

334 CAMBRIDGE SCIENCE PARK CB4 0WN

334 Cambridge Science Park, CB4 0WN, provides approximately 32,000 sq ft of Grade A office and R&D space, prominently positioned at the heart of Cambridge Science Park - one of Europe's most successful innovation and technology clusters.

The property is undergoing a comprehensive refurbishment, delivering a modern specification, improved energy performance and a high-quality working environment for today's occupiers. The target completion date for the works is April 2026.

The substantial refurbishment encompasses the building fabric, core areas, landscaping, and provision of solar PV panels on the roof. The ground floor will provide six suites (1,800-3,210sqft) that will be offered as enhanced CAT A or fully fitted, with the first floor presented to a Cat A open-plan specification ready for tenant fit-out.

A substantial shared kitchen/breakout space is provided on the ground floor, with direct access to a lake-side patio area. Occupiers are offered a traditional lease or all-inclusive serviced offering, together with the option for a turn key fitout.





BUILDING OVERVIEW

- ▶ Total area: c. 32,000 sq ft
- ▶ Range of suite sizes available (1,800-3,200 sq ft on the ground floor and 17,180 sq ft on the first floor)
- ▶ Suitable for Office, R&D and Technology uses
- ▶ Comprehensive Grade A refurbishment
- ▶ Prominent position within Cambridge Science Park
- ▶ High-quality ground floor fit-out including reception and substantial shared kitchen, breakout and meeting room facilities, with direct access to a shared lake-side patio
- ▶ Landscaped setting with improved cycle and pedestrian routes
- ▶ Excellent accessibility by road, rail, bus and cycle

OCCUPIER BENEFITS

- ▶ High-quality refurbished Grade A space
- ▶ Flexible open-plan floorplates
- ▶ New VRF heating and cooling system
- ▶ Modern LED lighting with PIR controls
- ▶ New solar PV installation
- ▶ Enhanced ground floor fit-out and breakout spaces
- ▶ Contemporary WCs and shower facilities
- ▶ Passenger lift and access control
- ▶ Extensive cycle parking and EV charging
- ▶ EPC target: B rating
- ▶ Access to the full range of Park amenities

TECHNICAL SPECIFICATION

- ▶ New raised access floors and office-grade carpet tiles
- ▶ Suspended 600x600mm mineral tile ceilings with MF perimeter margins
- ▶ New fire curtains, partitions, doorsets and internal glazing
- ▶ Full decorations throughout
- ▶ Refurbished WCs and showers with modern finishes and sanitaryware
- ▶ Upgraded reception and breakout areas with feature lighting and tea points
- ▶ New VRF heating and cooling system, intelligent LED lighting and BMS controls
- ▶ New solar PV installation
- ▶ Replacement curtain walling and entrance glazing
- ▶ Roof repairs and improved insulation
- ▶ Enhanced landscaping package including new soft planting and improved cycle access



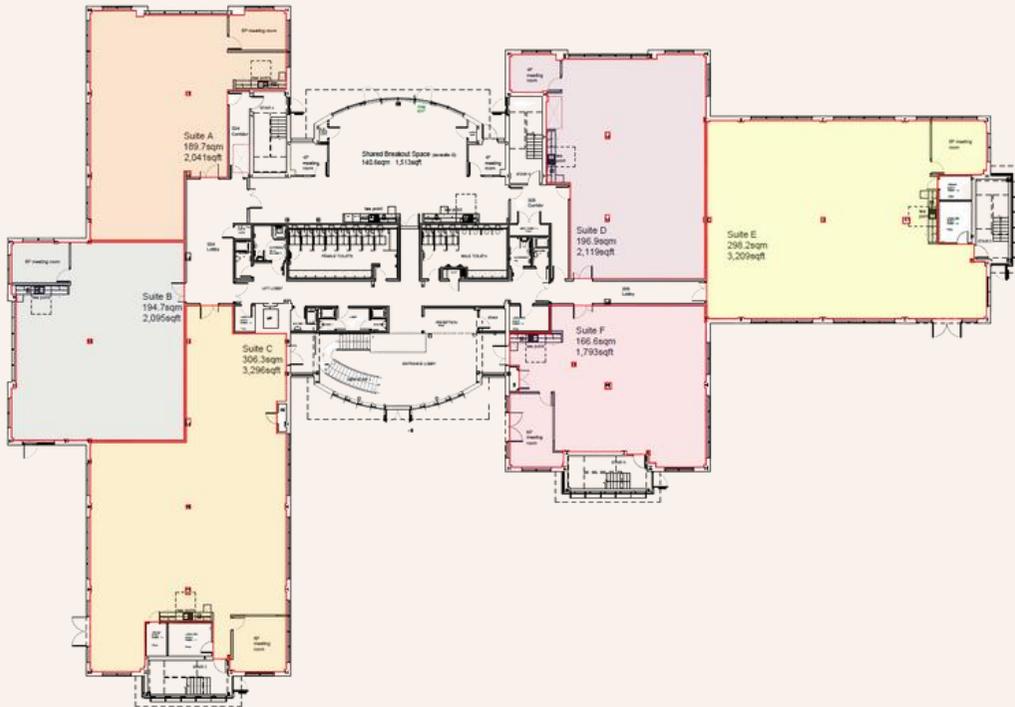
GROUND FLOOR ENHANCED FIT-OUT

In addition to a substantial double height building entrance and shared kitchen, breakout amenity, each ground floor suite also includes an enhanced occupier-ready fit-out, providing:

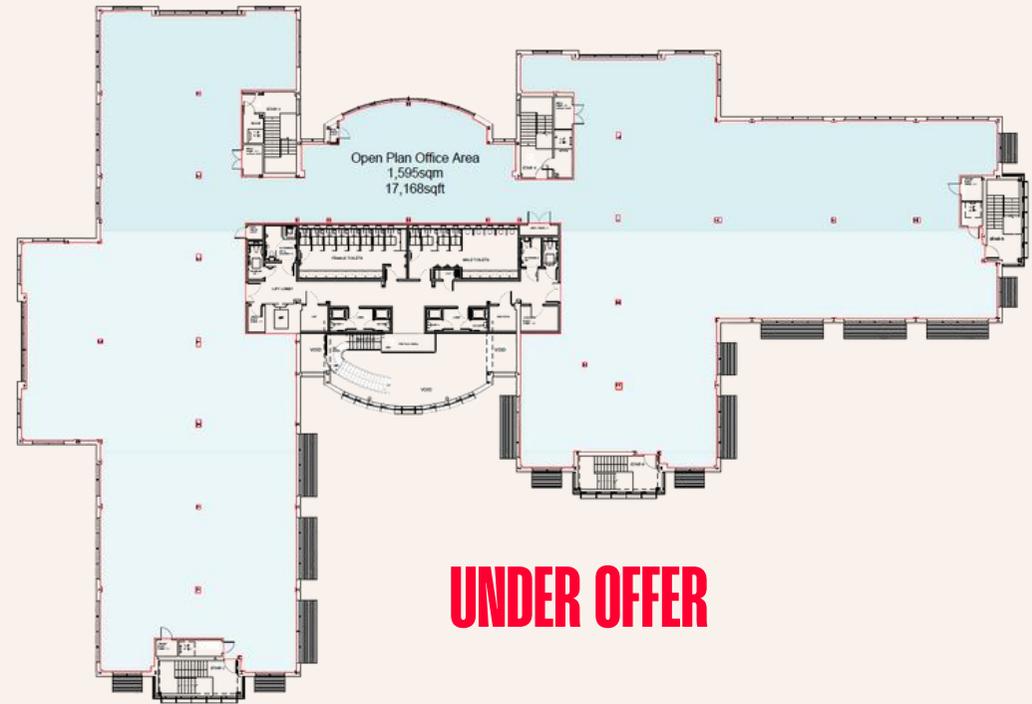
- ▶ Reception and waiting area
- ▶ Meeting rooms and small offices
- ▶ Central breakout and collaboration zone
- ▶ New tea points
- ▶ Feature lighting and ceiling finishes
- ▶ Data and AV provision

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



UNDER OFFER

LOCATION & ACCESSIBILITY

Cambridge Science Park is a dynamic community of talented entrepreneurs at the cutting edge of many scientific disciplines, including big and small, established and start-up organisations.

The Cambridge Science Park is highly accessible with a variety of transport options available on the doorstep to suit all commuting preferences.

Directly accessed from the A14 by road (Junction 28), which also facilitates quick connections to both the M11 and A1, the Cambridgeshire Guided Busway and Cambridge North Railway Station are also within easy cycling and walking distance from the Park.



ROAD

From Cambridge Science Park:

Central Cambridge: 3 miles
Cambridge International Airport: 4 miles
Stansted International Airport: 34 miles

From Cambridge Science Park:

Cambridge North Station: 6 mins
Cambridge International Airport: 20 mins
Cambridge Station: 21 mins

From Cambridge North:

Cambridge: 4 mins
London King's Cross: 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
- ▶ 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.



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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