

TO LET

975 sq ft – 9,479 sq ft
CAT A Office and Fitted Lab Space

320 – 329

CAMBRIDGE SCIENCE PARK CB4 0WG

www.cambridgesciencepark.co.uk



Cambridge
Science Park



BIDWELLS

PROPERTY OVERVIEW

320-329 Cambridge Science Park offers a range of laboratory, R&D and office suites within a well-established multi-let building at the heart of Cambridge Science Park.

Home to the Innovation Centre on the ground floor, the building provides accommodation suited to occupiers at every stage of growth, from emerging start-ups through to established science and technology businesses seeking flexible and scalable space.

A central atrium provides access to occupiers' demises, in addition to a passenger lift, breakout space and informal meeting areas.

The available accommodation comprises a combination of CAT A office suites and fitted CL2 laboratory space. Laboratory suites benefit from fitted benching, dedicated storage areas and specialist finishes designed to support a variety of research and development activities.

The available suites vary in size to accommodate a range of occupier requirements, enabling businesses to expand within the building as they grow. Each suite benefits from a private kitchenette, while larger suites also feature dedicated meeting rooms, breakout areas and, within the largest available unit, additional storage and clean room accommodation.



TECHNICAL SPECIFICATION

The available accommodation combines high-quality CAT A office space with fully fitted CL2 laboratory suites, providing flexible space for a wide range of research, development and innovation-led businesses.

Office specification:

- CAT A office accommodation
- Meeting rooms
- Private breakout space and fitted kitchen
- Passenger lift access
- Private terraces to selected suites
- Excellent on-site parking provision
- Secure cycle storage

Fitted Laboratory specification:

- CL2 laboratory accommodation
- New laboratory benching
- Anti-slip laboratory flooring
- Eye wash stations
- Dedicated laboratory storage areas
- Wide circulation routes with 1.5 door width corridors



Fitted laboratory in Suite 324



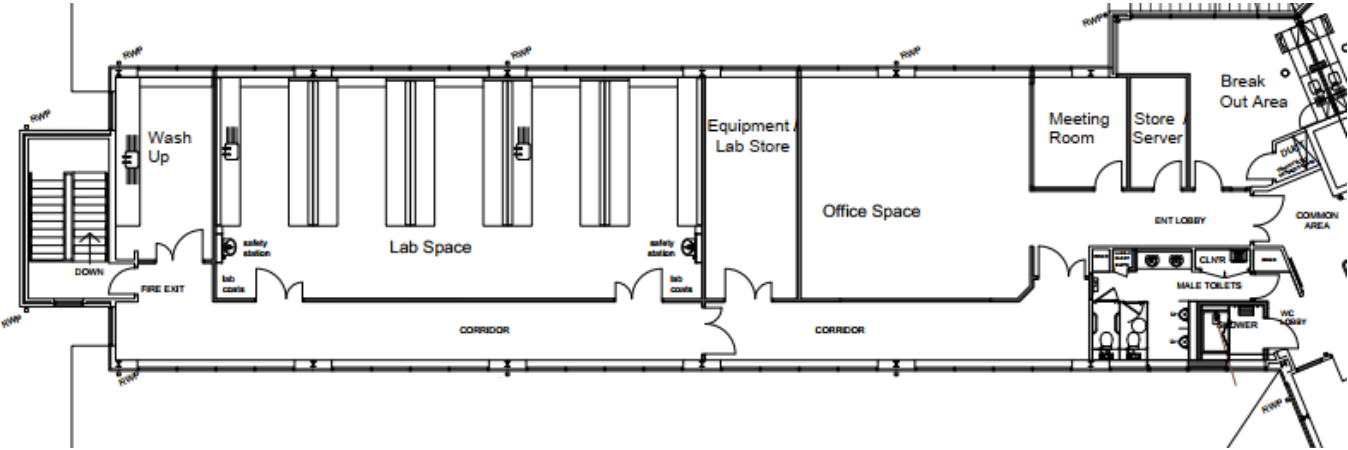
Fitted kitchen with integrated appliances in Suite 324

FLOOR PLANS



AVAILABILITY SCHEDULE

Unit	Sq ft
324	5,232
325a	975
327	3,272
Total	9,479



LOCATION AND ACCESSIBILITY

Cambridge Science Park is a leading innovation hub, bringing together pioneering global businesses, ambitious start-ups and world class research organisations within a thriving scientific community.

Occupiers benefit from outstanding connectivity via; direct access to junction 33 of the A14, with fast access to the M11, A1(M) and wider road network.

Cambridgeshire Guided Busway and Cambridge North Railway Station are also within easy cycling and walking distance from the Park and tenants benefit from the On-Site Shuttle Bus Service.

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 (transfer to Eurostar): 54 mins
- London Liverpool Street: 1hr 17 mins





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.

PARK AMENITIES

- The Lakeside Cafe
- The Bradfield Centre
- The Trinity Centre
- foodPark
- Cambridge Science Centre
- Revolution Health & Fitness
- Park Barbers
- Jiu-Jitsu centre
- Spritely Osteopaths
- Bright Horizons Nursery
- PhysioBAB
- EV Charging points
- Enterprise Rent-a-Car
- Voi e-scooters
- Mobility & Cycle Hub



EVENTS

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 the Christmas market.



Cambridge
Science Park

GET IN TOUCH



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