

Available Now:
Lab Suites from
600 sq ft



Bio-Innovation Centre

Unit 25, Cambridge Science Park

From Start-up to Breakthrough: Where Cambridge meets the World.

An exceptional, co-working and incubator wet-lab facility designed and run by science entrepreneurs, located on the prestigious Cambridge Science Park and operated by TusPark.

Combining the best of the Cambridge ecosystem with a global network, **lab suites from 600 sq ft are now available**, with flexible, co-working bench-rental options.



Welcome to TusPark Cambridge

TusPark Cambridge is a landmark joint venture between TusPark and Trinity College, comprising 350,000 sq ft of office and laboratory space across five buildings at Cambridge Science Park, owned by Trinity College. As one of the world's largest global innovation ecosystems, TusPark combines the strengths of science park development, business incubation, and venture capital investment.

The Bio-Innovation Centre:

Join our thriving life sciences community

Since 2019, the Bio-Innovation Centre has been Cambridge's launchpad for start-ups and the first stop for global innovators. Our 35,000 sq ft facility offers premium labs, offices, and co-working spaces designed to fuel creativity and collaboration — with communal areas, event venues, and a café open daily from 09:00 to 15:00hrs.

At TusPark, we don't just provide space, we invest in ideas. With our own venture arm and partnerships with top global VCs, we're here to back the next big breakthrough. Ready to make it happen? Let's talk!



As part of the Bio-Innovation community, tenants enjoy:

Lab Facilities

- Flexible lab units from 600 to 5,000 sq ft.
- Fully equipped with benching, storage, and sinks.
- Specifications which include optional piped gases and fume hoods.
- Bench renting in co-working labs with access to fume hoods, safety cabinets, imaging equipment, incubators and associated tissue culture lab.

Additional Facilities

- Autoclaves, glasswasher, ice machine and liquid nitrogen.
- External stores.
- Dedicated ultra-low temperature freezer room.
- Goods-In room.
- Offices from 140 sq ft - 600 sq ft.

Business Support Services:

- Park run Special Interest Groups (inc: Facilities, HR, Marketing, Business Development).
- Membership access (e.g. BIA / One Nucleus).
- Guidance on funding, partnerships, and customer connections.
- Access to accelerator programmes, investor networking and business partner matching.
- Access to meeting rooms - free to use for tenants.
- Contractors in place for minor works, general and laboratory waste and IT.



Join us!

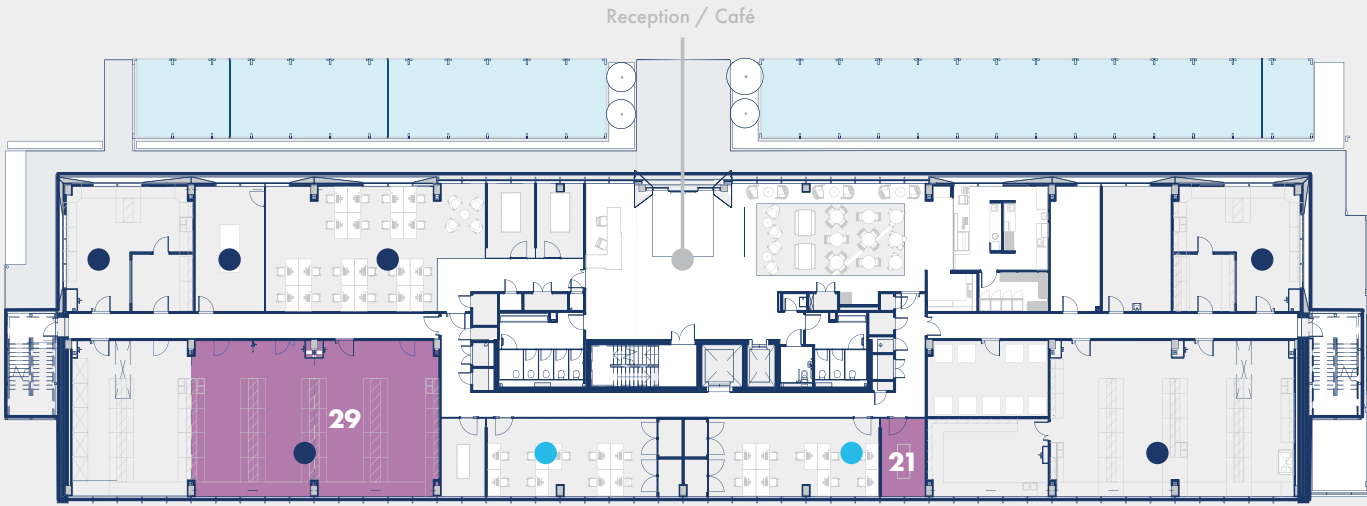
Explore your science and technology and build your business at the Bio-Innovation Centre. Collaborate and learn from your peers and gain access to our experienced support network.

Current Availability:

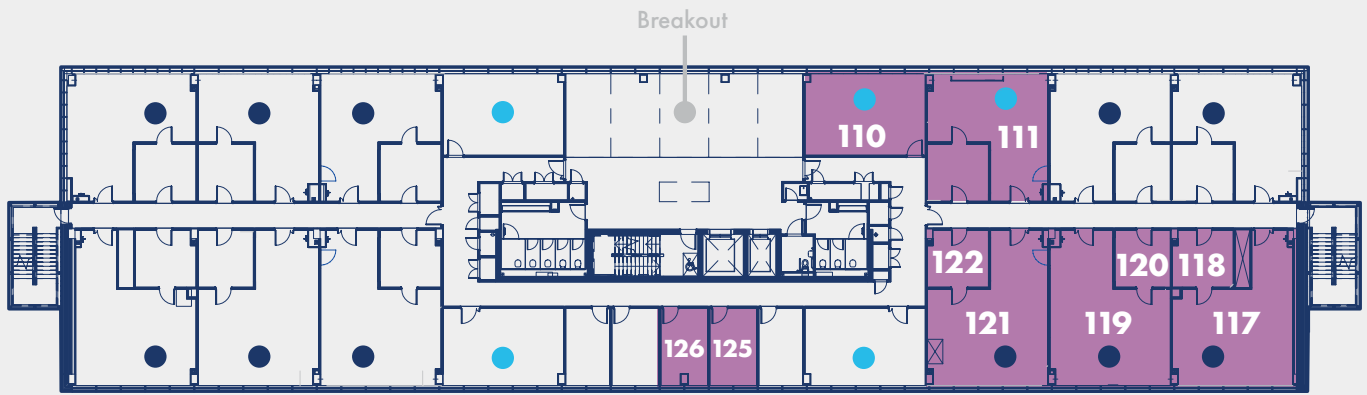
Suite No.	Area (sq ft)	Type of Space
21	141	Office
29	1,540	Laboratory
110	395	Office
111	607	Office
117 / 118	692	Laboratory
119 / 120	738	Laboratory
121 / 122	737	Laboratory
125	146	Office
126	143	Office
213	617	Laboratory
215	660	Laboratory

Key:

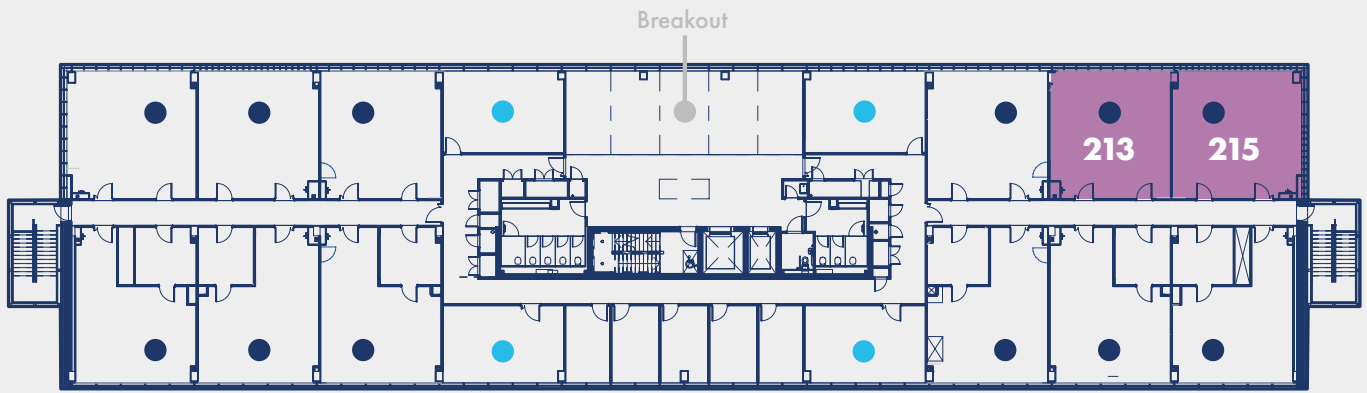
Available Laboratory Office



Ground Floor



First Floor



Second Floor

Cambridge Science Park: The Science Park in the city

Home to more than 170 companies - from fledgling start-ups to billion-dollar multinationals - Cambridge Science Park is a vibrant, urban community striving towards one goal...creating technologies that build a brighter future.

At the Park, work / life isn't just balanced, it's blended: Grab a flat white, fix the bike's flat tyre, get a buzz cut, buy a bao bun, walk your pup around the Park or train on the treadmill, there are ample amenities open to everyone.

The Park community offers Bio-Innovation tenants the opportunity to socialise, network and learn from this hugely varied wider Park community – a coalescence of cultures, resources and opportunity that is second to none.



-  Meeting spaces
-  Eating Places
-  Barber
-  Health
-  Childcare
-  Fitness



Strategic Location:

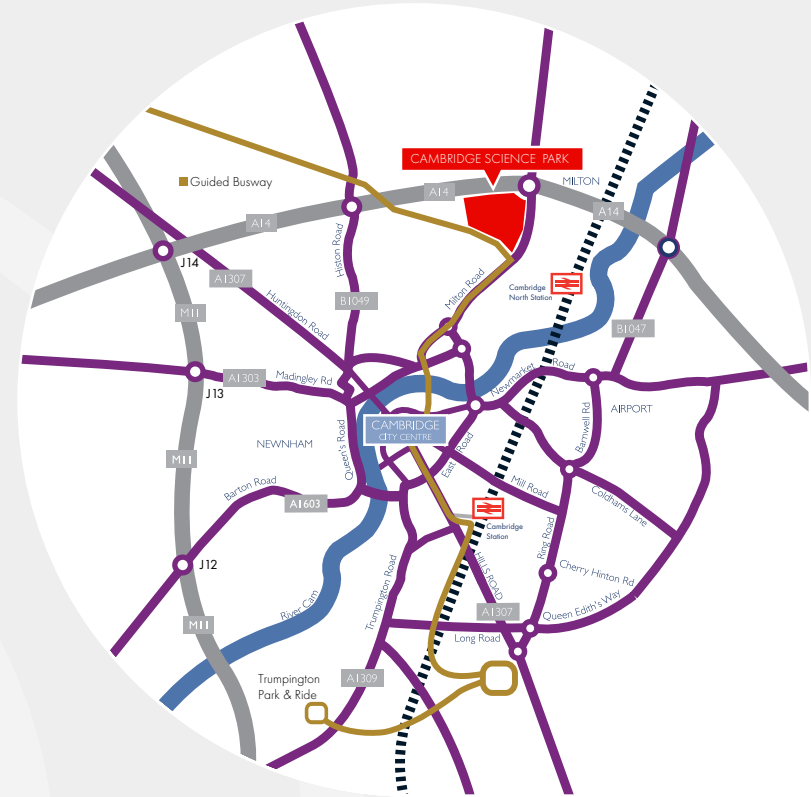
Ideally located and highly accessible, Cambridge Science Park promotes the use of sustainable transport wherever possible. E-bikes and Voi scooters are available across the Park and are a great option for a quick trip into the city centre. The Guided Busway stops right by the Park too. Alternatively, grab a lift from Cambridge North Station to the Park using the free Shuttle bus which runs every 20 mins.

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 Station)
- London King's Cross: 62 minutes
- London Liverpool Street: 81 minutes
- Norwich: 72 minutes
- Ely: 12 minutes



Explore your options at the Bio-Innovation Centre:

Get in touch to organise a tour of the Bio-Innovation Centre and wider Park:

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