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
Royston	4 miles
Stevenage	20 miles
London	50 miles

Cycling Distance

Cambridge	9 miles
Stevenage	20 miles
London	50 miles

Distance by rail

Meldreth Station	1.5 miles
Foxton Train Station	2.8 miles
Royston Station	4 miles
Cambridge South	8.6 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.

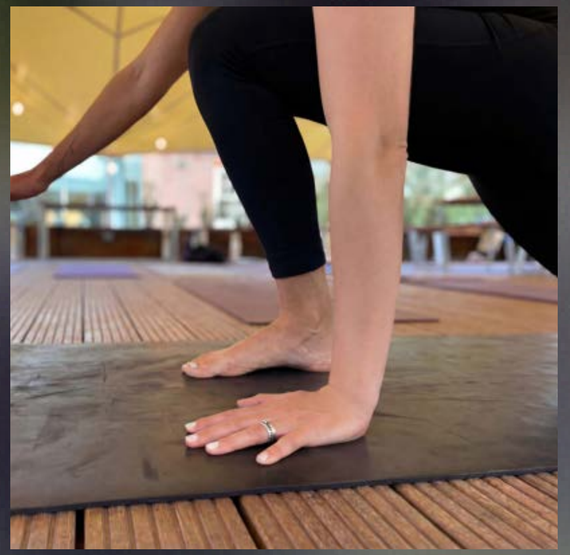
Bring your business into a fold of science leaders. As well as workspace to meet your growing needs, you'll also have access to a network of ready-made connections, expert advice and funding opportunities.

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





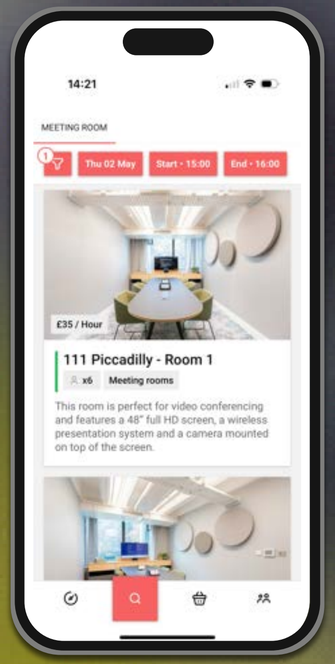
Melbourn Science Park

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

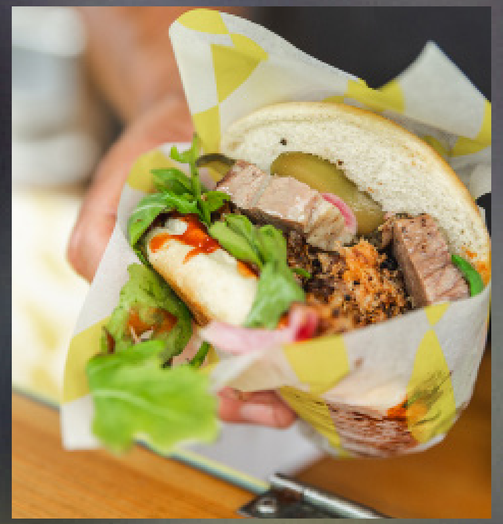
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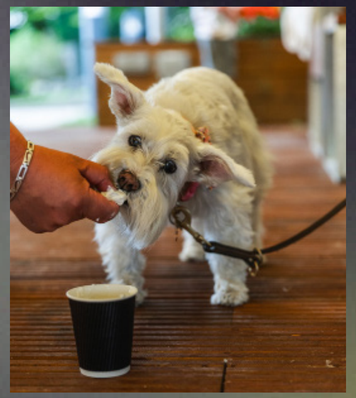
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GET IN ON Google Play

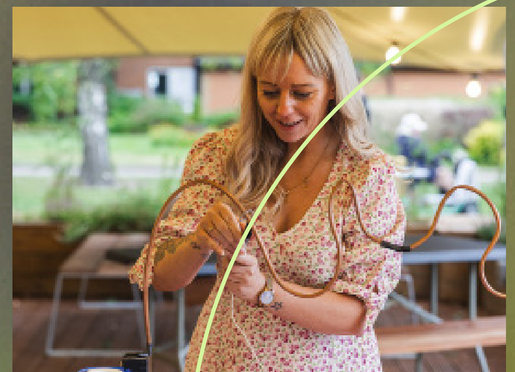














Ash House

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

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

Specifications:

- Fitted offices include kitchen, acoustic meeting rooms and small power
- EPC B: 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 - First Floor

1490 sq ft



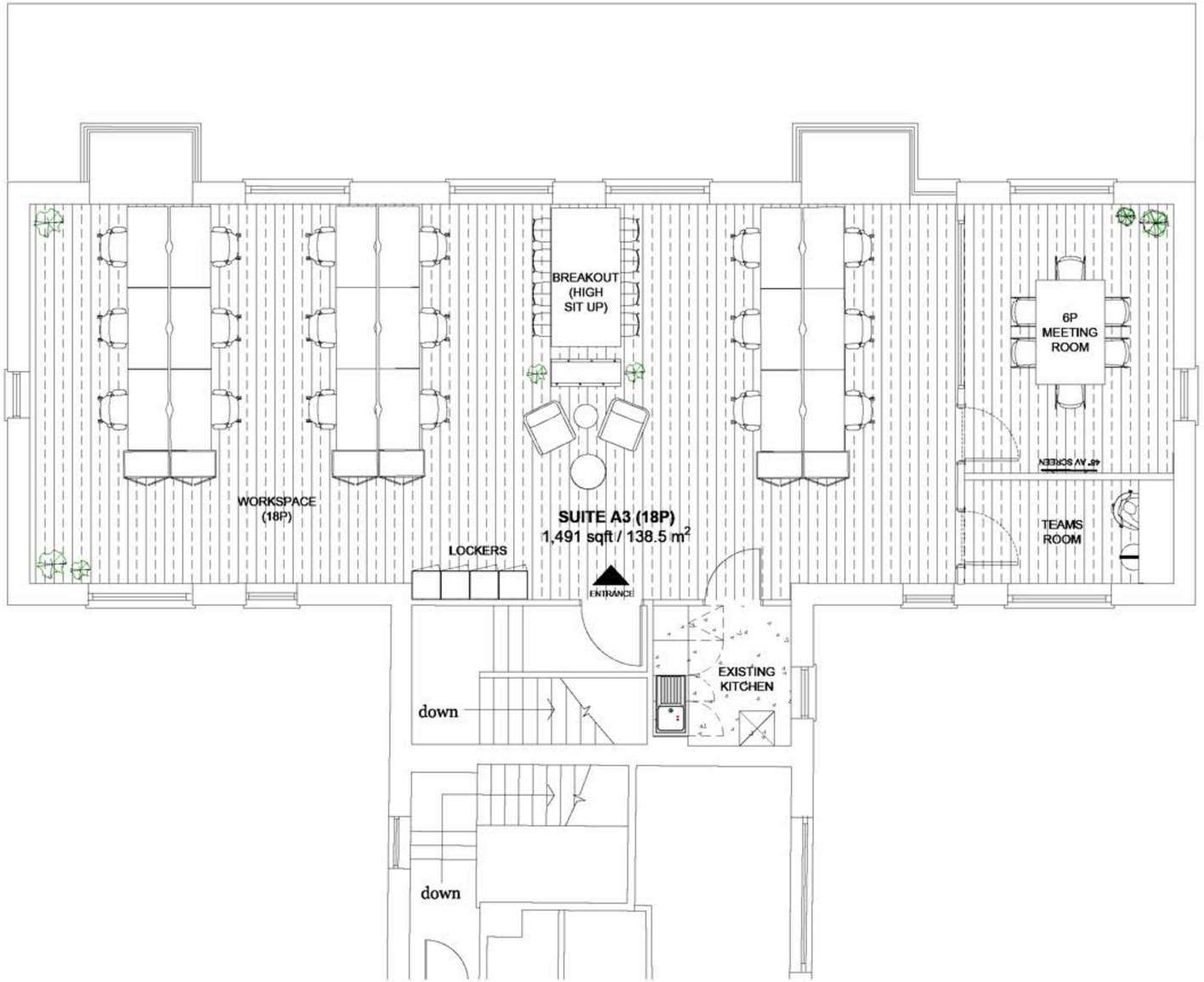
Can be let as separate units or combined for 3506 sq ft

Ash House

A3 - FIRST FLOOR

Furnished Suite Floorplan

1491 sq ft







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
- EPC B: 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
- Furnished CL1 Lab

Suite	Sq ft	Fitted	Furnished
B1	1485	Yes	Optional
B2	707	Yes	Yes
B3 (Occupied)	-	-	-
B4	1151	Optional	Optional
B5	1140	Yes	Yes
B6	1158	Optional	Optional
B7	1087	Yes	Yes
B8	1181	Yes	Optional
B9	1090	Delivered open plan for retail	

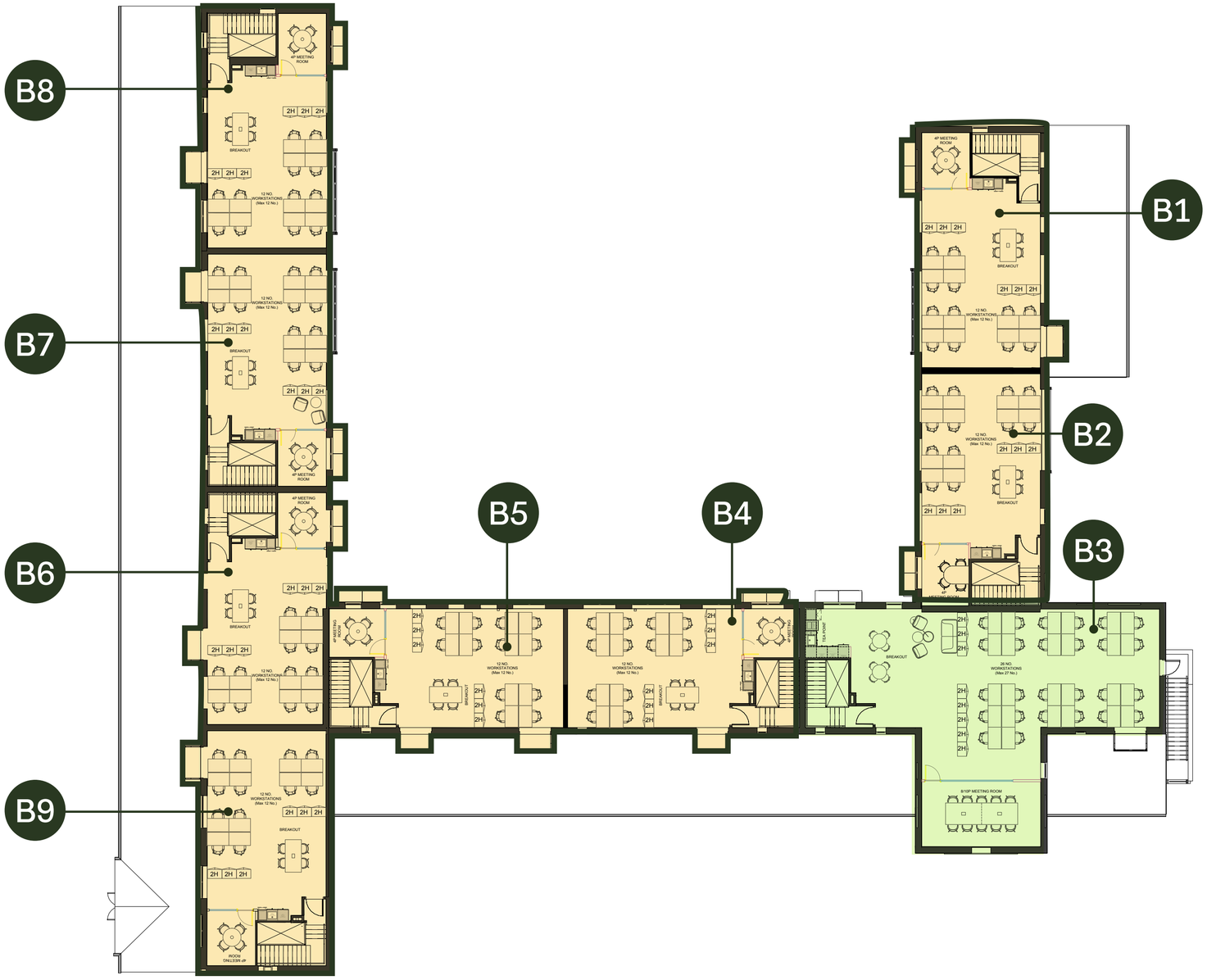


First floor

Beech House

Optional furnished layouts

Suite	Sq ft	Fitted	Furnished
B1	717	Yes	Optional
B2	707	Yes	Optional
B3 (Occupied)	-	-	-
B4	821	Yes	Optional
B5	755	Yes	Optional
B6	793	Yes	Optional
B7	802	Yes	Optional
B8	791	Yes	Optional
B9	815	Yes	Optional



Melbourn Science Park

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

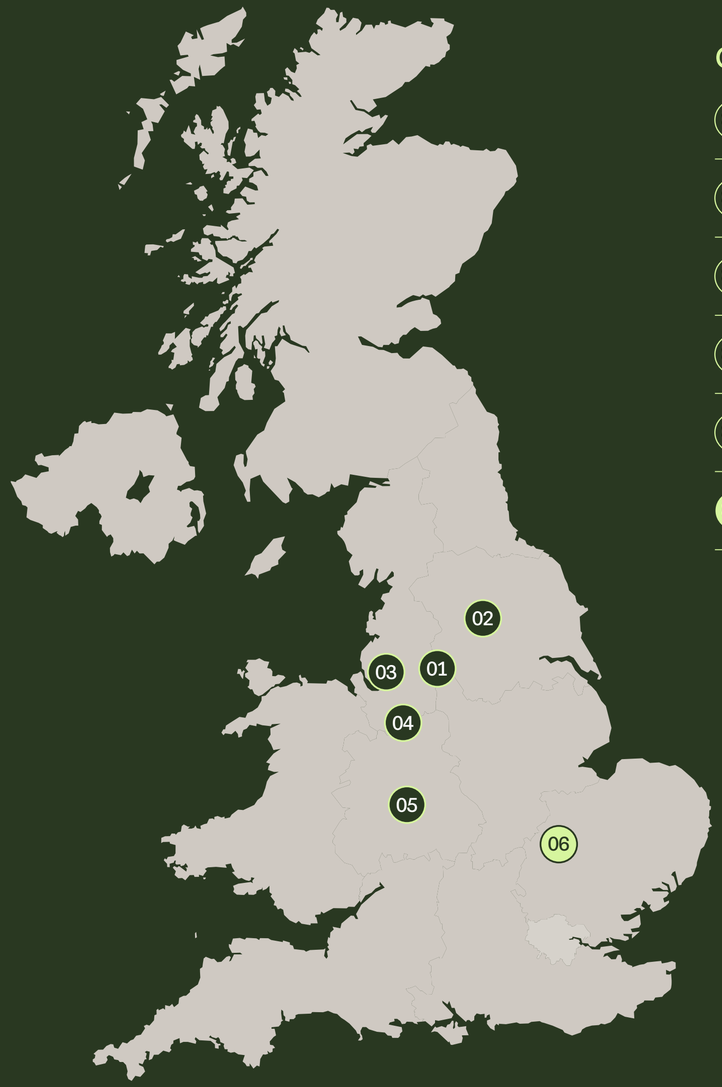
28 city centre innovation hubs and **10** campuses

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:

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Find out more

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