

RARE LONG LEASEHOLD OPPORTUNITY / FOR SALE



Suitable for owner occupiers,
developers and investors

290

CAMBRIDGE SCIENCE PARK
65,758 sq ft (6,109.1 sq m)

THREE ACRE SITE

Executive Summary

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CAMBRIDGE SCIENCE PARK

290 sits within the world-renowned Cambridge Science Park which hosts multiple international and national life science and tech companies.

- Total space: Gross 65,758 sq ft (6,109.1 sq m) / Net 55,288 (5,136.4 sq m)
- 3-acre site providing 233 car parking spaces
- Suitable for owner occupier, developers or investors
- Three minute drive to A14
- The property is ideally positioned for refurbishment, redevelopment, or occupation by a single or multiple tenants
- Close proximity to Cambridge North Railway Station
- Terms have been agreed to regear the existing head lease





290 sits within the north-east quadrant of the Science Park with proximity to key amenities, and access to landscaped communal areas. The surrounding properties are occupied by a mix of global corporates, leading R&D centres, and scale-up tech firms.

Cambridge Science Park lies approximately 2 miles north of Cambridge city centre and just off Junction 33 of the A14, offering swift road connections to the M11, A1, and London Stansted Airport.

The nearby Cambridge North railway station provides direct rail links to London Kings Cross and regional hubs, while the Guided Busway ensures efficient local connectivity.



RAIL (minutes)

London Kings Cross 48
 London Liverpool Street... 48



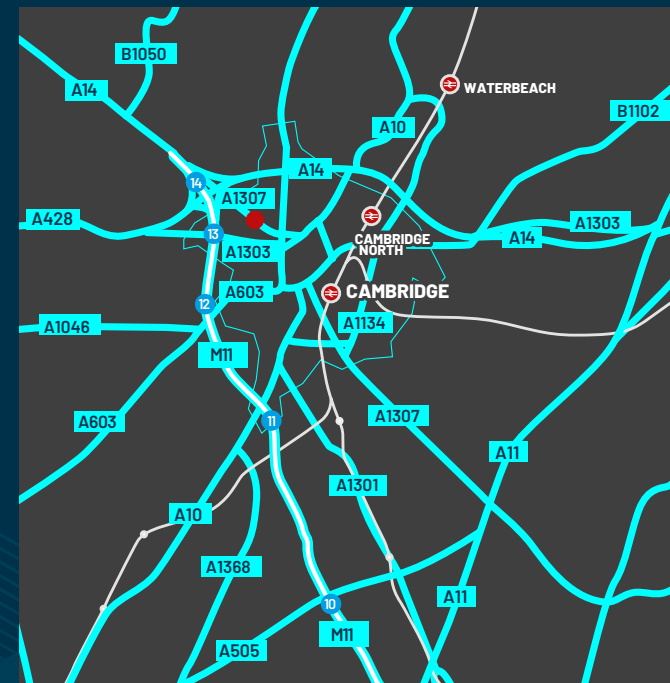
ROAD (miles)

Cambridge North Station...1.1
 A14 (J32 & 33)..... 0.5
 Cambridge City Centre 3
 M11 (J14)..... 3



AIR (miles)

Cambridge International Airport..... 3
 London Stansted..... 35
 London Heathrow..... 76



Location



Description






The property comprises a three-storey building of approximately 65,758 sq ft GIA, providing adaptable science, office and technology accommodation.

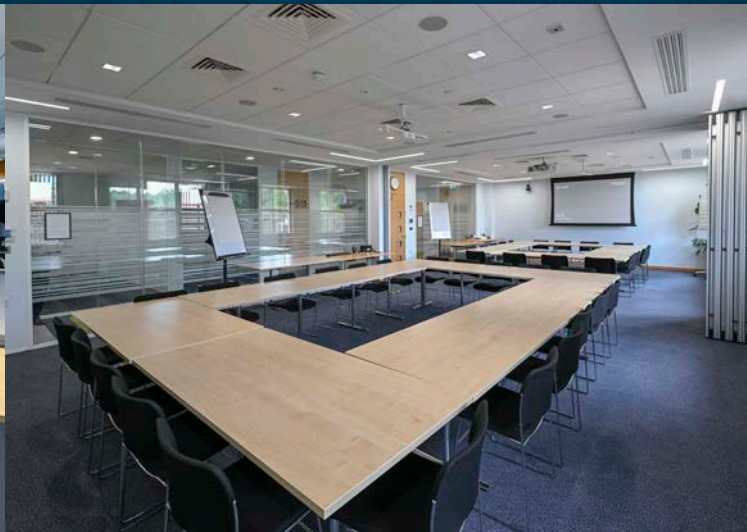
The site's 3-acre footprint includes generous surface parking (233 spaces), landscaped areas, and a main entrance oriented toward the park's main road.

The space offers flexible floorplate with a main central core, the building is suitable for a single occupier or multiple occupiers subject to necessary alterations.

In addition, the building also offer two flats situated within the roof space which is currently used for employees.

Specification includes:

-  Open plan layout with various sized meeting rooms
-  Air conditioned space
-  Canteen and associated kitchens
-  EV charging
-  PV panels



Accommodation

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CAMBRIDGE SCIENCE PARK



GROSS

| DESCRIPTION | SQ M | SQ FT |
|-------------------------|--------------|---------------|
| Ground Floor | 2,791.9 | 30,052 |
| First Floor | 2,777.3 | 29,895 |
| Second Floor | 970.0 | 10,440 |
| TOTAL, ALL AREAS | 6,109 | 65,758 |

NET

| DESCRIPTION | SQ M | SQ FT |
|--------------------------------------|----------------|---------------|
| Ground Floor: Main areas | 2,400.7 | 25,841 |
| First Floor: Main areas | 2,515.0 | 27,071 |
| Second Floor: Archive rooms / stores | 220.7 | 2,375 |
| TOTAL, ALL AREAS | 5,136.4 | 55,288 |

Cambridge Tech Market

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CAMBRIDGE SCIENCE PARK

Cambridge boasts one of the most resilient and dynamic economies in the UK. Anchored by the University of Cambridge and a thriving technology sector, the city delivers outstanding growth, employment, and venture capital inflows.

With GDP per capita well above national averages, low vacancy rates in commercial space, and strong inward investment, the local market continues to outperform.

The Rise of AI and Cambridge Science Park's Strategic Advantage

Artificial Intelligence (AI) is reshaping industries—from healthcare and finance to advanced manufacturing and autonomous systems. The UK government has committed over **£22 billion in R&D funding** to support AI innovation, with Cambridge positioned as a key node in this national strategy.

Cambridge Science Park offers an unparalleled environment for AI-driven businesses due to:

- **Proximity to world-class academic talent** from the University of Cambridge, a global leader in AI research and machine learning.
- A thriving ecosystem of **AI-focused companies**, including AMD, Meta, and Ignota Labs, which have recently expanded or relocated to the park.
- Access to cutting-edge facilities like Meta's new **£12 million audio research lab**, designed to advance spatial audio and machine learning for wearable AI devices.

- Strong links to the **Oxford-Cambridge Growth Corridor**, a government-backed initiative to create Europe's Silicon Valley, with AI at its core.
- Collaborative opportunities with nearby clusters in **biotech, quantum computing, and data science**, enabling cross-disciplinary innovation.

The park's infrastructure, talent pool, and proximity to major transport links make it an ideal launchpad for AI ventures seeking scalability, credibility, and long-term growth. With the UK's most powerful supercomputers now online and AI Growth Zones emerging, Cambridge Science Park is at the forefront of the next technological revolution.



Current AI transformative AI initiatives include:

1. AI for Alzheimer's Drug Discovery

Researchers used AI to re-analyse clinical trial data, identifying patient subgroups that responded positively to treatments—potentially accelerating drug development.

2. AI Scientist for Cancer Treatment

An AI system identified combinations of widely available non-cancer drugs that can kill cancer cells, offering a low-cost path to new therapies.

3. Robotic Skin

A new single-material electronic skin gives robots a human-like sense of touch, improving dexterity and interaction capabilities.

4. AI for Climate and Nature Protection

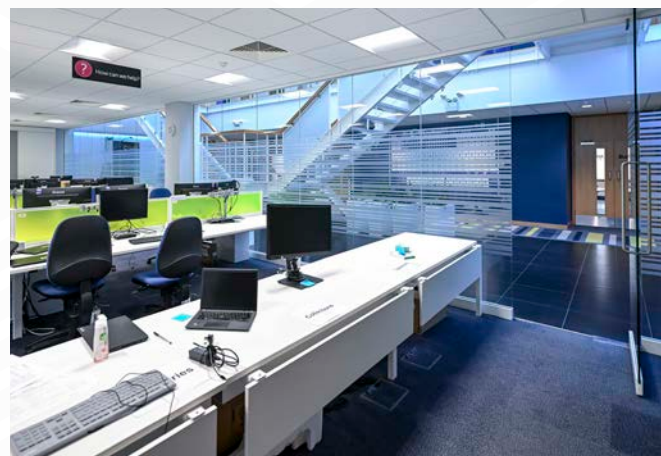
AI is being used to model and accelerate conservation efforts, helping to rebalance ecosystems and combat climate change.

5. AI Art Protection Tools

Researchers are developing tools to help artists protect their work from being used to train AI models without consent.

Most Notable Funding for Cambridge Tech Firms

| DATE | COMPANY | AMOUNT RAISED | SECTOR | NOTABLE INVESTORS / NOTES |
|------|-------------------------|----------------|----------------------|--|
| 2025 | Cambridge GaN Devices | \$32 million | Semiconductor Tech | British Patient Capital, Parkwalk Advisors |
| 2025 | Nyobolt | \$30 million | Battery Tech | IQ Capital, Plural |
| 2024 | Riverlane | \$75 million | Quantum Software | Planet First Partners, CIC, Amadeus Capital |
| 2024 | Nuclera | \$75 million | Biotech / Genomics | EDBI, M Ventures, CIC |
| 2024 | Constructive Bio | \$58 million | Synthetic Biology | Ahren, OMX Ventures, Paladin Capital |
| 2023 | T-Therapeutics | \$59 million | Cancer Therapeutics | Sofinnova, F-Prime, CIC, Sanofi Ventures |
| 2023 | Pragmatic Semiconductor | \$206 million | Flexible Electronics | CIC, British Patient Capital, M&G Catalyst |
| 2023 | Raspberry Pi | \$225 million | Hardware / IoT | IPO on London Stock Exchange |
| 2023 | Quantinuum | \$300 million | Quantum Computing | Honeywell, JPMorgan Chase, Amgen |
| 2023 | Wayve | \$1.05 billion | Autonomous Vehicles | Eclipse Ventures, Microsoft, Baillie Gifford |



Planning

It is expected that Cambridge Science Park will experience greater intensification of development plots, with larger and taller buildings, fewer car parking spaces, and smaller (but better quality) open space and public realm.

Based on a review of other proposed and consented redevelopment sites within comparable locations, a broad density parameter of 9,000 sq m (GIA) - 10,000 sq m (GIA) is considered appropriate at this location, in addition nearby plots at Plot 440, Plots 210-240), which have consent / under determination for 5 storeys / 6-7 storeys respectively, therefore it would be reasonable to consider redevelopment of this site would be acceptable (STP).

In terms of car parking, it is considered that a broad ratio of 1 space per 150 - 250m² GIA would be an appropriate parameter range for this location. An increase in overall development floorspace, and reduction of car parking, will justify a need for higher levels of cycle parking. We anticipate any new development will need to reach 20% Biodiversity Net Gain and BREEAM Excellent.



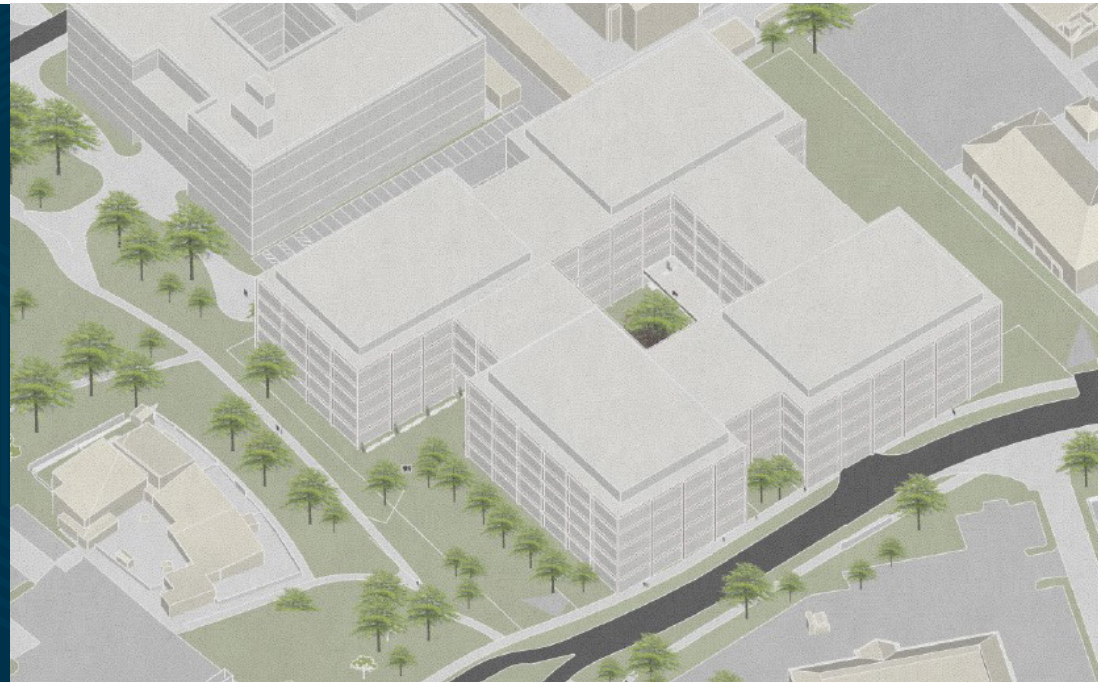
Public transport and strategic cycling structure

Redevelopment Potential

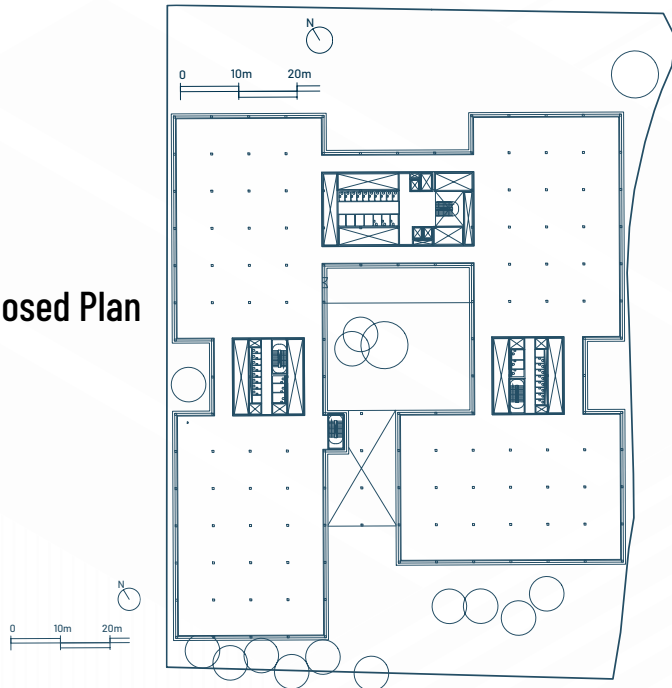
The current site has a low-density layout and offers a significant redevelopment opportunity to increase the scale and massing (subject to planning).

A pre-planning application meeting has been held with the Local Planning Authority (LPA) to obtain feedback on proposals to increase the density up to c280,000 sq ft GIA. A copy of the architect's development feasibility and the feedback from the LPA is available in the data room.

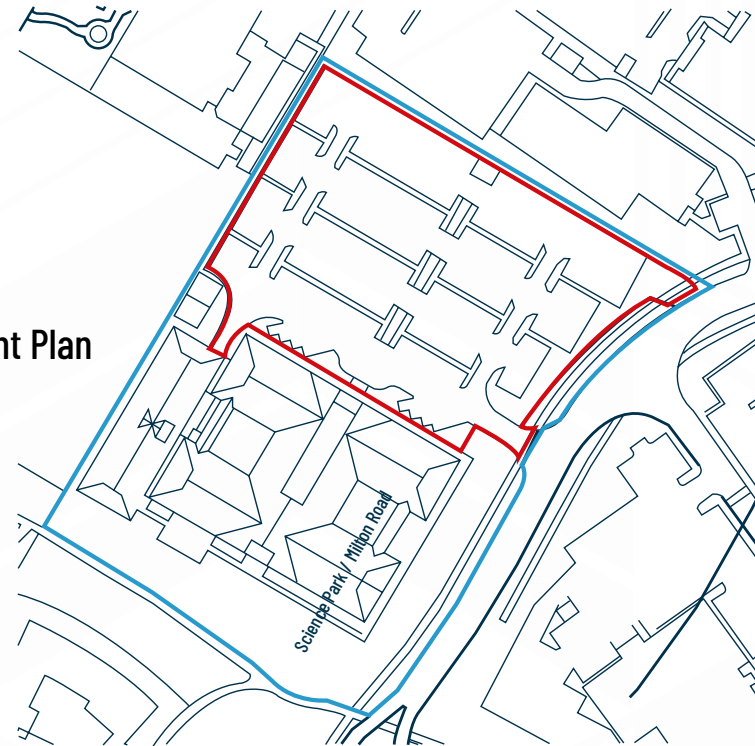
For further information on the pre-planning application or planning queries on the site generally, please contact Richard Seamark on 07854 991251 or Richard.Seamark@carterjonas.co.uk



Proposed Plan



Current Plan



Occupier Market

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Take-up

Office and lab take-up in H1 2025 reached 245,000 sq ft, the strongest first-half figure since 2019. This figure was underpinned by Arm's expansion at Peterhouse Technology park with a near-20-year lease of British Land's Optic Building.

Rents for labs & offices in Cambridge

Prime lab rents have nearly doubled from £41.50 per sq ft in 2018 to £71 per sq ft in 2025, a growth rate of 69%.

New headline rents (for offices over 5,000 sq ft) were achieved in H1 2025 – £60 psf in the City Centre at

50-60 Station Rd, and £48 psf out of town at The Optic on Peterhouse Technology Park.

Headline rents in the Northern Cambridge cluster are expected to rise further over the next 12 months with the delivery of Merlin Place, Vitrum and Dirac.

Development pipeline

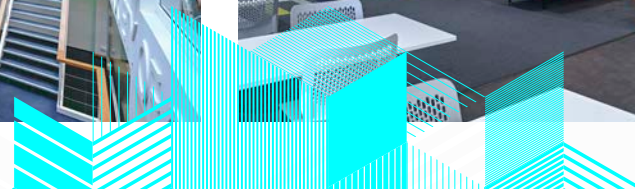
The Cambridge development pipeline includes c.750,000 sq ft under construction or renovation, and a further c.2 million sq ft of lab space in the planning stages. Large-scale Life Sciences projects Vitrum (165,200 sq. ft), Merlin Place

(138,000 sq. ft), and the Sidney Sussex Building (55,855 sq. ft) are in the advanced stages of construction, and 2000 Discover Drive (111,993 sq. ft) is well underway.

Notably, all the space under construction is designed for combined lab and office use.

The office development pipeline is dominated by Botanic Place (315,000 sq ft) which due for completion in Q2 2027. To the north, the Dirac Building (85,000 sq ft) on St John's Innovation Park is due for completion in Q1 2027.

| DATE | COMPANY | ADDRESS | SIZE (SQ FT) | RENT (PSF) | TERM (YEARS) | SPACE TYPE |
|---------|----------------------------|---|--------------|------------|--------------|---------------------------------|
| Q2 2025 | Maxion Therapeutics | The Works, Unity Campus | 8,932 | £46 | 10 | Lab/Office / Second hand fitted |
| Q1 2025 | ARM | The Optic, Peterhouse Technology Park | 95,000 | £48 | 19.5 | Office / New Cat A |
| Q1 2025 | Orion Corporation | Bennet Building, Babraham Research Campus | 7,137 | £58 | 5 | Lab / Second hand fitted |
| Q1 2025 | Options Technology Limited | 50/60 Station Road | 7,972 | £60 | 4.75 | Office / Second hand fitted |
| Q1 2025 | Bango | Matrix House, Cambridge Business Park | 22,681 | £33.50 | 10 | Office / Refurbished to Cat A |



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Tenure

Long leasehold with 86 years remaining. There is a ground rent of £3,000pa. (Terms have been agreed with the freeholder to regear the existing head lease, details available on request).

Title

Registered under the title CB80180.

Service charge

Estate charge is payable, further details provided via the agent.

Business rates

From our enquiries on the Valuation Office Agency (VOA) website, we confirm the Rateable Value for the site:

- Rateable value: £1,590,000 (24/25)
- Rates payable: £868,140 (24/25)

EPC - A (25)

Data Room

Access to the data room is available on request.

Terms

Preference for offers on a unconditional basis but conditional offers considered.

Anti-Money Laundering

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

VAT The property is elected for VAT and VAT will be payable on the purchase price.



FOR FURTHER INFORMATION, CONTACT THE SOLE AGENTS

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