bruntwood
SciTech

# Melbourn Science Park

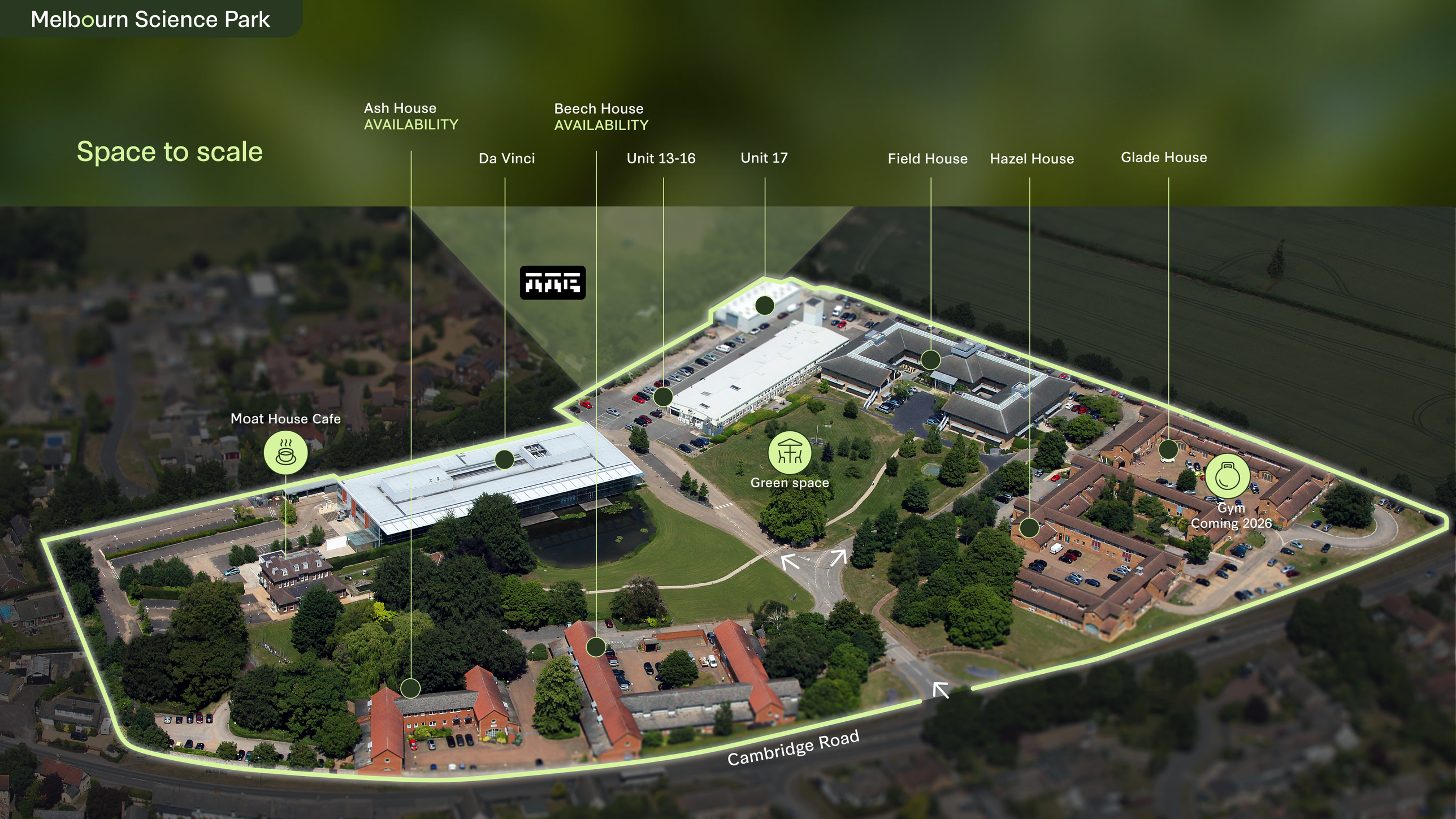
Cambridge

Fully refurbished office and innovation space
up to 25,000 sq ft

bruntwood.co.uk/scitech

Melbourn Science Park

# Space to scale



# Here, you have the space to scale your future

Nestled in 17 acres of landscaped greenery, minutes from the A10 and 9 miles from Cambridge, it's a place defined by our community - businesses across technology, research, engineering, digital and biotech creating tomorrow's innovations.

Owned and operated by Bruntwood SciTech, with an onsite park facilities team, Melbourn Science Park is also home to TTP's campus and Cellular Origins.







Some of our current customers include:

TTP · LEX Diagnostics · CORTEVA agriscience · sptlabtech · cellularorigins · Aclardian Unlicensed Medicines · dSPACE

# The heart of the Golden Triangle

## Strategically located in the heart of the Golden Triangle

Melbourn Park is 9 miles south of Cambridge, an internationally renowned city and the UK's leading Knowledge Economy cluster.

**Distance by road**

| | |
|---|---|
| Cambridge | 9 miles |
| Stevenage | 20 miles |
| London | 50 miles |

**Distance by rail**

| | |
|---|---|
| Foxton Train Station | 2.8 miles |

**Cycling Distance**

| | |
|---|---|
| Cambridge | 9 miles |
| Stevenage | 20 miles |
| London | 50 miles |

**Airport Distances**

| | |
|---|---|
| London Luton Airport | 30 miles |
| London Stansted Airport | 23 miles |
| London Heathrow Airport | 60 miles |



# Co-locate with pioneers









## The TTP advantage

Be neighbours with TTP,  one of the UK's leading science and technology consultancies.

Unlock direct access to collaborative opportunities, cross-disciplinary thinking, and shared innovation spaces.

Be supported by Bruntwood SciTech and TTP's joint programmes, enabling you to gain the edge in commercialisation, investment, and scale-up growth.

Bring your business into a fold of science leaders. As well as workspace to meet your growing needs, you'll also have access to a network of ready-made connections, expert advice and funding opportunities.

# Your life and work in harmony

## We deliver more than just workspace.

We create spaces that foster innovation, collaboration and growth, whilst supporting wellbeing and work life balance.

Whether you're grabbing a quick coffee between meetings, enjoying lunch outdoors or working out in the gym, make the most of the day with on-site amenities.





## Onsite amenities

- On-site Gym
- Showers
- Cycle store
- Meeting & Conference Spaces
- Community events programme
- Outdoor space
- Moat House restaurant





Melbourn Science Park

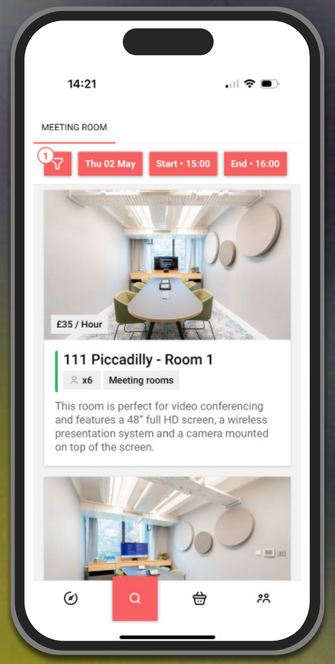
# Building communities that go beyond workspace

## We believe that innovation thrives in connected communities

Across all our Bruntwood SciTech campuses, we host a year-round programme of events designed to bring people together - from business breakfasts, investor meetups and tech talks, to wellbeing sessions, charity challenges and social gatherings. These events create opportunities to collaborate, learn and build lasting relationships, helping our customers feel part of something bigger than their own business.

Whether you're looking to grow your network, find a new business partner or simply unwind with your team, our community events make it easy to connect, share ideas and celebrate success together.

- Bruntwood App
- Community events programme
- Business support available

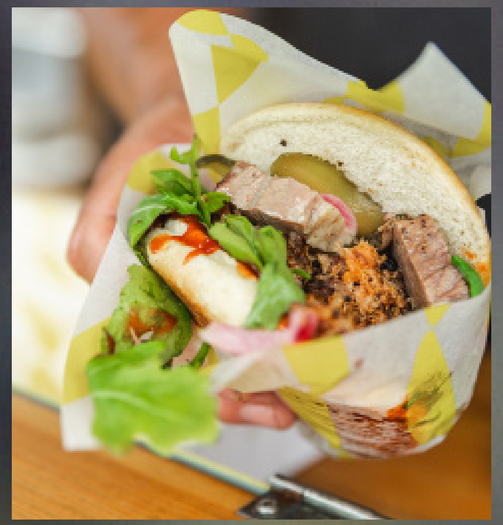



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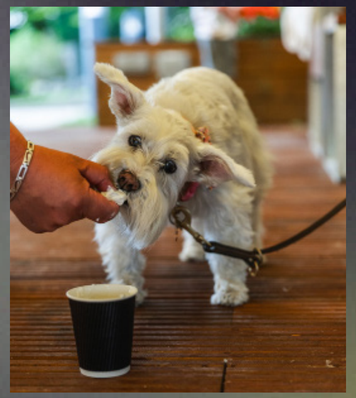
Download on the App Store

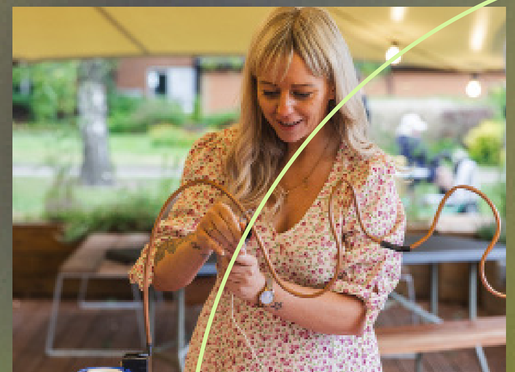
GET IN ON Google Play












# Ash House

**Office and R&D lab suites:**
Up to 4,500 sq ft

**Available autumn 2026 in:**
Shell, open plan or fitted and furnished

## Specifications:

- Fitted offices include kitchen, acoustic meeting rooms and small power
- Efficient split air-conditioning and smart energy lighting
- Gas storage for CL1 labs
- Secure building Access Control
- Ultra-fast private fiber connectivity (up to 10GB)
- Modern high-spec common areas and toilets

Ash House customers:

Aclardian Unlicensed Medicines

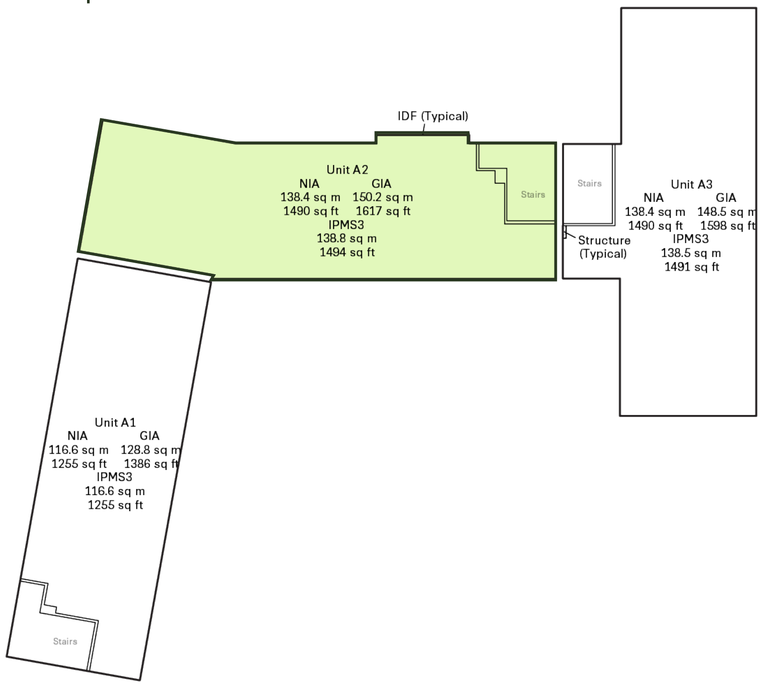
dSPACE

# Ash House

Delivered open plan

## A2 - Ground Floor

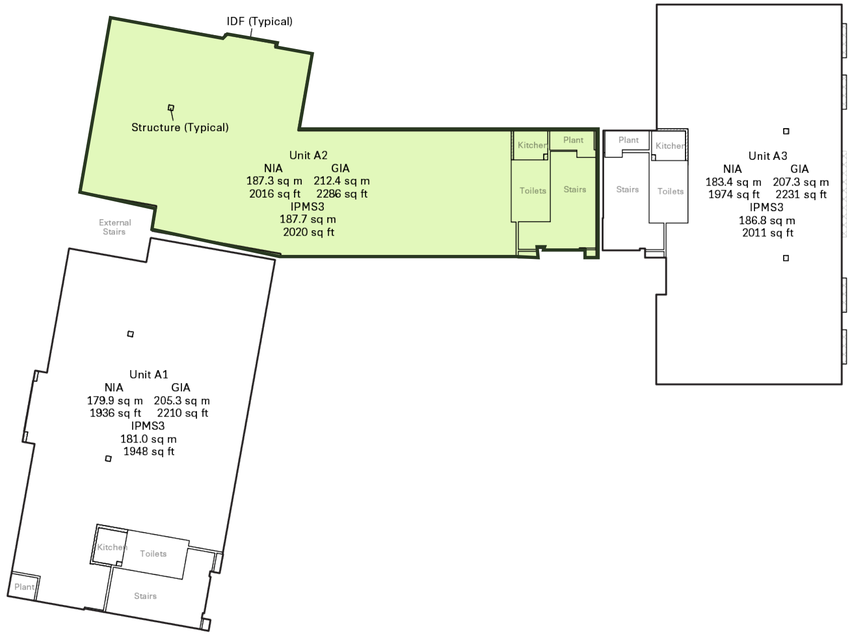
2016 sq ft




Delivered open plan

## A2 - 1st Floor

1490 sq ft

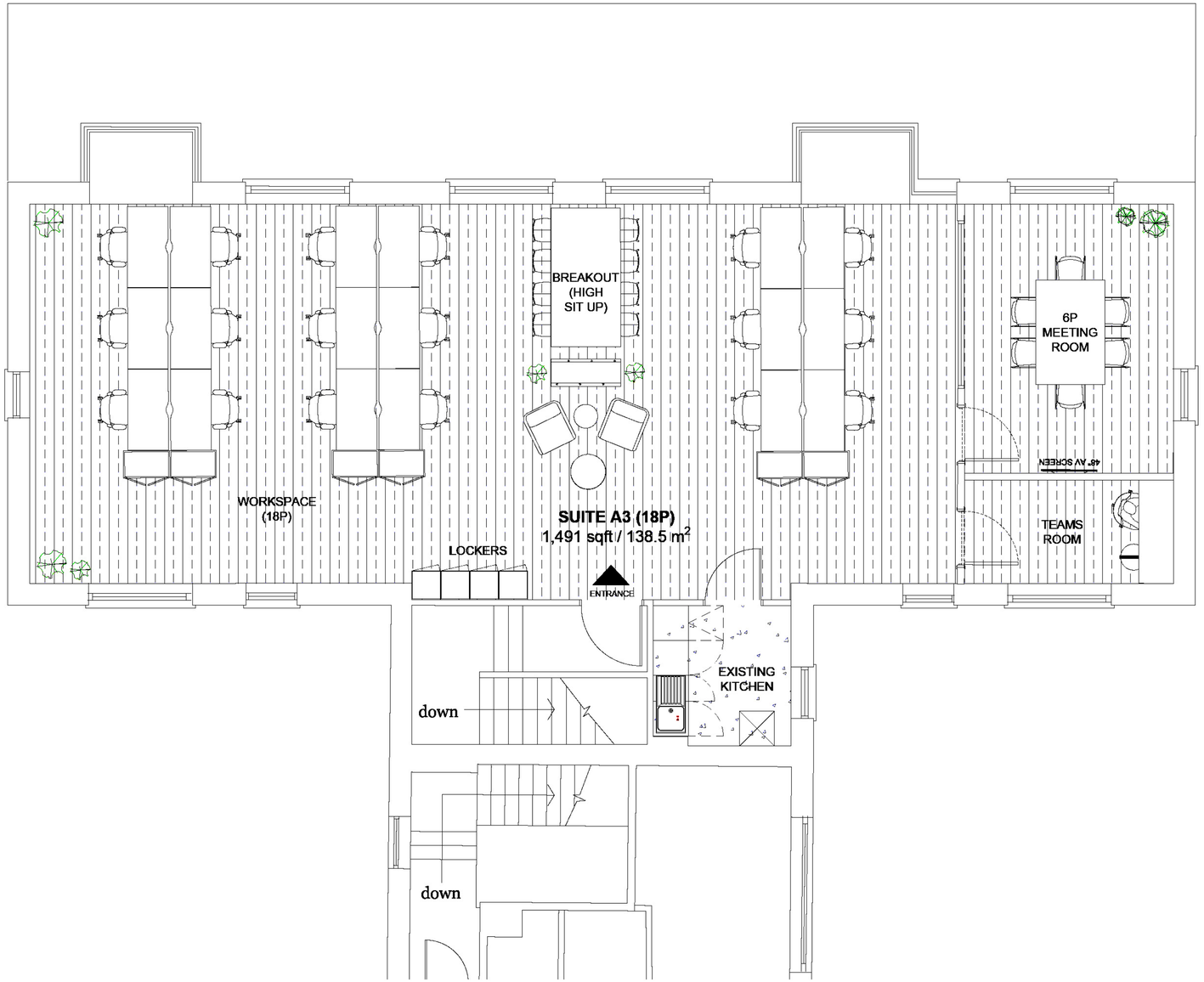



Can be let as separate units or combined for 3506 sq ft

# Ash House

## A3 - First floor

Furnished Suite Floorplan







Indicative CGI office space

# Beech House

**Office and R&D suites:**
Up to 19,000 sq ft

**Available in:**
CAT A open plan, fitted or fitted & furnished

**Retail from:**
1,000 sq ft to 2,000 sq ft*

## Specifications:

- Fitted offices include kitchen, acoustic meeting rooms and small powe
- Efficient split air-conditioning and smart energy lighting
- Gas storage for CL1 labs
- Secure building Access Control
- Ultra-fast private fiber connectivity (up to 10GB)
- Modern high-spec common areas and toilets

Ground floor

# Beech House

Furnished Suite

Optional fitted and furnished layouts

| Suite | Fitted | Furnished |
|---|---|---|
| B1 | Yes | Optional |
| B2 | Yes | Yes |
| B3 (Occupied) | - | - |
| B4 | Optional | Optional |
| B5 | Yes | Yes |
| B6 | Optional | Optional |
| B7 | Yes | Yes |
| B8 | Yes | Optional |



First floor

# Beech House

Optional furnished layouts

| Suite | Fitted | Furnished |
|---|---|---|
| B1 | Yes | Optional |
| B2 | Yes | Optional |
| B3 (Occupied) | - | - |
| B4 | Yes | Optional |
| B5 | Yes | Optional |
| B6 | Yes | Optional |
| B7 | Yes | Optional |
| B8 | Yes | Optional |



bruntwood
SciTech

# Powering economies through innovation in our cities

**Bruntwood SciTech is a joint venture between Bruntwood, Legal & General and Greater Manchester Pension Fund.**

We're the largest dedicated property platform serving the UK's innovation economy - the perfect place for forward-thinking businesses to scale and grow.

5.2M

Sq ft of world-class specialist workspace

£500M

Recent investment from Bruntwood, Legal & General an Greater Manchester Pension Fund (GMPF)

Home to **1,450** high growth start-ups, scale ups, and global businesses

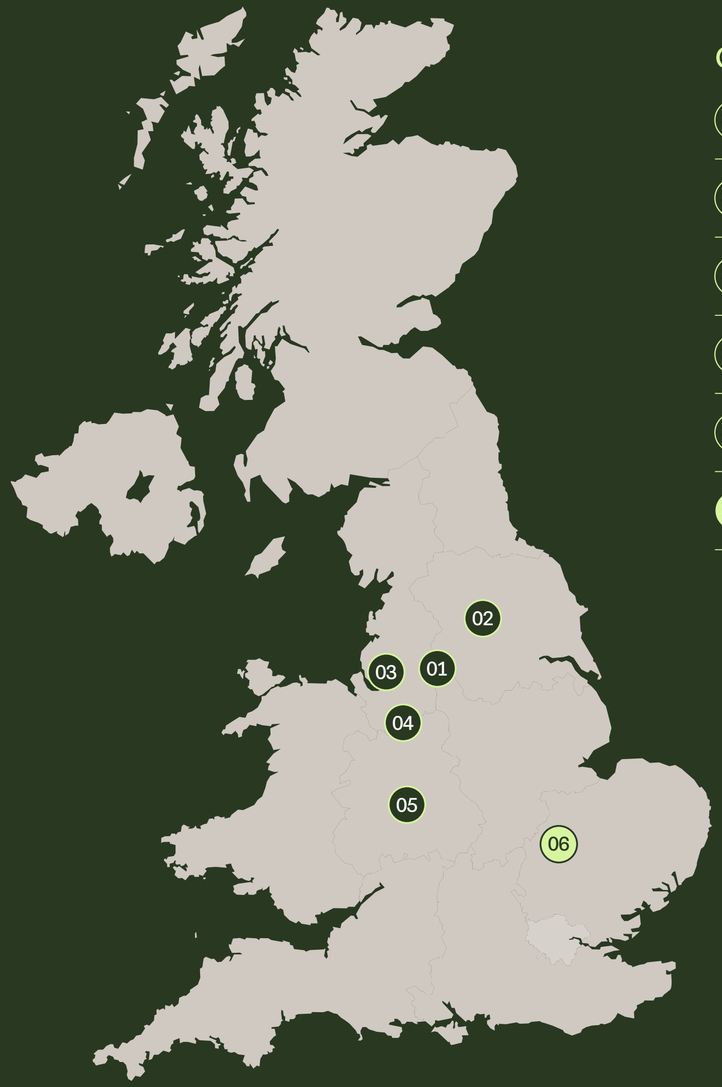
**28** city centre innovation hubs and **10** campuses

**5.2m sq ft** of world-class specialist workspace

Dedicated to supporting the growth of the UK's innovation-led businesses

Recent investment of **£500 million** from Bruntwood, Legal & General, and new partner, Greater Manchester Pension Fund (GMPF)

Our mission is to grow a **£5 billion** UK-wide portfolio that can support **2,600** high-growth businesses by **2032**




## Our locations

01 Manchester

02 Leeds

03 Liverpool

04 Cheshire

05 Birmingham

06 Cambridge

For further information or to arrange viewings, please contact Melbourn Science Park's retained agents:

CHEFFINS

William Clarke
07967 555 497
william.clarke@cheffins.co.uk

Freddie Wootton
07876 565 478
freddie.wootton@cheffins.co.uk

Will Brown
07786 380195
will.brown@cheffins.co.uk

BIDWELLS

Charlie Percival
07769 385 223
charlie.percival@bidwells.co.uk

Max Bryan
07793 808 114
max.bryan@bidwells.co.uk




**Melbourn Science Park**
Cambridge Road
Melbourn
Royston SG8 6HB

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Find out more

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