

Up to 21,635 sq ft  
of fully fitted  
laboratory and high  
quality office space



316

# Cambridge Science Park





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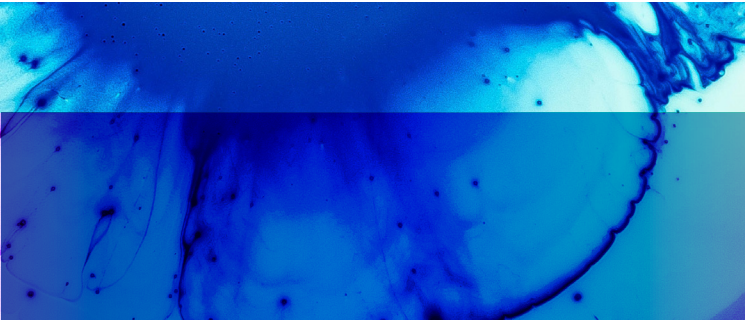
Established in 1970 by Trinity College, the Cambridge Science Park played a pivotal role in the “Cambridge Phenomenon” – the transformation of Cambridge from a market town with a world-class university to one of the leading technology hotspots in the world.



Today, the 152-acre site comprises 1.9 million sq ft of high technology and laboratory buildings and is home to 170 businesses, ranging from university spinouts to multinational companies, employing 7,250 people. Working on potentially life changing technologies – from personalised medicines to non-invasive cancer diagnostics to AI, IoT, defence and connectivity – these innovative companies choose Cambridge Science Park due to the calibre of the location, excellent accessibility and superb access to Cambridge’s brightest graduates, experienced highly skilled workforce and support for entrepreneurial endeavour.

# Building

316 Cambridge Science Park is situated in a prominent position on the Park and will provide up to 21,635 sq ft of fitted laboratory and high quality office space. Externally the building will benefit from newly designed landscaping, featuring trees, shrubs and seating. Internally the building offers a double height reception area which provides access to the two floors of fitted laboratory and office space.



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## Occupiers will benefit from:

- 49 Car parking spaces with EV installations.
- Super loos and shower block with changing facilities.
- On site cycle parking.
- Passenger lift.
- Access to park amenities including nursery and café.



# Lab Space

**The fully fitted space will include all mechanical and electrical services featuring:**

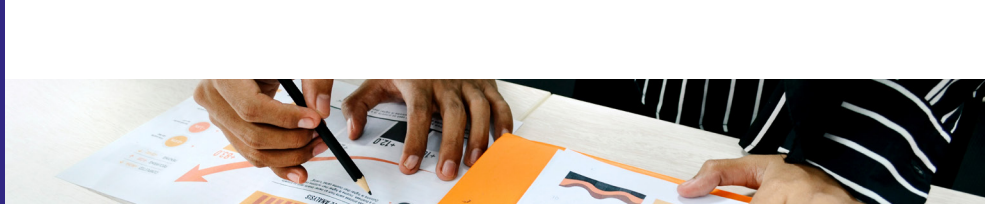
- Solid floors with vinyl anti-slip covering.
- Lab benching.
- Shelving system.
- Inset lab sinks.
- Drainage.
- 10 Fume hoods.
- 6-8 air changes per hour.



# Office Space

Finished to an open plan Cat A specification featuring:

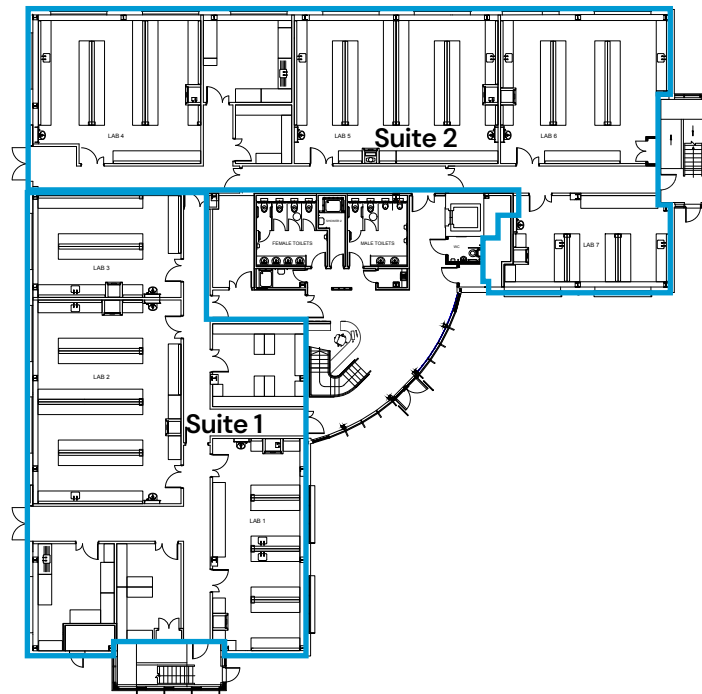
- New VRF heating and cooling system.
- Suspended ceiling.
- Raised and carpeted floors.
- Full height windows.
- Access control system.
- Passenger lift.
- Double height reception.



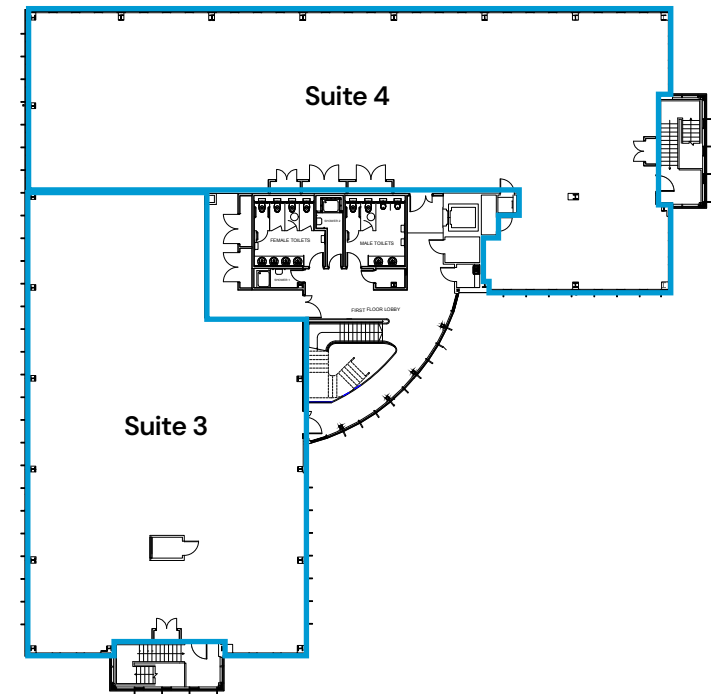
# Accommodation

21,635 sq ft, with splits available from 8,115 sq ft.

## Ground Floor

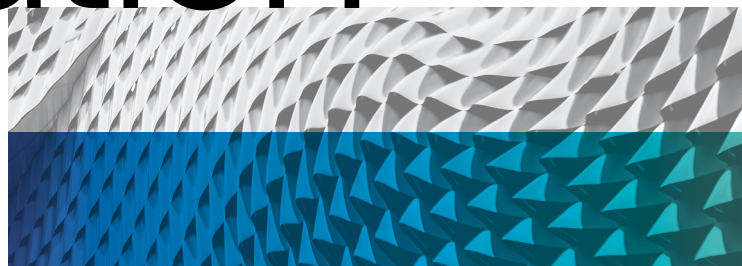


## First Floor





# Technical Specification



## The refurbishment works are targeting an EPC B and will include:

- New VRF heating and cooling system with concealed ceiling mounted Fan Coil Units.
- New ventilation ductwork serving heat recovery / Air Handling Units to Office and Labs.
- Office and Lab grade LG & flat panel 600x600mm lay in grid lights with daylight switching PIR's. Feature pendants and spots within WC's and Kitchenette spaces.
- Full electrical re-wire and new dedicated distribution boards (with energy meters and surge arresters), above ceiling containment.
- Suspended 600x600mm mineral tile ceiling finishes to office areas, lab grade wipeable to labs with MF perimeter margins.
- Perimeter / Lab benching dado electrical trunking and socket outlets. Underfloor busbar and floor boxes to Office spaces.
- Replacement fire alarm devices and cabling, connected to house fire alarm system.
- Access control system.
- New electric showers, point of use water heaters and hand dryers.
- New ZIP tap and teapoint M&E provisions.
- New CAT 5 water serving labs.
- An overhaul of the existing lift car.
- External plant compounds.
- Stud partitions, doorsets and internal glazed windows to suit fitted layout.



# Be part of Park life

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.

The Lakeside Café at the Bradfield centre is open between 0800-1530hrs daily serving a variety of hot and cold drinks and a wide selection of healthy food options prepared on site daily.

The Trinity Centre is the ideal venue for conferences and events, and also home to the Trinity Baristas café - the perfect place to meet clients or colleagues for an informal meeting.

Cambridge's very popular Food Trucks visit the park every Wednesday and Thursday lunchtime, with up to six trucks each week offering interesting and delicious food all year round.

There is also a purpose built nursery on site catering for children from three months to five years on a full and part-time basis.









# Location & Accessibility

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**

## CYCLE (from Cambridge Science Park)

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



## RAIL (from Cambridge Station)

Cambridge North: **3 mins**  
 Finsbury Park: **43 mins**  
 London King's Cross: **48 mins**



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# Get in touch

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