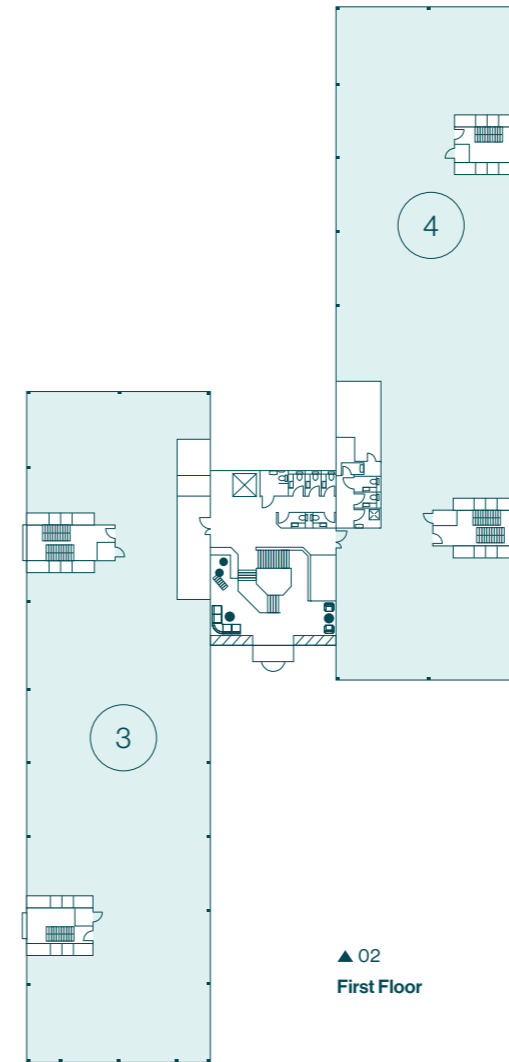
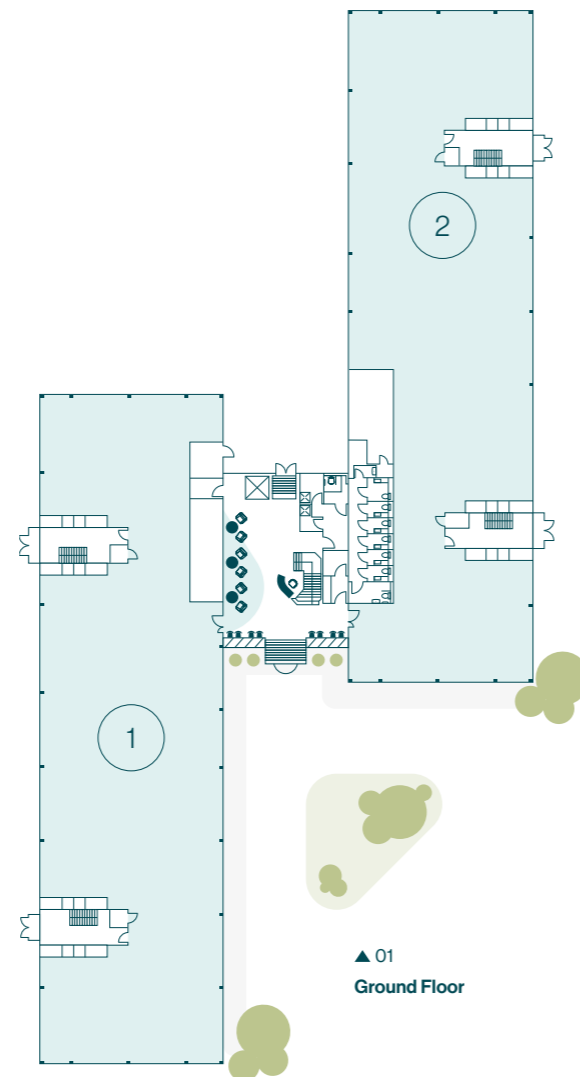
Parallax at 270 Cambridge Science Park

The suites

Six open-plan spaces

Two suites on each floor with shared shower and WC facilities in the central core, and a passenger lift giving access from the ground to first and second floors.

- 1 Ground floor
7,545 sq ft - 701 sq m
- 2 Ground floor
7,846 sq ft - 729 sq m
- 3 First floor
7,793 sq ft - 724 sq m
- 4 First floor
8,040 sq ft - 747 sq m
- 5 Second floor
3,745 sq ft - 348 sq m
- 6 Second floor
3,654 sq ft - 339 sq m



At a glance

Mitsubishi HVRF heating and cooling system

Full access raised floor / 150mm

Smart-controlled LED lighting

Ceiling void / 250-300mm

Ground floor slab to slab / 3320mm

Three-phase power compatible

New unisex and disabled WCs

Generous shower provision



Flexible options

The flexibility of the floorplates at Parallax means the space has been subdivided into six individual suites, but it can also be reconfigured if occupiers require additional space and are interested in multiple suites.





Fig. 01
Indicative interior fitout designs and
space planning concepts.



▲ 01

Travel information



48 mins London King's Cross

70 mins London Liverpool Street



1.6 miles Cambridge North Railway Station

3 miles M11 Junction 14

3.5 miles Cambridge City Centre

4 miles Cambridge Railway Station

32 miles London Stansted Airport

63 miles London



In good company

More than just a work space

The Cambridge Science Park campus is home to more than 130 companies across 150 acres, from startups to major players in the science and hi-tech sectors. Established more than half a century ago by Trinity College, and with continuing links to the University of Cambridge, the Park attracts high calibre talent.

Community social events, globally-influenced food offerings, health, wellbeing and fitness services are all at your fingertips and bring likeminded people together from across the spectrum of companies on site.

See things differently

Finding the right space for your team to flourish has never been more in focus. Set in tranquil surroundings, with an abundance of outdoor space on the doorstep, Parallax enjoys a prime location on the Park.

If wellbeing is high on your agenda, it's the perfect next move.

cambridgesciencepark.co.uk



Cambridge Science Park sits in close proximity to major road and rail transport routes, and is just over thirty minutes from London Stansted Airport.



**For innovators,
disruptors and
pioneers who see
things differently.**





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