

A WIDE RANGE OF SERVICES AND AMENITIES

AMENITIES:

THE BIO-INNOVATION CENTRE

- Caf  in Bio-Innovation Centre
- Open from 08.00 to 14.30
- Chinese food available

THE BRADFELD CENTRE

- Caf  open from 07.30 to 16.00
- 120 seat auditorium
- Lakeside pavilion and amphitheatre

THE TRINITY CENTRE

- Meeting rooms
- Caf , bar and restaurant
- Gym

OTHER SERVICES:

- Bike repair, hire & sales
- Osteopath
- Hairdresser
- Car valeting
- Ironing
- Cash machine
- Pre-school nursery
- Weekly street food market



STRATEGICALLY LOCATED

By road:

- Cambridge City Centre – 3 miles
- Cambridge North Station – 1 mile
- Stansted Airport – 35 miles
- Central London – 68 miles
- M11 Junction 14 – 3 miles

By rail (via Cambridge North)

- London King's Cross – 62 minutes
- London Liverpool Street – 81 minutes
- Norwich – 72 minutes
- Ely – 12 minutes

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FURTHER INFORMATION

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TO LET

BIO-INNOVATION CENTRE

UNIT 25, CAMBRIDGE SCIENCE PARK

Pioneering development on the Cambridge Science Park with over 35,000 sq ft of state-of-the-art laboratories and offices





A HUB FOR SCIENTIFIC DEVELOPMENT

THE FACILITY

The Bio-Innovation Centre at the Cambridge Science Park comprises over 28 individual flexible laboratories. Larger spaces are available to suit the working requirements of any organisation.

The building is designed to impress, the spacious reception leads into an informal area with café, perfect for conversations and meetings.

CAMBRIDGE SCIENCE PARK

- Established by Trinity College Cambridge in 1970 with close links to the University of Cambridge
- 152 acres of mature parkland in a lakeside setting
- First and most successful science park in Europe
- Over 130 companies in life sciences, deep technology and renewable technologies



THE BIO-INNOVATION CENTRE

Opened in May 2019, the Bio-Innovation Centre provides over 35,000 sq ft of high quality laboratories and offices, spacious communal areas for meetings, event spaces and a café which is open from 08.00 to 14.30.

- Laboratories for rent in units of 600 - 700 sq ft, with larger options available
- Equipped with benching, storage and sinks
- Piped gases and fume hoods available as lab customisation options
- Additional facilities include:
 - Autoclaves
 - Glasswasher
 - External Stores
 - Dedicated room for ultra-low temperature freezers.

Tenants of the Bio-Innovation Centre enjoy access to on-site business support services such as:

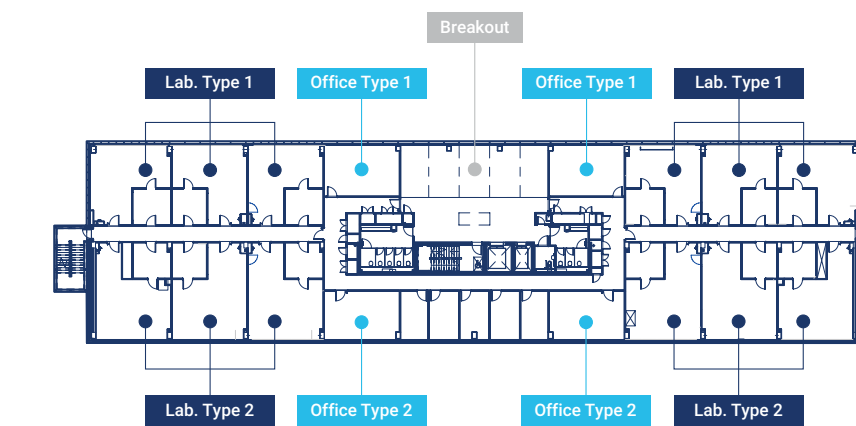
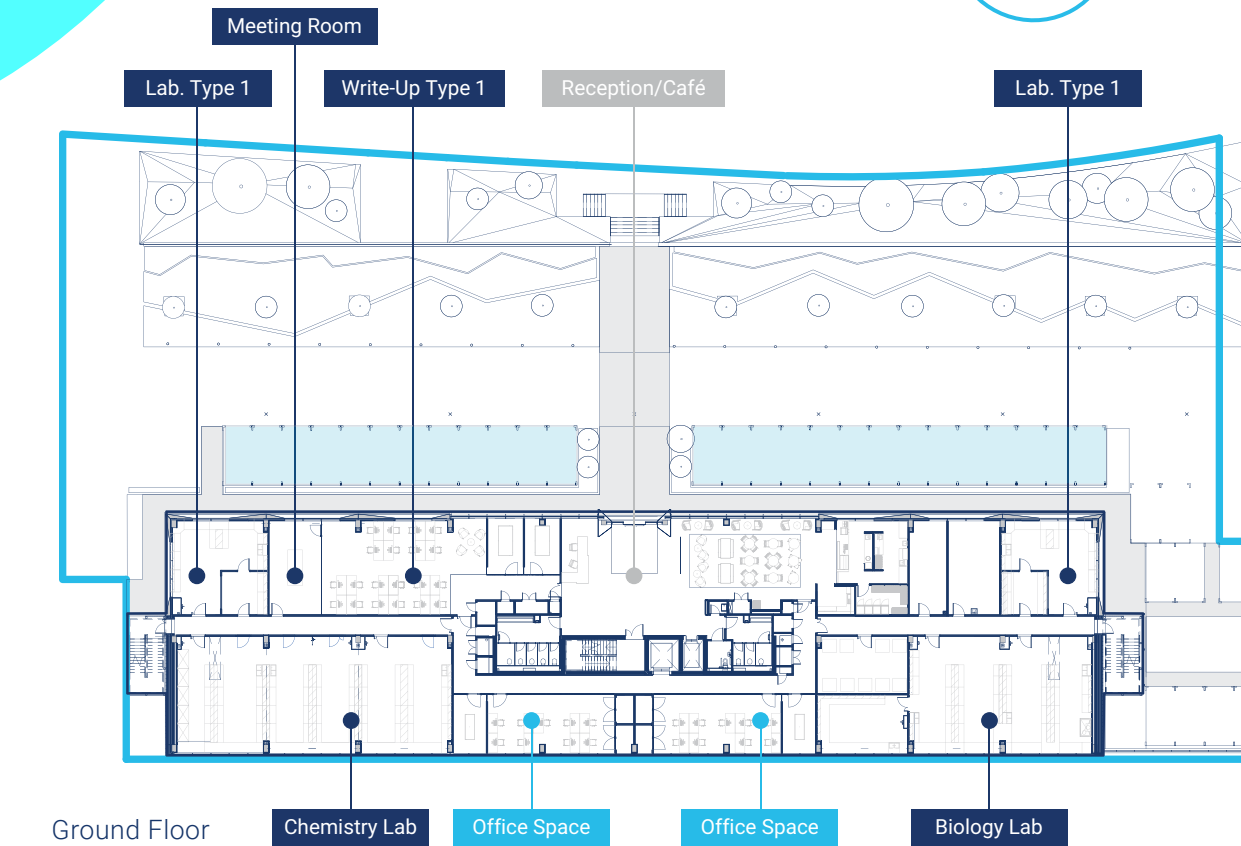
- Special Interest Groups (SIGs) including Facilities Management, Human Resources, Executive Assistants, Marketing and Business Development
- Membership of organisations such as BIA
- Signposting to sources of funding (grants and investors), collaborators, customers and suppliers
- Networking events, workshops, seminars and conferences



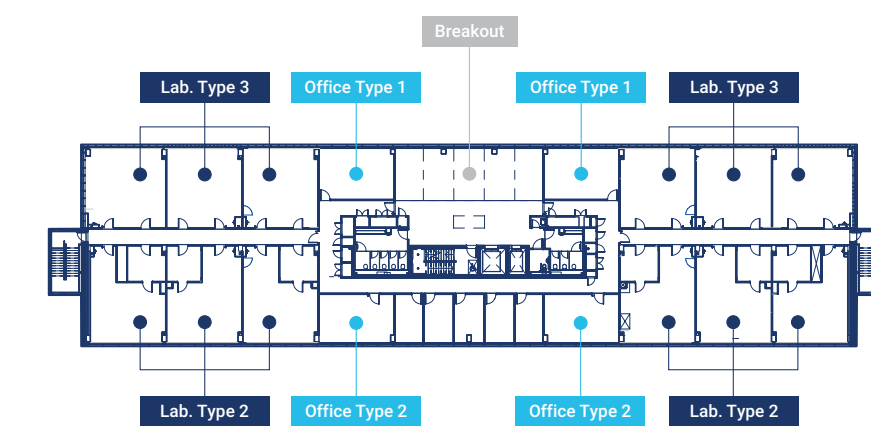
ACCOMMODATION & FLOOR PLANS

The Bio-Innovation Centre is a state-of-the-art multi occupier building, offering fully fitted laboratories, offices and meeting rooms.

	LETTABLE SPACE	COMMUNAL SPACE
GROUND FLOOR	11,909 sq ft	1,676 sq ft
FIRST FLOOR	11,728 sq ft	1,796 sq ft
SECOND FLOOR	11,774 sq ft	1,800 sq ft
TOTAL	35,411	5,272



First Floor



Second Floor