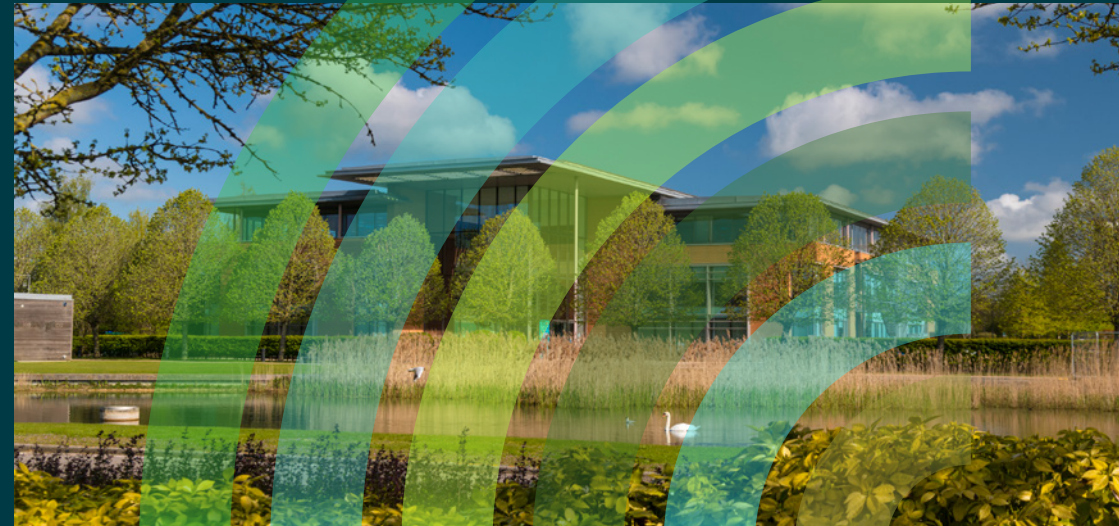




FULLY FITTED LABORATORY  
SUITES FROM 1,990 TO  
10,109 SQ FT. REFURBISHED  
OFFICE ACCOMMODATION  
FROM 3,753 TO 10,104 SQ FT.

Just 7 miles from the University of Cambridge West Campus and well connected to the life science and technology clusters in the Cambridge area, Cambourne Park Science & Technology Campus is already home to a number of exciting technology and medical device companies designing and delivering innovative solutions for some of the world's biggest challenges. Join us to be part of this flourishing community.





BUILDING 2030

BUILDING 2020

BUILDING 1020

WELCOME TO  
CAMBOURNE  
PARK SCIENCE  
& TECHNOLOGY  
CAMPUS

Set within 50 acres, the thoughtfully landscaped grounds are threaded with woodland paths, cycle routes and bridle ways for all to enjoy.



# BUILDING 2020

Up to 10,109 sq ft of newly converted fully fitted laboratory and write up space across four suites.

## SPECIFICATIONS

- Open plan laboratories
- Minimum 6 air changes per hour
- Temperature range to be 20C +/- 2C
- A mix of fixed benching to the perimeter, with mobile benching forming a peninsular
- Lab sink with taps and drainer
- Ducting for ducted fume cupboards
- Power and data run in dado trunking above and below the laboratory benching
- Piped gases (Nitrogen (N2) Oxygen (O2) and compressed air) to be provided from a central gas store
- Separate lab water system
- Open plan office / write up areas with meeting rooms delivered to an enhanced Cat A specification

### Shared facilities include:

- New kitchenette/tea point to be provided in the main reception
- Bike storage
- Electric car charging points
- WCs and showers
- Segregated external waste storage





# BUILDING 2020



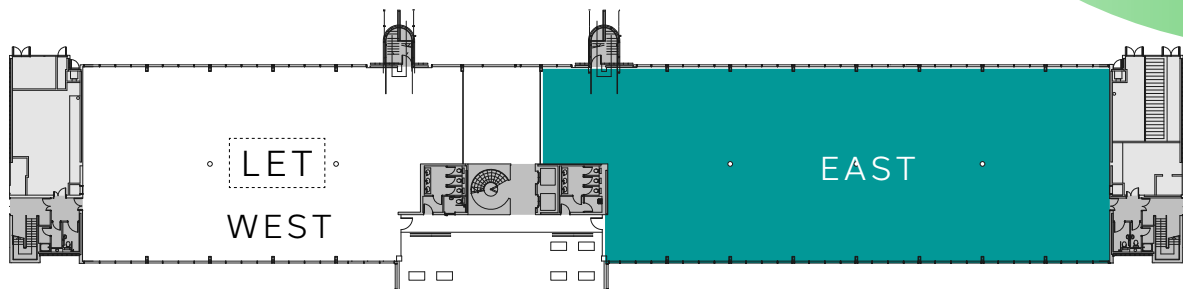


# BUILDING 2020

Up to 10,104 sq ft of  
Grade A office space  
available on first floor



FIRST FLOOR  
EAST 10,104 sq ft (938 sq m)



## SPECIFICATIONS

- Four pipe fan coil air conditioning
- Suspended ceiling with LED lighting
- 150mm full access raised floors
- Car parking ratio 1:250 sq ft
- 2 passenger lifts
- Male and female toilets and shower on each floor
- Breathtaking, triple-height receptions
- 24 hour security staff

# BUILDING 2020



First Floor: East Wing



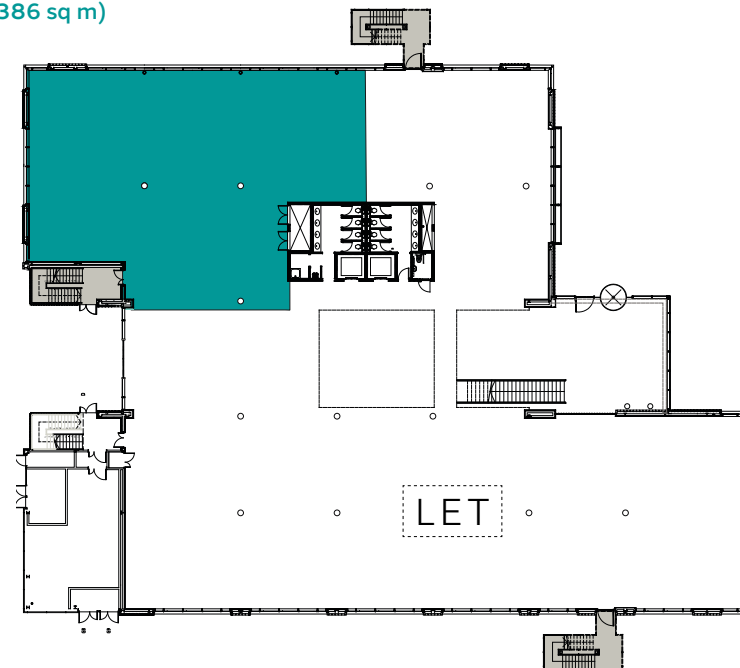
First Floor: East Wing

# BUILDING 2030

Up to 4,153 sq ft of Grade A office space available on the second floor



SECOND FLOOR  
EAST 4,153 sq ft (386 sq m)



## SPECIFICATIONS

- Four pipe fan coil air conditioning
- Suspended ceiling with LED lighting
- 150mm full access raised floors
- Car parking ratio 1:250 sq ft
- 2 passenger lifts
- Male and female toilets and shower on each floor
- Breathtaking, triple-height receptions
- 24 hour security staff



# BUILDING 2030



Second Floor: East Wing

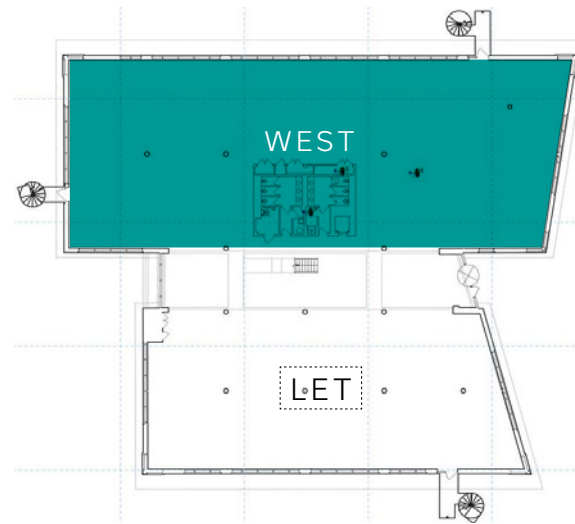


Second Floor: East Wing



# BUILDING 1020

Up to 17,131 sq ft of Grade A office space available on ground and first floor across three suites



GROUND FLOOR  
WEST 8,040 sq ft (747 sq m)



FIRST FLOOR  
WEST 3,753 sq ft (349 sq m)  
EAST 5,338 sq ft (496 sq m)

## SPECIFICATIONS

- Air conditioning throughout
- Suspended ceiling with recessed lighting
- 150mm full access raised floors
- Stunning full height atrium reception
- Internal and external amenity space
- Shower facilities
- 126 car spaces (ratio 1:228 sq ft)

# BUILDING 1020



Ground Floor: West Wing



First Floor: East Wing



First Floor: West Wing

# LOCATION

Cambourne Park Science and Technology Campus is located approximately 9 miles west of Cambridge, set in a picturesque parkland with lakes, cycleways and footpaths. Cambourne is a new town with approximately 3,500 homes and a further 1,000 to be built shortly, together with extensive amenities and facilities. The proposed east-west rail line will route through Cambourne, creating a new station here (operational by 2030). This

major project will establish a strategic railway connection between East Anglia, central, southern and western England.

Local facilities include: a 4 star hotel with conference facilities, supermarket, petrol station, community centre, medical centre and a high street including shops and offices. There is also a nursery, three primary schools and a new secondary school in Cambourne.



## WELL PLACED BY ROAD

Less than 15 minutes by road to key Science and Technology locations and Cambridge North Railway Station.



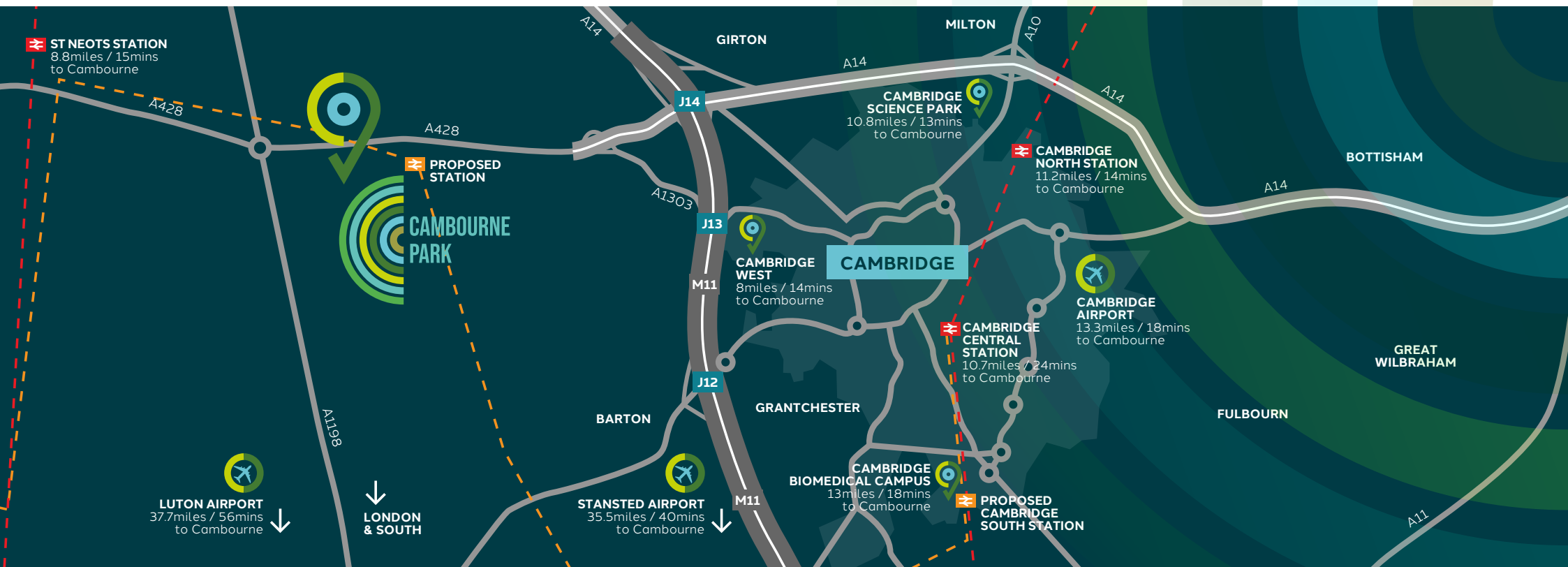
## A STRATEGIC RAIL LINK

Cambourne train station is proposed to be an integral part of the new east-west rail line to connect Cambridge to Oxford and beyond.



## CYCLE FRIENDLY

Accessible by bike from Cambridge City Centre (9 miles) in under 1 hour and with ample facilities including bike storage and showers.





# MASTERPLAN

**We have an exciting Masterplan for the Campus within which we will:**

- Re-purpose and retrofit existing buildings to improve environmental credentials, creating wet and dry lab spaces which will include fume extraction, lab grade water, goods lifts etc.
- Build an additional 60,000 sq ft (approximately) of highly sustainable, flexible lab and office space to accommodate high growth technology and life science organisations from start up through to scale up.
- Build a sense of community by creating internal and external spaces which encourage interaction and collaboration.
- Significantly enhance the amenity provision across the Campus to include cafes, meeting spaces and leisure facilities for occupiers and the wider Cambourne community to use and enjoy.
- Manage vehicle flows more efficiently and divert traffic to the rear of buildings to create additional space for traffic free areas and recreation spaces. By relocating parking we will also create more outdoor space for increased planting and enhanced biodiversity.
- Enhance security by creating two distinct districts of buildings surrounding more secluded and private central traffic free plazas.

## FURTHER INFORMATION

### TERMS

The property is available to let on effectively full repairing and insuring lease terms direct with the landlord. Please contact the letting agents for further details.

### EPC

The Energy Performance Assessment rating:  
Building 2020 D-84.  
Building 2030 C-60.  
Building 1020 C-63.  
Please contact the letting agent for a copy.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT.

## CONTACTS

For enquiries, please contact our joint agents:



RUPERT DANDO  
T: +44 (0)7813 624 276  
E: rupert.dando@savills.com

PHILLIP REDOUTT  
T: +44 (0)7807 999 036  
E: PRidoutt@savills.com



MICHAEL JONES  
T: +44 (0)7879 497 141  
E: michael.jones@cheffins.co.uk

LUKE DAVENPORT  
T: +44 (0)7912 656 575  
E: luke.davenport@cheffins.co.uk

Savills, Cheffins and their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills and Cheffins have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition.

