

216 Cambridge  
Science  
Park



# 216 Cambridge Science Park

DESIGNED FOR THE HIGH-TECH SECTOR,  
AN ENVIRONMENT THAT ENCOURAGES  
COLLABORATION AND COMMUNICATION.  
CAMBRIDGE SCIENCE PARK IS  
INTERNATIONALLY RENOWNED FOR  
INNOVATION AND EXCELLENCE.

216 Cambridge Science Park presents an opportunity to occupy a new B1 Business Use Research and Development building totalling 34,921 sq ft (3,244 sq m), presented over three levels. The property has been externally remodelled, adopting a modern, contemporary look which also sees the addition of a new second floor.

The space has been fully renewed within the existing structure. The site is complimented by soft landscaping and additional cycle parking.





*216CSP offers state of the art business space and the opportunity to occupy a striking new HQ.*

# DESIGN & MATERIALS



34,921 SQ FT (3,244 SQ M) OF NEW OFFICE/R&D SPACE  
SPLIT OVER GROUND & TWO UPPER FLOORS.



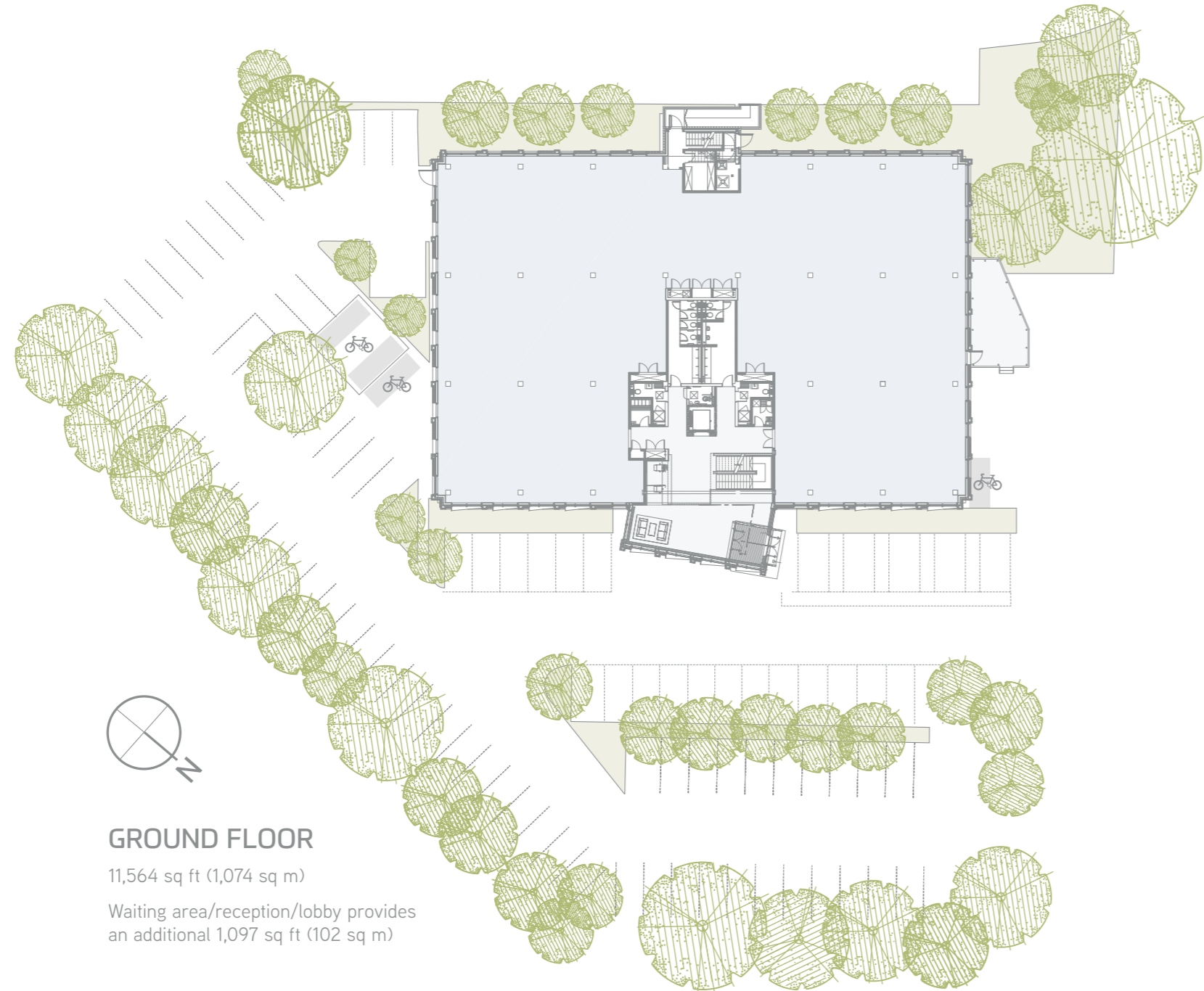
# FLOOR PLANS

## FLOOR AREAS (IPMS 3):

	Sq ft	Sq m
2nd floor	11,700	1,087
1st floor	11,657	1,083
Ground	11,564	1,074
<b>Total</b>	<b>34,921</b>	<b>3,244</b>
Reception	1,097	102

## REVISED SITE PLAN

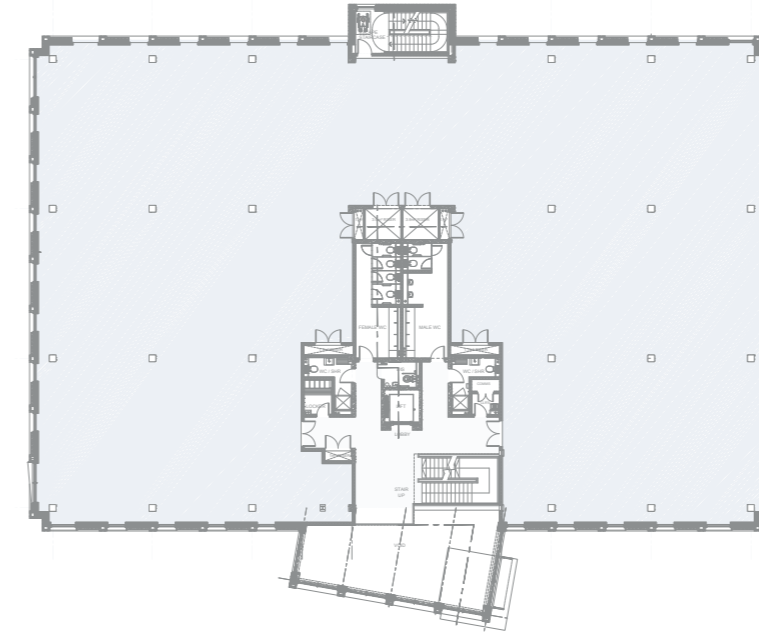
- Parking at 1:350 sq ft (100 spaces)
- 70 cycle parking spaces



### GROUND FLOOR

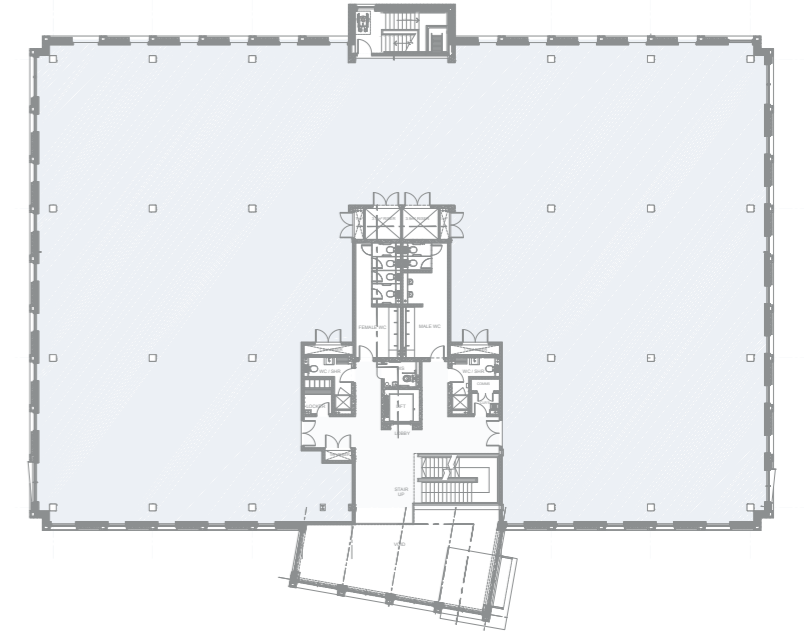
11,564 sq ft (1,074 sq m)

Waiting area/reception/lobby provides an additional 1,097 sq ft (102 sq m)



### FIRST FLOOR

11,657 sq ft (1,083 sq m)



### SECOND FLOOR

11,700 sq ft (1,087 sq m)

# NEW SPECIFICATION & SERVICES

- VRF air conditioning
- LED Lighting
- Metal tile suspended ceilings
- Full access raised floors
- Secure parking at 1:350 sq ft (100 spaces)
- 70 cycle stands
- Shower facilities on each floor
- Passenger lift
- Male, female & disabled WCs on each floor
- BREEAM – very good (targeted)
- EPC – A (targeted)
- Lifecycle Building Information Management Enabled
- External terrace



# THE CENTRE OF EXCELLENCE

Located north of Cambridge city centre, Cambridge Science Park boasts excellent transport connections, giving commuters and visitors a range of healthy and environmentally friendly travel options.

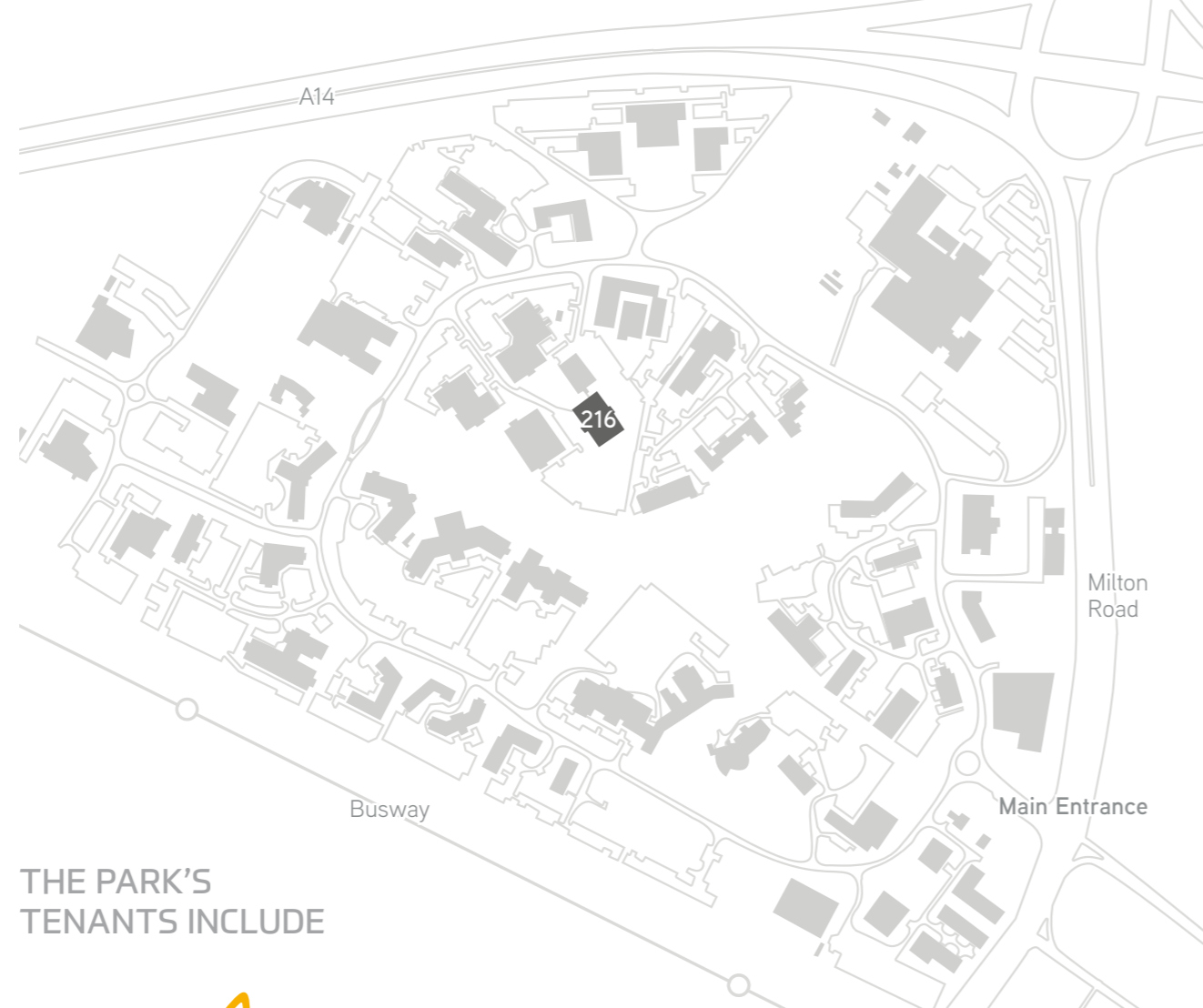
It is Europe's longest-serving and largest centre for commercial research and development. The Park has close links with Cambridge University, an acknowledged centre of scientific excellence, ensuring a large workforce pool of high-calibre candidates for companies to benefit from.

## LOCAL AREA

Cambridge is a city on the River Cam, home to the prestigious University of Cambridge, dating from 1209. University colleges include King's, famed for its choir and towering Gothic chapel, as well as Trinity, founded by Henry VIII, and St John's, with its 16th-century Great Gate.

The hi-tech and biotechnology industries are central to the local economy. Cambridge technologies are leading the way in fields such as semiconductors, wireless technology, display technology, sensors, inkjet technology, mobile telecommunications and instrumentation.

Cambridge is already home to Europe's foremost biotechnology cluster and also companies that are leading the research in drug discovery, development and delivery, agricultural biotechnology and animal healthcare.



## THE PARK'S TENANTS INCLUDE



# TRAVEL & TRANSPORT

Cambridge Science Park is easily accessed from Junction 33 of the A14. Closely connected to the M11, the Park has good transport links with Stansted Airport and London. Cambridge North Railway Station can be accessed within minutes via the guided bus stop which passes through the Park, providing rail connections to London King's Cross and Liverpool Street.

## SUSTAINABLE TRAVEL CHOICES

Free electric pool bikes for hire allow employees to make quick visits around the area or into Cambridge city centre.

Cambridge Science Park operates in a Travel Plan Plus (TP+) Area. This offers employers an extensive range of professional services, tools and resources. The scheme promotes sustainable travel choices and commuting behaviour, helping to save time, money and improve staff health and wellbeing.



"The Busway" – a guided bus network has two stops at the Park, which also connects Cambridge town centre with Huntingdon and St Ives.

### Traveling distances by road

Cambridge North Railway Station	1.6 Miles
M11 Junction 14	3 Miles
Cambridge City Centre	3 Miles
Cambridge Railway Station	3.5 Miles
London Stansted Airport	32 Miles
Central London	63 Miles

### Typical traveling times by rail

London Stansted Airport	30 Minutes
London King's Cross	48 Minutes
London Liverpool Street	70 Minutes
Norwich	72 Minutes
Ely	12 Minutes

# INFORMATION & ENQUIRIES



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