

# 310CAMBRIDGE SCIENCE PARH

## A unique asset within a leading Science Park

# **Excellent accessibility to Research & Development**

An opportunity to locate within Europe's optimum location for research-intensive businesses and benefit from fast and easy access to companies developing complementary technologies. Your neighbours include:



# Collaborative, entrepreneurial community

Positioned within the Northern Fringe which includes St Johns Innovation Park and Cambridge Business Park, Cambridge Science Park is home to 7,250 people working in over 170 innovative companies. Amenities located within the park include:



# **Getting Here**

161 parking spaces (1:362 sq ft), one of highest car park ratios on the park

> Guided Bus (public transport service)

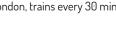
Cambridge North Station: 1hr travel time to London, trains every 30 mins

Safe cycle routes: 20 mins to central Cambridge



North to Cambridge Science Park

Voi scooters





# High Spec Fully Fitted Labs

Suitable for both biology and chemistry activities

### **Building:**

- 1,200 KVA
- Dedicated goods lift
- Emergency back-up power
- CL2-3 specification
- Central atrium and breakout space

#### Fitted Laboratory:

- 50:50 office to laboratory accommodation
- Mix of biology and chemistry capable
- 70 ducted fume hoods

### Refurbishment

**Programme:** Start: 02, 2025 / Delivery: 04, 2025.

Potential for occupier input to refurbishment plan at this stage.

### Accommodation (NIA):

Basement	3,609 sq ft
Ground floor	28,199 sq ft
First floor	26,455 sq ft
Total	58,263 sq ft







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