

Cambridge
Science Park

TO LET

1,800 sq ft – 14,688 sq ft
Grade A office and R&D space

334

**CAMBRIDGE SCIENCE
PARK**

CB4 0WN

www.cambridgesciencepark.co.uk



BIDWELLS

PROPERTY OVERVIEW

334 Cambridge Science Park offers approximately 32,000 sq ft of Grade A office and R&D accommodation in the heart of Cambridge Science Park - one of Europe's leading innovation and technology destinations.

Extensively refurbished throughout, the building delivers a contemporary specification, enhanced sustainability credentials and an exceptional working environment. The refurbishment includes upgrades to the building fabric, reception and core areas, landscaped external spaces, and the installation of rooftop solar PV.

The ground floor provides six suites ranging from 1,800–3,210 sq ft, available as enhanced CAT A or fully fitted workspace to suit a range of occupier requirements.

Occupiers also benefit from a generous shared kitchen and breakout hub, bookable meeting rooms, and direct access to a landscaped lakeside terrace.

Flexible occupation options are available, including traditional leases or an all-inclusive serviced solution, with turnkey fit-out available.



TECHNICAL SPECIFICATION

Each ground floor suite is delivered with an enhanced occupier-ready fit-out, including:

- Fitted kitchens and meeting rooms
- New raised access floors and suspended ceilings
- New fire curtains, partitions, door sets and internal glazing
- Full internal redecoration

The refurbishment also includes significant upgrades to the building and shared amenities which has enabled Building 334 to achieve a 5.5 star NABERS UK Design for Performance sustainability rating:

- Brand new double height reception
- New breakout areas with feature lighting and shared kitchen facilities
- A new and landscaped terrace area for tenants of the building
- Brand new end of journey amenity
- New VRF heating and cooling system, intelligent LED lighting and BMS controls
- Rooftop solar PV installation
- Comprehensive landscaping, including new planting and improved cycle access



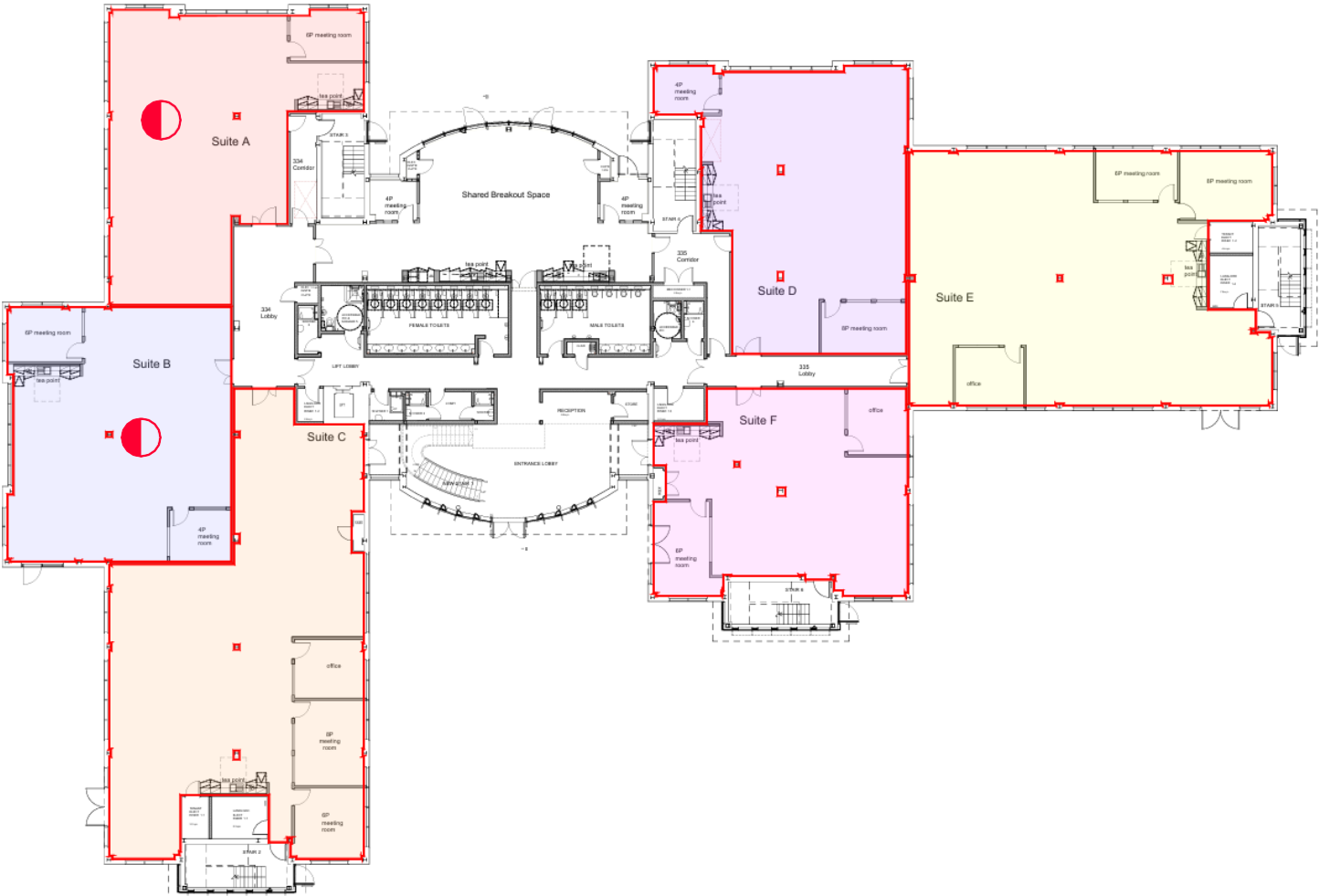
Fitted option available in Suite D



Suites are delivered to enhanced CAT A specification

FLOOR PLANS

GROUND FLOOR



AVAILABILITY SCHEDULE

Floor / Unit	Sq ft
Suite A	2,157
Suite B	2,096
Suite C	3,294
Suite D	2,132
Suite E	3,210
Suite F	1,800
Total	14,689

Key:

 Suite A	 Suite D
 Suite B	 Suite E
 Suite C	 Suite F

 UNDER OFFER

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



A14



Cambridge
Regional
College



Guided Busway Stop



Bus Stop



CSP Shuttle Bus to Cambridge North



Cycle and Mobility Hub



Café



Health + Fitness Centre



AED Defibrillator



EV Charger



Voi Scooter Parking



In Development



Amenity Building



Footpath

KINGS HEDGES DRIVE

Western
Plaza

Nursery

Weekly
Food Park

Innovation
Centre

Facilities +
Security
Office

320-
329

316

310

306

302

300

31-35

28

26

25

22

1

2

Multi-storey
Car Park

The Plaza

Cambridge
Science
Centre

Trinity
Centre

Bio
Innovation
Centre

Health
+ Fitness
Centre

The
Bradfield
Centre

150-
155

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120-
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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



**GEORGE
CRAIG**

+44 (0)7779 770 902
george.craig@bidwells.co.uk



**TAMARAH
KEIR**

+44 (0)7442 668 105
tamarah.keir@bidwells.co.uk



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