



Cambridge
Science Park

TO LET

237 – 12,020 sq ft
CAT A Office and Fitted Lab Space

204

**CAMBRIDGE SCIENCE
PARK
CB4 0WG**

www.cambridgesciencepark.co.uk


BIDWELLS

PROPERTY OVERVIEW

Building 204 is a two-storey office and laboratory building comprising a range of private, self-contained suites. The accommodation includes fitted lab space and CAT A offices across ground and first floor.

Occupiers benefit from access to shared amenity space, including meeting rooms and boardroom facilities. Tenants are welcomed by a large reception and landing area, leading directly to the shared amenities. The building is well equipped with end-of-journey facilities, kitchens and breakout spaces on both floors. A passenger lift and goods lift provide convenient access between floors.

Both the fitted laboratory and CAT A office suites benefit from excellent levels of natural light, with views across the surrounding landscaped green space. The building also benefits from a private car park, secure cycle storage and pedestrian access to the rear of the property. The building is connected to the Bradfield Centre via shared amenity green space.



TECHNICAL SPECIFICATION

Building 204 offers a range of CAT A office and fitted laboratory suites, complemented by access to high-quality shared amenities and extensive landscaped green space to the rear of the building.

Building 204 specification includes:

- CAT A offices
- Fitted labs with benching and sinks
- Passenger lift
- Goods lift
- Air heating and cooling
- Shared meeting rooms
- Raised access floors & suspended ceilings
- Shared kitchen and breakout spaces
- Cycle racks
- Outdoor communal space
- Onsite parking

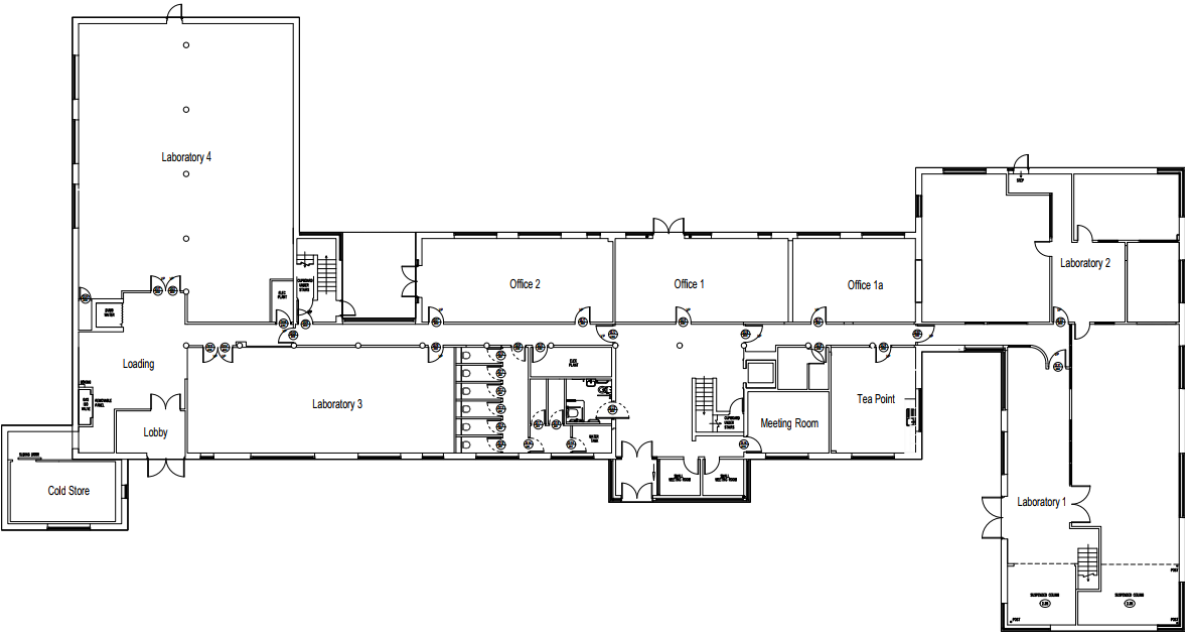


Fitted Lab Suites

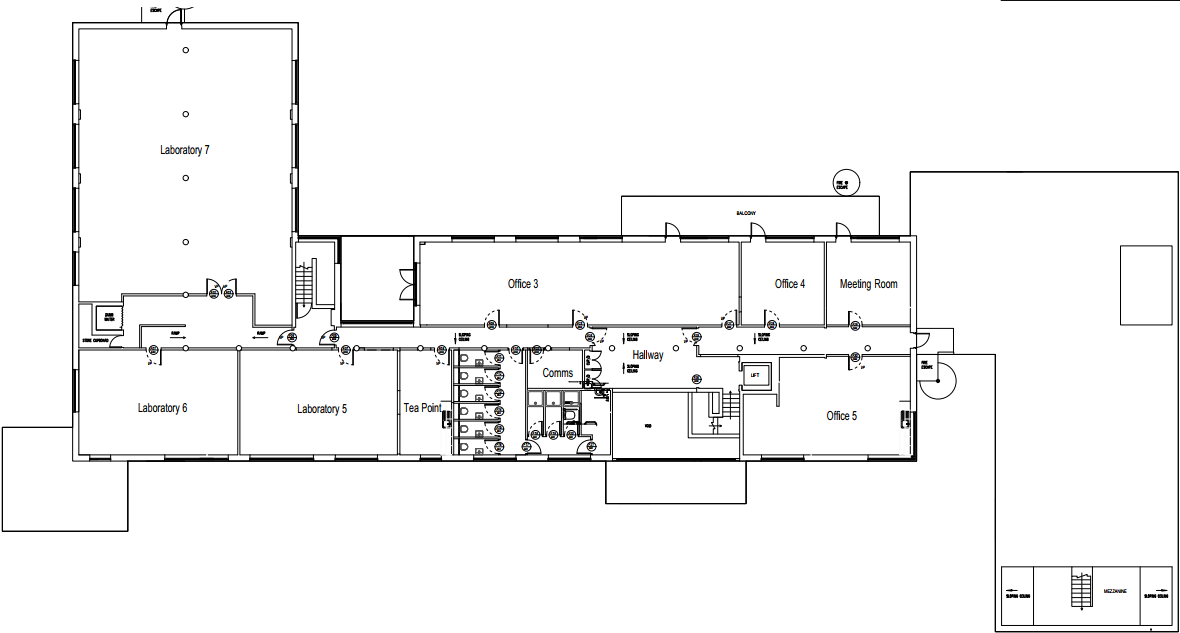


CAT A Offices

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

ACCOMMODATION SCHEDULE

Unit	Sq ft	Unit	Sq ft
Ground Floor			
Office 1.1	484	Lab 1	1,658
Office 1.2	344	Lab 2	1,280
Office 2	538	Lab 3	947
		Lab 4	2,012
First Floor			
Office 3	904	Lab 5	560
Office 4	237	Lab 6	570
Office 5	506	Lab 7	1,980
Total; 12,020			

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

Western

KINGS HEDGES ROAD

A map showing the layout of Cambridge Science Park Road. The road runs diagonally from the top left to the bottom right. Along the road, there are bus stops labeled 302, 300, 31-35, and 2B. To the left of the road is a green area labeled 'CAMBRIDGE GUIDED BUSWAY'. To the right of the road are several brown rectangular shapes representing buildings. The map also shows some green trees and a blue line representing a water feature or path.

LOVELL ROAD

MILTON ROAD

COWLEY ROAD

COWLEY ROAD

Cambridge City Centre

**Cambridge
North
Station**

-  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

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



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