

Cambridge Innovation Parks

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Available Space



Welcome to Cambridge Innovation Parks

Dear Future Tenant,

We're delighted you're considering Cambridge Innovation Parks as the next home for your business.



At Cambridge Innovation Parks, we believe that where you work should inspire what you do. That's why we've created more than just office space – we've built a thriving community designed for growth, creativity, and success.

Nestled in the heart of the Cambridgeshire countryside yet just minutes from central Cambridge, our parks offer the best of both worlds: the peace and focus of a green, spacious setting, with the convenience and connectivity of a major innovation hub.

Here's why so many forward-thinking companies choose to base themselves here:

- **Flexible Office Solutions** – From private suites to collaborative workspaces, our offices are designed to grow with your business.
- **Modern Facilities & Infrastructure** – Superfast broadband, generous parking, EV charging, and state-of-the-art amenities support peak productivity.
- **A Vibrant Business Community** – Join a network of like-minded innovators and entrepreneurs in an environment built for connection and collaboration.
- **On-Site Amenities** – Enjoy an on-site café, gym, wellness spaces, and beautifully landscaped grounds designed to enhance well-being and work-life balance.
- **Strategic Location** – Excellent transport links to Cambridge, London, and beyond put you at the heart of one of the UK's most dynamic regions for business and innovation.

Whether you're a growing startup or an established enterprise, Cambridge Innovation Parks offers the space, support, and setting to help your business thrive.

We would be delighted to welcome you to the park and show you what makes this such a special place to work. Your future starts here.



Vision Mission

Vision

At Cambridge Innovation Parks, our vision is simple:

To be the leading innovation-focused workplace destination in the Cambridge region – where ambitious businesses thrive, ideas flourish, and a collaborative community drives the future of enterprise in a sustainable, inspiring environment.

Mission

We bring this vision to life through four key commitments:

1. Empowering Business Growth

We believe in more than just providing space — we're here to support your journey. From the moment you join our community, you'll find a culture of collaboration, opportunities to connect, and a team that's invested in your success.

2. Delivering High-Quality Workspaces

Our offices are designed to meet the demands of modern business. Light-filled, flexible, and future-ready, each space is tailored to help your team perform at its best — whether you're a dynamic startup or an expanding enterprise.

3. Creating a Premier Office Destination

We're building more than a business park — we're establishing a standout destination. With top-tier amenities, a vibrant tenant mix, and a unique setting just outside Cambridge, our site offers the perfect balance of calm and connectivity.

4. Growing for the Future

Our development strategy is driven by vision and care. We're expanding with purpose — investing in infrastructure, sustainability, and services that enhance the experience for every tenant, now and in the years to come.

Join us at Cambridge Innovation Parks — where your business has the space and support to truly thrive.

Stirling House:

A Landmark of Innovation and Heritage

Originally designed for the Ministry of Defence by architects Barber, Casanovas & Ruffles, Stirling House opened in 1995. Its striking design – glass centre, twin sloping roofs, and four turrets – reflects the site's rich military heritage as part of the former RAF Waterbeach, once home to Bomber Command during WWII.

The building takes its name from the Short Stirling, the first four-engine British bomber of the war, which flew from Waterbeach between 1941–43.

RAF Waterbeach played a vital role from 1940 onwards, hosting Bomber, Transport, and Fighter Command until 1962. The Royal Engineers took over in 1966, with 39 Engineer Regiment based here until 2013, supporting operations worldwide.

A museum was later established to preserve the site's legacy. In 2012, the Waterbeach Military Heritage Museum was formed to continue this mission, with hopes for a permanent home in the future development.

Historic view of
Waterbeach Airfield



2026

Today, Stirling House remains an iconic part of the landscape, blending history with sustainability as it's retrofitted with eco-friendly systems in line with plans for a carbon-neutral site.

With new planning permission granted for three new buildings, Cambridge Innovation Parks is entering its next exciting phase of development — expanding thoughtfully to offer more high-quality, future-ready office space. This growth supports our mission to create a premium destination for ambitious businesses, while honouring the site's rich heritage and committing to a sustainable, carbon-neutral future.



Artist Impression
of one of the new
buildings planned for
the site

Future Growth Ambitions



Growth

Planning permission has been granted for three new office buildings at Cambridge Innovation Parks, marking a major step forward in our commitment to sustainable growth. These new spaces will offer modern, energy-efficient work environments designed to meet the needs of today's dynamic businesses. This expansion directly supports our mission to deliver high-quality workspaces, support tenant growth, and firmly establish the park as a leading mid-size office destination in the Cambridge region



Infrastructure

The neighbouring Waterbeach New Town development, which will deliver over *11,500 new homes and a vibrant new town centre*, brings significant long-term benefits to Cambridge Innovation Parks. As major infrastructure enhancements take shape – including improved transport links, new amenities, and upgraded utilities – our site is perfectly positioned to benefit. This transformation supports our mission to offer a premium, well-connected office destination, ensuring our tenants enjoy not only high-quality workspaces, but also access to a thriving, future-proofed community designed for sustainable growth and modern living.



Renovate

Planning permission has been granted for the sustainable retrofit of Stirling House at Cambridge Innovation Parks. This initiative aims to modernize the former Ministry of Defence building by incorporating energy-efficient systems and eco-friendly materials, aligning with the park's commitment to reducing its carbon footprint. The refurbishment will enhance the building's functionality and environmental performance, providing tenants with a contemporary, sustainable workspace that supports innovation and growth.



Site Facilities

Big Ideas. Inspiring Spaces.

Cambridge Innovation Parks offers modern, fully-equipped office space with outstanding on-site facilities—all set in beautiful landscaped grounds just off the A14 and A10.

Office Space That Works for You

- **Serviced & Hybrid Offices** – Ready-to-go spaces with flexible terms
- **Larger Offices & Dry Labs** – Custom-designed for scale-ups and R&D
- **Virtual Offices** – Professional presence without the overhead

Professional Meeting & Conference Facilities

- **Meeting Rooms** – Bright, modern rooms for 2–20+ people with AV, fast Wi-Fi, and flexible booking
- **Conference Suite** – Host up to 65 guests with full audio-visual support, catering, and breakout spaces, Ideal for team meetings, training, presentations, and events

Exceptional On-Site Amenities

- Free parking & EV charging
- Café, 24/7 smart vending & outdoor dining
- Gym, beauty salon & wellness facilities
- Showers, changing rooms & bike storage
- High-speed internet throughout

Why Choose Cambridge Innovation Parks?

- Escape the city congestion—easy access from A14/A10
- Be part of a collaborative, forward-thinking business community
- Scenic, 10+ acre setting designed for productivity and wellbeing

Grow your business in a space built for innovation. Book a tour today and discover the future of work.



Unit F3 Stirling House

Integrated into a vibrant and rapidly growing entrepreneurial community, you will find like minded people open to collaboration and will be supported through our extensive links to be the renowned Cambridge business support community. With a range of superb current and future business and leisure facilities; ample parking; and a real focus on sustainable development, this is a must-view for ambitious companies looking to make their mark in Cambridge.

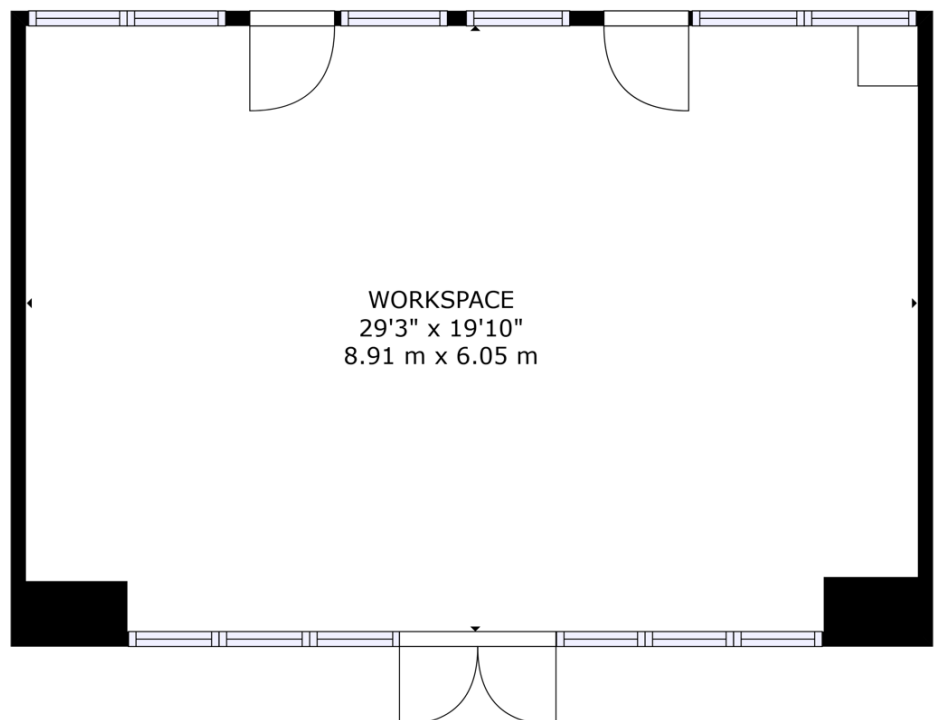
This particular 8+ person hybrid space is something very special. It comprises flexible Office/Lab/Meeting space with a private entrance to our outdoor picnic area... ideal for outdoor summer catch ups. Conveniently located North of Cambridge city, being close to the A10, it provides easy access to the A14 & M11/A1(M) and forms part of the hugely impressive modernisation plans that are being developed across our campuses.

We are currently offering this unit on:

1. a 2 year Lease at £22,320 + vat pa; or
2. a 3 month rolling Lease subject to a minimum 1 year term at £1,950 + vat pcm

... both of these deals are inclusive of agreed services

Call our Client Services team on 01223 930 373 to book a viewing or email us at info@cambridgeinnovationparks.co.uk





Thank You

If you would like to know more about us or see more details about available spaces, why not check out our website;

www.CambridgeInnovationParks.co.uk

Contact Information :

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