

Melbourn Science Park

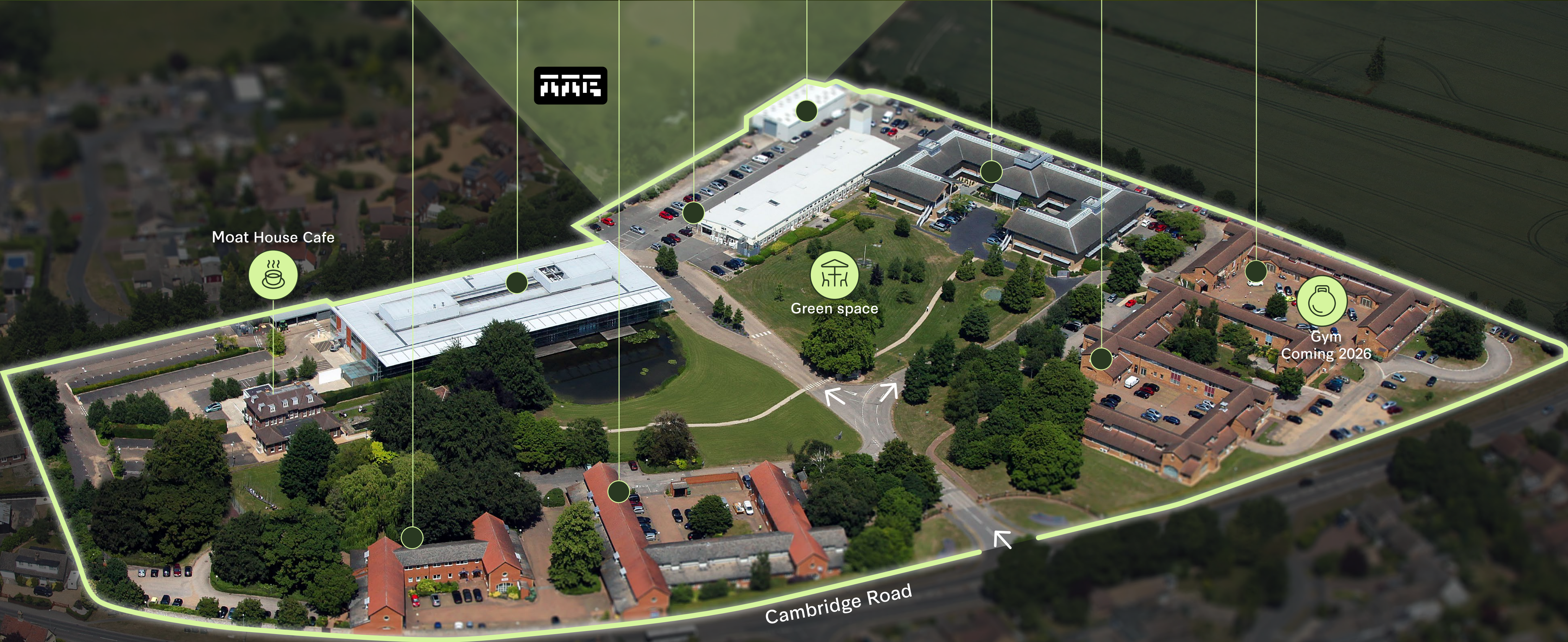
Cambridge

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

bruntwood.co.uk/scitech

Space to scale

- Ash House
AVAILABILITY
- Da Vinci
- Beech House
AVAILABILITY
- Unit 13-16
- Unit 17
- Field House
- Hazel House
- Glade House



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:



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

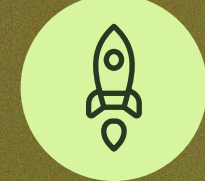


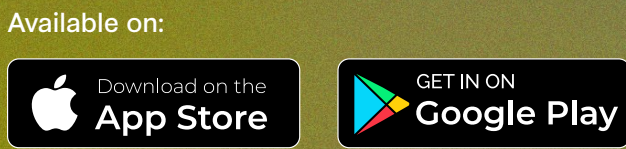
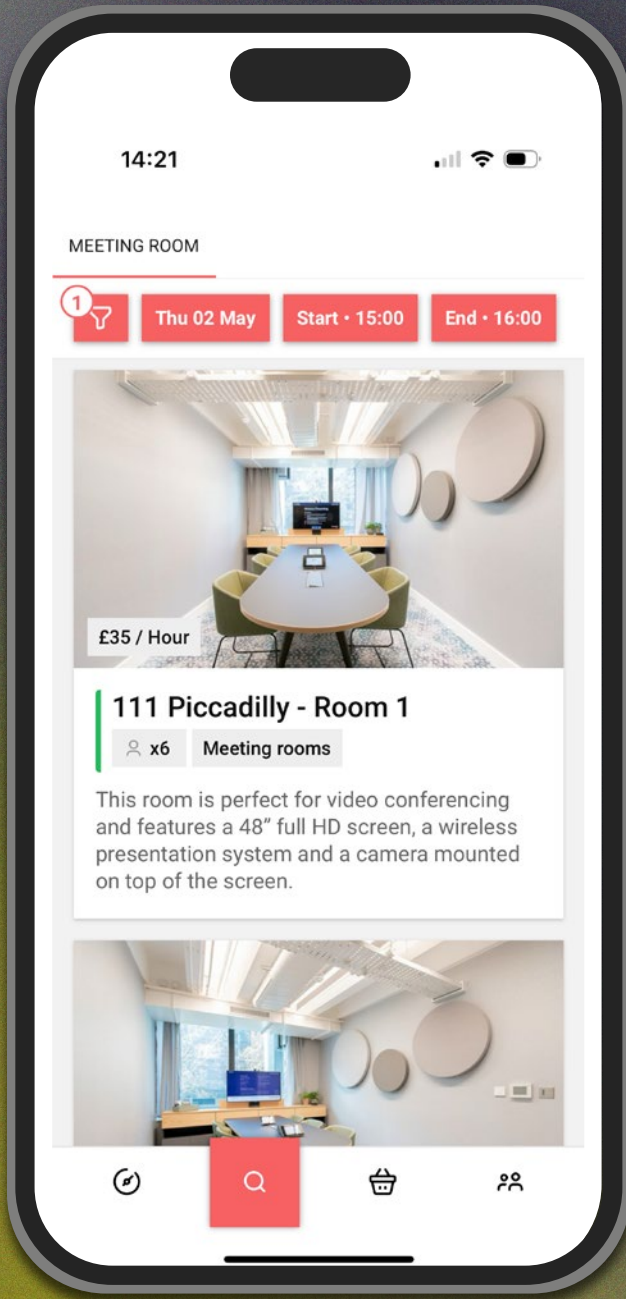
Building communities that go beyond workspace

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





Ash House

Office and R&D suites:
Up to 4,500 sq ft Available autumn 2026

Available in:
Open plan or fitted and furnished

Car parking available

Ash House customers:

Aclardian
Unlicensed Medicines

dSPACE



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*



Indicative CGI office space



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:



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



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
[///commit.fights.longer](http://commit.fights.longer)



Find out more

In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1991, Bruntwood SciTech gives notice that: 1. These particulars are a general outline only, for the guidance of prospective purchasers or customers, and do not constitute the whole or any part of an offer or contract. 2. Bruntwood SciTech cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy. 3. No employee of Bruntwood SciTech has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. 4. Bruntwood SciTech will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 5. Space planning contained in this brochure is indicative only and may require modifications to the building design. 6. All floor plans are not to scale and are for identification purpose only.