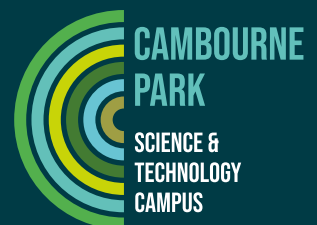


BUILDING 2020

2,013 - 25,671 SQ FT



FULLY FITTED LABORATORY ACCOMMODATION
AVAILABLE NOW
CAMBRIDGE CB23 6DW





SPECIFICATION



Open plan laboratories



6 air changes per hour (minimum)



Mix of fixed (perimeter) and mobile (peninsular) benching



Temperature range from 20C +/- 2C



Lab sink with taps and drainer



Ducting for fume cupboards



Power and data run in dado trunking above and below laboratory benching



Piped gases (Nitrogen, CO₂ and Compressed Air) with oxygen depletion system



Separate lab water system



Open plan office / write up areas with meeting rooms delivered to an enhanced Cat A specification

Shared facilities include:

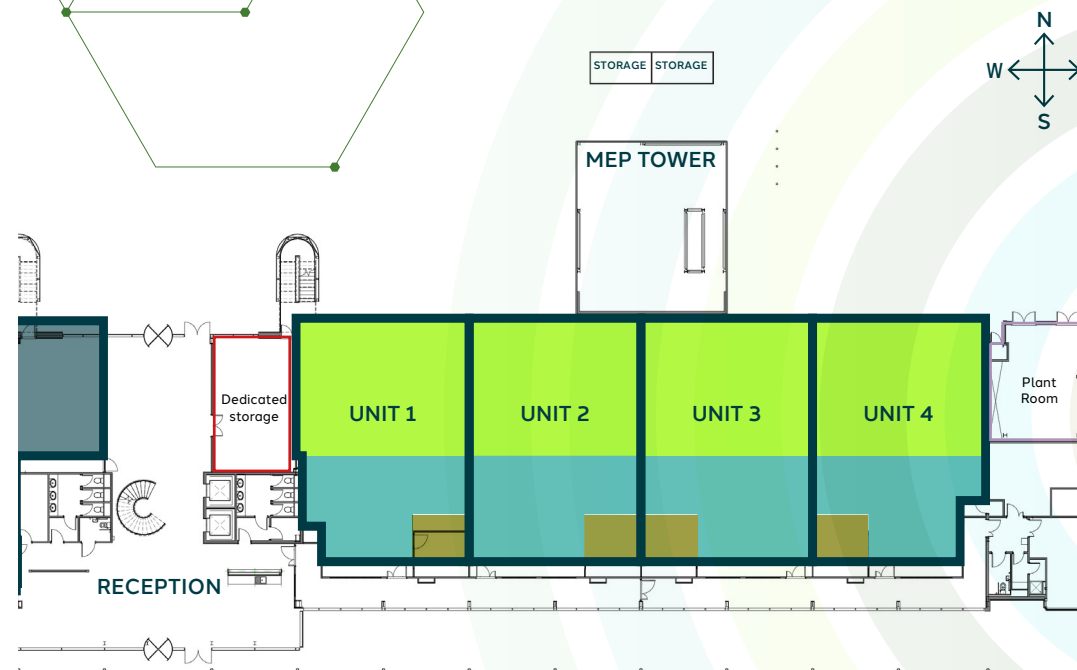
- New kitchenette/tea point in the main reception.
- Bike storage.
- Car parking ratio 1:250 sq ft, with electric car charging points.
- WCs and showers.
- External waste storage.
- Access to shared storage room.
- 2 passenger lifts.
- 24 hour security staff.



GROUND FLOOR ACCOMMODATION

Up to 8,164 sq ft of fully-fitted laboratory, write-up and office space. Available as four individual units or combined to suit requirements.

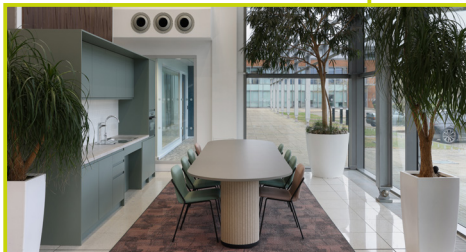
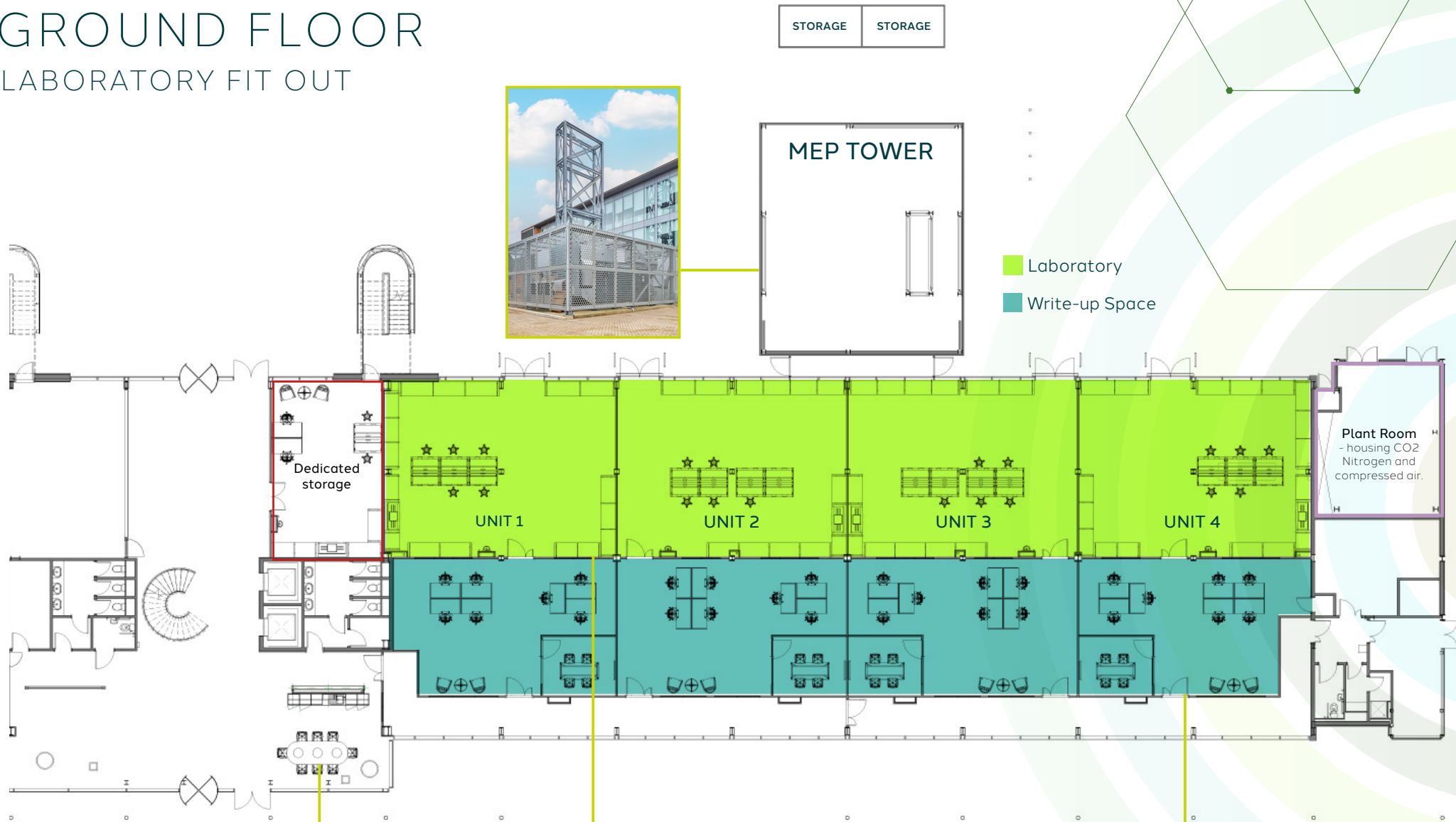
Unit	Sq ft (NIA)	Sq m
1	2,013	187
2	2,065	192
3	2,062	192
4	2,024	188
Total	8,164	758
Dedicated storage unit	572	53



- Laboratory
- Write-up Space
- Meeting Room
- Dedicated storage
- Plant Room

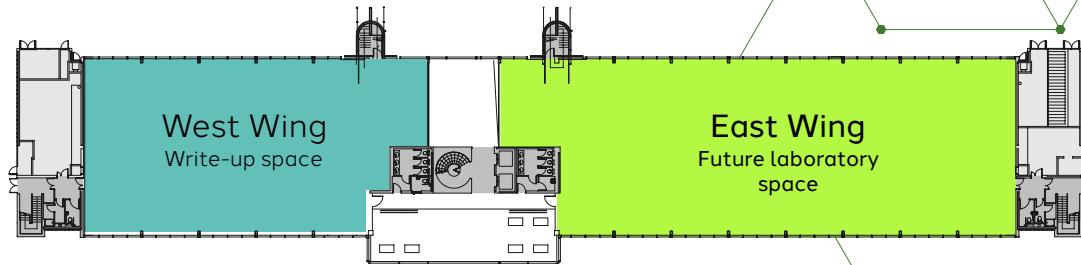
GROUND FLOOR

LABORATORY FIT OUT



FIRST FLOOR

PHASE 2 LABORATORY



Unit	Sq ft (NIA)	Sq m (NIA)
West Wing	7,403	688
East Wing	10,104	939
Total	17,507	1,627

SPECIFICATIONS

- Existing suites are lab enabled and can be finished to a CL2 specification.
- Delivered to an individual occupier's requirements.
- Alternative lab specifications considered, subject to contract.





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



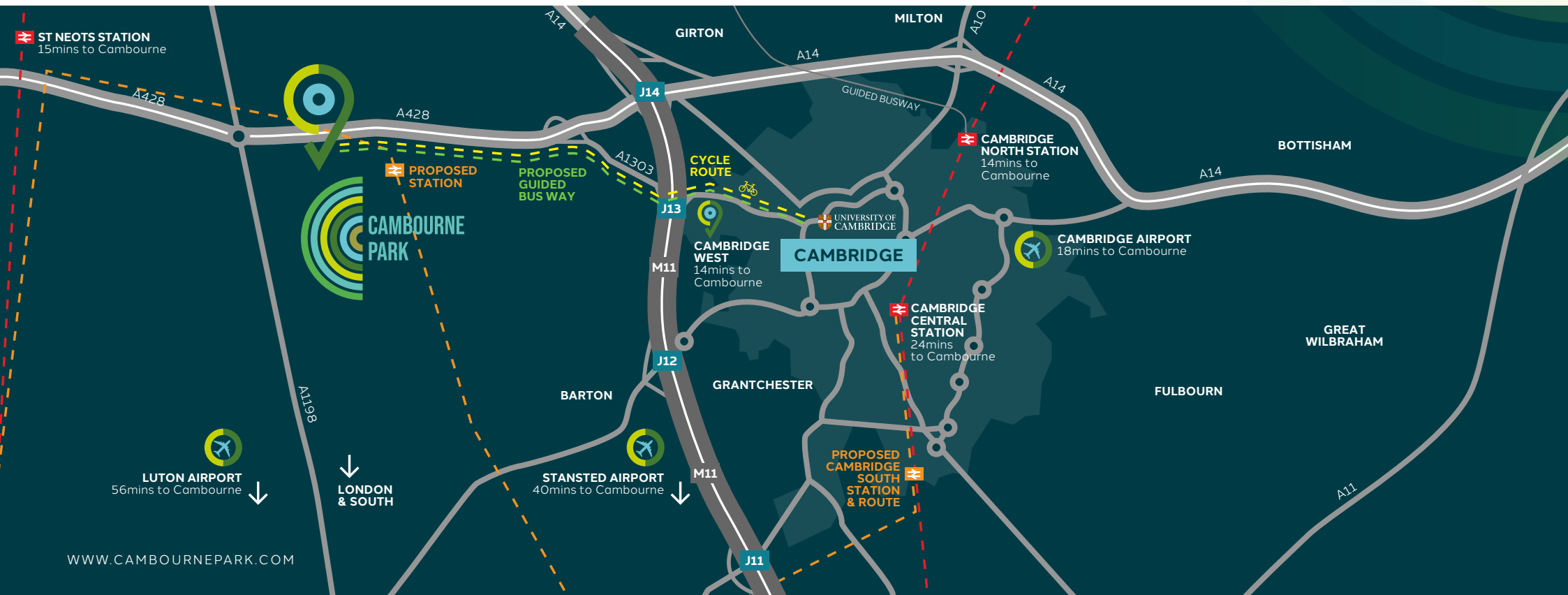
INTERNATIONAL AIRPORTS

- 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 2020 C-84.
Please contact the letting agent for a copy.

VAT

All figures quoted are exclusive of VAT.

CONTACTS

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