

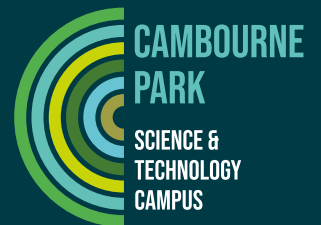
BUILDING 2030

2,000 – 10,521 SQ FT



FLEXIBLE OFFICE ACCOMMODATION

CAMBRIDGE CB23 6DW





SPECIFICATION



Four pipe
fan coil air
conditioning



150mm full
access raised
floors



2 passenger
lifts



Triple-height
reception



Suspended
ceiling with LED
lighting



Car parking
ratio 1:250 sq ft



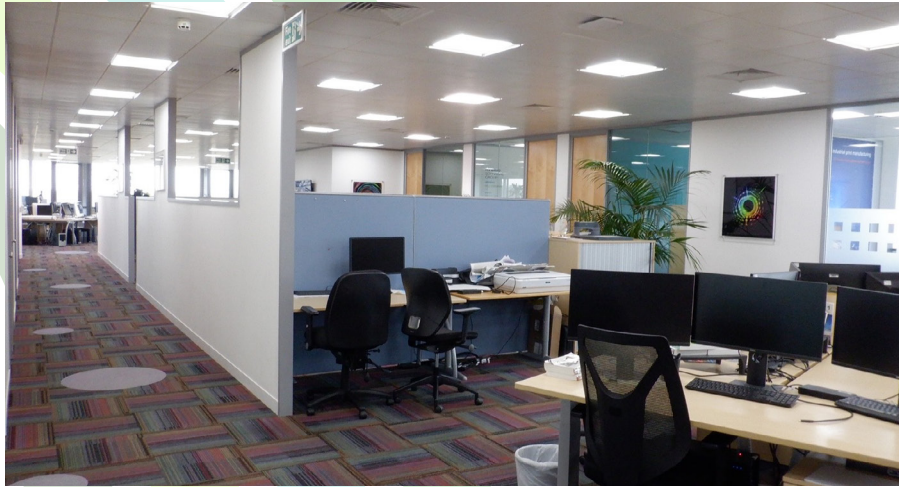
Male and
female toilets
and shower on
each floor



24 hour
security staff

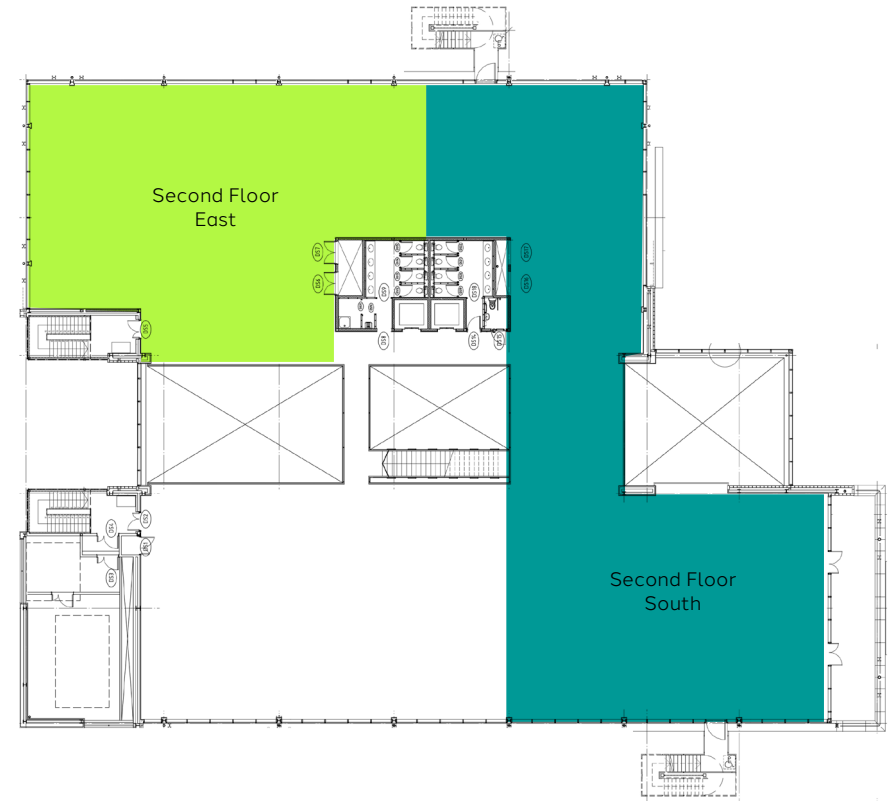


SECOND FLOOR ACCOMMODATION



Suite	Sq ft (NIA)	Sq m (NIA)
East Suite	4,153	386
South Suite	6,368	592
Total	10,521	978

The Landlord is taking a flexible approach to occupier's space requirements with splits available from approximately 2,000 sq ft.





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.





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 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



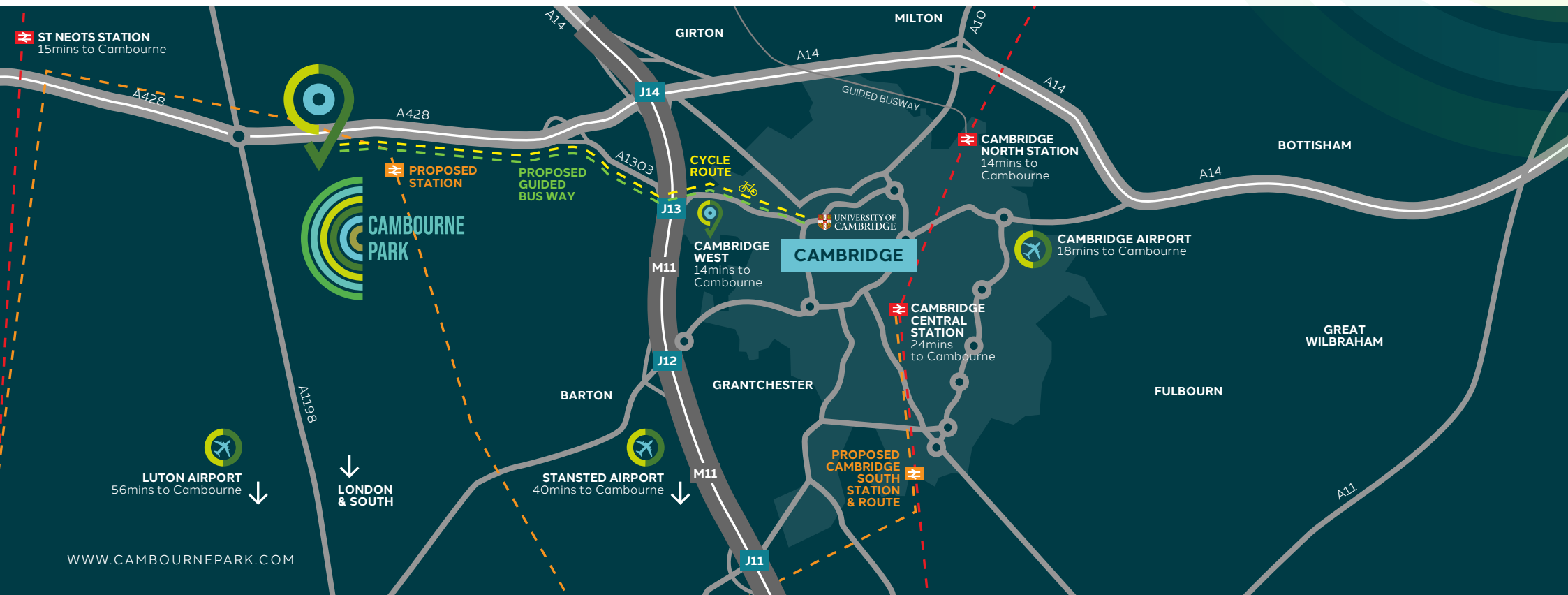
INTERNATIONAL AIRPORTS

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



SCIENCE & TECH LOCATIONS

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





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 2030 D-84.
Please contact the letting agent for a copy.

VAT

All figures quoted are exclusive of VAT.

CONTACTS

For enquiries, please contact:



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