



Colworth 45

Colworth Science Park

12,300 – 45,300 sq ft R&D / Bio-Science Facility
Fitted Offices and Level 2/3 Laboratory space

TO LET



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Colworth Science Park is a unique and exciting place that drives open innovation. The culture of collaboration and entrepreneurship stimulates the application of scientific discovery beyond our current business.

An outstanding location with exceptional opportunities

There are some places that lend themselves to better business. Places that have an immediate impact on employees and clients alike; Colworth Science Park is one.

Centred around Unilever's R&D facility (based here since 1947) and with a strong focus on history and a proud tradition of discovery, Colworth Science Park offers a supportive business community with incredible versatility, delivering a convenient and central meeting and event destination with excellent transport links, both nationally and internationally.

Meetings... office space... old-fashioned charm in a forward-thinking business environment. At Colworth Science Park, you get the best of everything. Just imagine what your business will achieve when you move here.



Shared culture, supportive environment

So much more than just a business park, Colworth Science Park offers a supportive environment where interaction and collaboration are part of the campus culture that will support your growth.

Extensive facilities and services on offer will make every day truly rewarding.

For those with children, our on-site nursery has been rated 'OFSTED Outstanding', and there is an array of leisure activities on hand to keep you active, including a fully equipped sports club, gym, tennis club and 9-hole golf course.

Meeting and greeting, or simply looking for a place to wind down? Java Café serves meals and refreshments throughout the day within spacious and comfortable surroundings.



Java Café



On-Site Nursery



Java Café



Bike storage



Gym



On-site parking



High speed internet



Shared outdoor spaces



Good transport links



Meeting rooms



Showers & hair dryers



Golf Course



Creche / Nursery



Shuttle Bus to Bedford
Rail/Bus Station



Colworth Science Park



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The building comprises a three storey research and development facility of steel frame construction.

The property is split into offices and laboratories, which has previously housed the Unilever global unit responsible for consumer and environmental safety.

The space comprises 45,289 sq ft of lettable space, and offers a range of traditional office space primarily on the ground floor, offices and labs on the 1st floor and a range of laboratory space with additional write up areas on the 2nd floor.

The space has been fitted to a high standard and provides:

- > **Air conditioning**
- > **Raised access floors**
- > **Combination of open plan and cellular space**
- > **Break out areas**
- > **Full DDA compliance**
- > **High quality life science labs with Level 2 containment**
- > **Lab write up areas**
- > **High level of fit out will save an incoming occupier Capex**
- > **Excellent on-site car parking**





Accommodation

- Office/meeting
- Store
- Plant
- Laboratory



Better Connected

The park is centrally located on the **'Oxford to Cambridge arc'** with excellent access to leading universities and internationally-renowned science, research and high technology industries. The 91 acre parkland campus is just a few minutes from the A6, north of Bedford on the outskirts of the village of Sharnbrook.



Bedford	9 miles
A14	14 miles
M1	18 miles
Cambridge	34 miles



London St Pancras International	37 minutes
London Luton Airport	15 minutes

from Bedford station



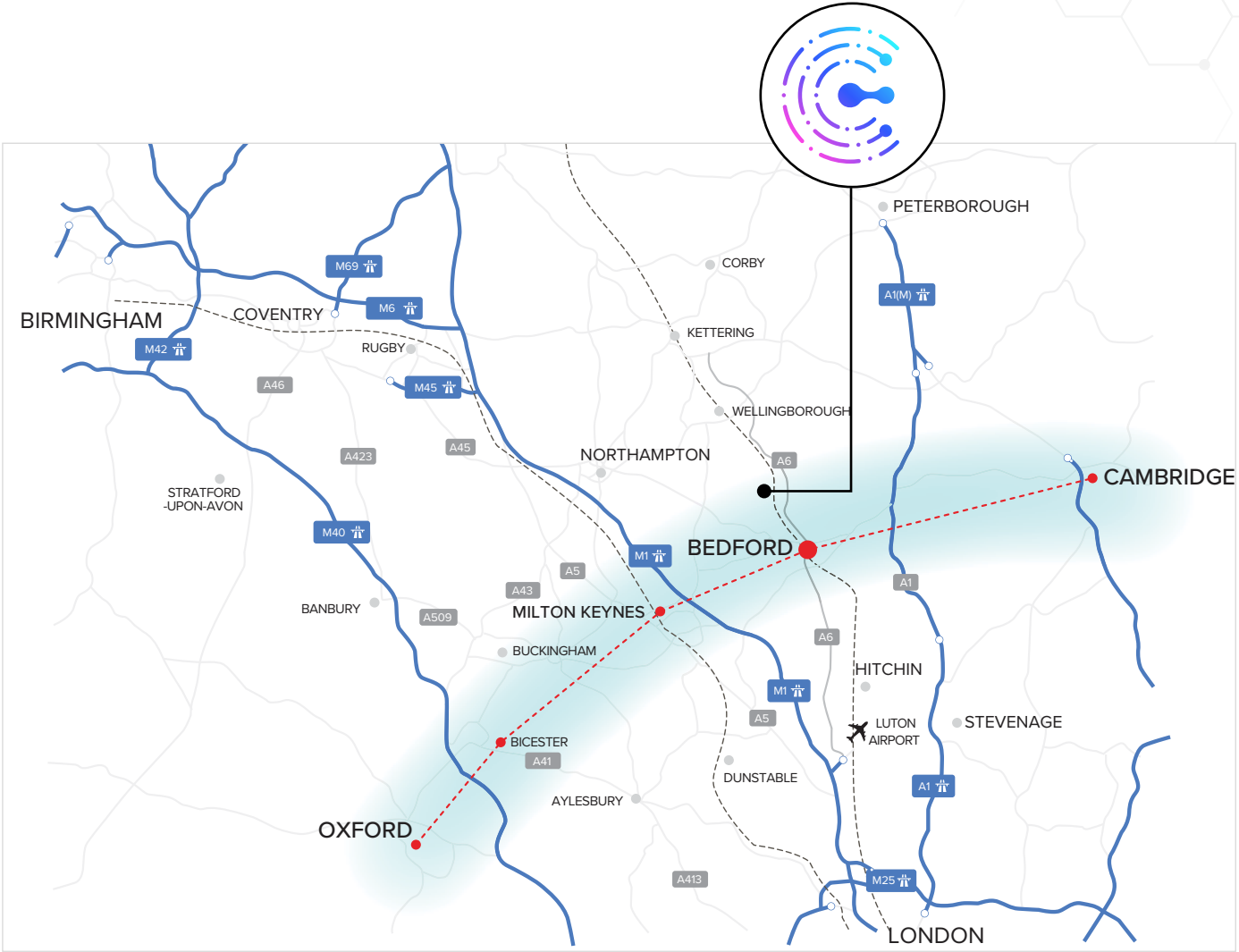
London Luton Airport	30 miles
London Stansted Airport	60 miles
Birmingham Airport	65 miles



Shuttle Bus to Bedford Rail/Bus Station	20 mins
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A wide range of accommodation is available, from country house hotels to cosy farm bed and breakfasts, as well as conference hotels and many more.



Find out more



For more information or to arrange a visit, get in touch:



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