



Cambridge
Science Park

TO LET

156 sq ft – 6,130 sq ft
Multi-Let, Fitted Lab Space

181

CAMBRIDGE SCIENCE PARK

CB4 0GJ

www.cambridgesciencepark.co.uk



BIDWELLS

PROPERTY OVERVIEW

181, the Bio Incubator is a two storey, multi let laboratory and office building providing fitted spaces for businesses to establish and grow. The building provides private demised suites for occupiers, with additional shared facilities for use by all occupiers in the building.

Tenants benefit from access to a 2 person and 8 person meeting room on the ground floor, along with a 10 person board room on the first floor, all of which can be booked via the private online booking system available to tenants.

A shared equipment laboratory is available to all tenants of 181 at no additional cost. This space provides access to a -80°C freezer, autoclave, ice machine and water purification system.

The building also provides end-of-journey facilities on each floor, alongside several communal kitchens and breakout spaces, creating a convenient, collaborative and well-serviced working environment for laboratory-based tenants.



Shared Equipment Laboratory

TECHNICAL SPECIFICATION

Building 181 offers a fitted specification throughout and offers tenants access to various shared amenities.

Specification includes:

- Fitted offices
- Fitted labs including Bio Safety Cabinets
- Suspended ceilings
- LED lighting
- Air heating and cooling
- Shared meeting rooms on each floor
- Shared kitchen on each floor
- Cycle racks
- Showers & WC facilities
- Outdoor communal space
- Onsite parking

Shared Equipment Laboratory:

- Freezer - Upright -80C
- Autoclave
- Ice machine
- Combined water purification system



Fitted Lab suites



Fitted Offices

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

ACCOMMODATION SCHEDULE

Unit	Sq ft	Unit	Sq ft
Ground floor			
Office 1	281	Lab 1	476
Office 3	182	Lab 2	319
Office 4	181	Lab 3	343
		Lab 4	152
		Lab 5	294
		Lab 6	339
		Lab 15	199
First floor			
Office 6	194	Lab 7	391
Office 7	258	Lab 8	263
Office 8	195	Lab 9	211
Office 10	193	Lab 10	368
Office 11	193	Lab 11	365
Office 13	201	Lab 12	156
		Lab 13	185
		Lab 14	191
Total 6,130			

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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