CRANFIELD UNIVERSITY TECHNOLOGY PARK

TRENT HOUSE & DERWENT HOUSE

SPACE AVAILABLE FROM 2,500 SQ FT TO 6,000 SQ FT



REALISE YOUR POTENTIAL

Welcome to Trent House and Derwent House at Cranfield University Technology Park – two exceptional, detached two-storey office buildings designed to support your business growth with maximum flexibility and comfort.

Both properties feature six adaptable office units with versatile floor plates that can be configured to meet your specific requirements. From raised access flooring and tiled suspended ceilings to modern comfort cooling and heating systems, every detail has been designed to create a professional and efficient working environment. Each building offers a welcoming communal reception area, providing an inviting first impression for visitors and staff alike

Join us at Cranfield University Technology Park, where flexibility meets functionality – and where your business can thrive.





TRENT & DERWENT HOUSE
NEWLY REFURBISHED AREAS:

ACCOMMODATION
- Space available from 2000sq ft – 6000 sq ft
- Self-contained units
- Comfort cooling and heating systems*
- Air conditioning**

SPECIFICATION
- High quality business units and Communal Reception areas

AMENITIES AND BUSINESS SUPPORT
- Onsite Café and external seating area
- Conference facilities and meeting rooms
- Onsite management team
- Shop & Gym/Sports Hall, on University Campus

ENERGY EFFICIENCY
- EPC: B-rated
- Lighting Upgrade throughout

* Trent House

** Derwent House

Communal Reception Areas

Comfort Cooling & Heating Systems* / Air Conditioning**

Onsite Café External Seating Area

Conference Facilities & Meeting Rooms

Onsite Management Team

Shop on Uni. Campus

Gym/Sports Hall on Uni.

EPC: B-Rated

Upgraded Lighting







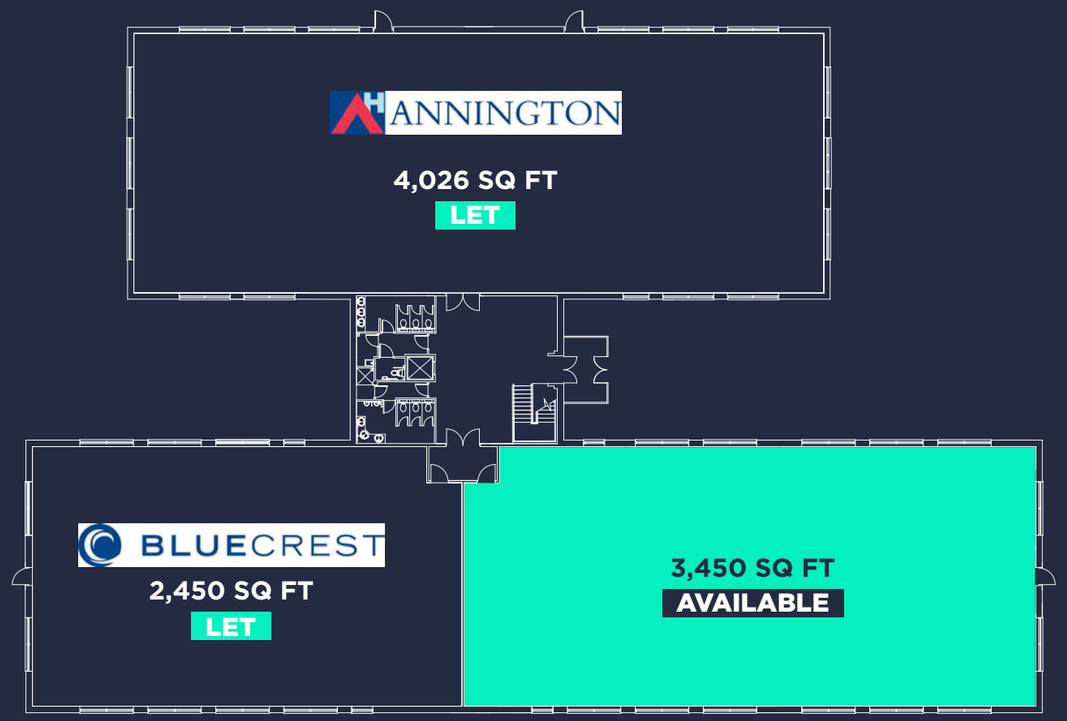




DERWENT HOUSE

FLOOR PLANS: DERWENT HOUSE

WING B



WING A

GROUND FLOOR

WING B



WING A

FIRST FLOOR











TRENT HOUSE

FLOOR PLANS: TRENT HOUSE

WING A



WING B

GROUND FLOOR

WING A



WING B

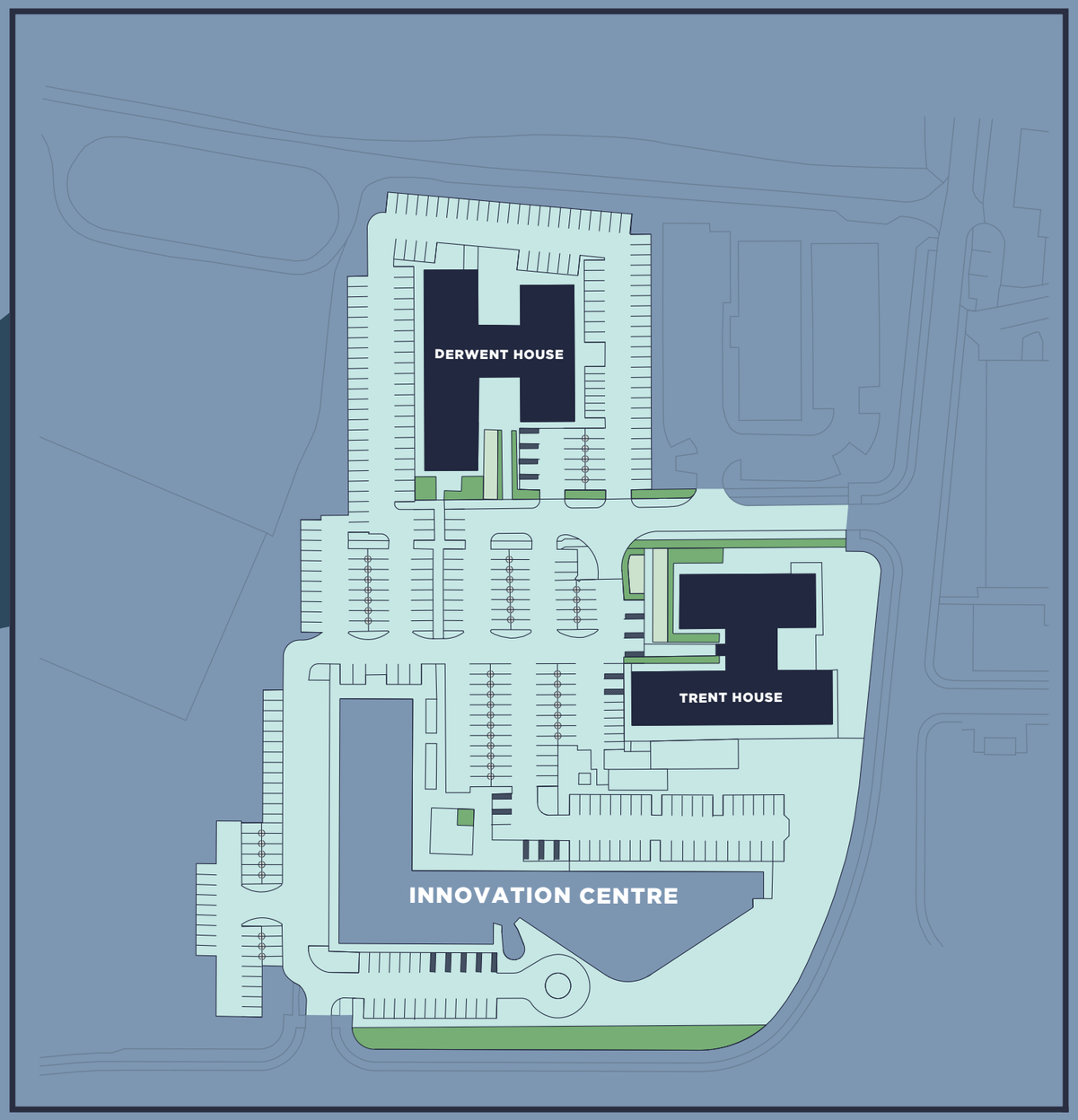
FIRST FLOOR

LOCATION

SAT NAV MK43 0BT

Easily accessed by road, rail and public transport, Cranfield University Technology Park is perfectly positioned between London and Birmingham off J13 and J14 of the M1.





13-14

OXCAM ARC

Cranfield University Technology Park is strategically positioned at the centre of the OxCam Arc - a government-backed growth corridor connecting Oxford and Cambridge. This dynamic region spans five thriving counties, Oxfordshire, Buckinghamshire, Bedfordshire, Northamptonshire, and Cambridgeshire, and is recognised as one of the UK's most significant hubs for innovation, housing, and economic development.





Aerial view of Cranfield University Technology Park

ROAD

Central Milton Keynes - 8 miles
Bedford - 14 miles
London - 51 miles
Oxford - 57 miles
Birmingham - 71 miles

Source: AA Route Finder

BUS

A regular bus service runs between Bedford, Milton Keynes and Cranfield University Technology Park.

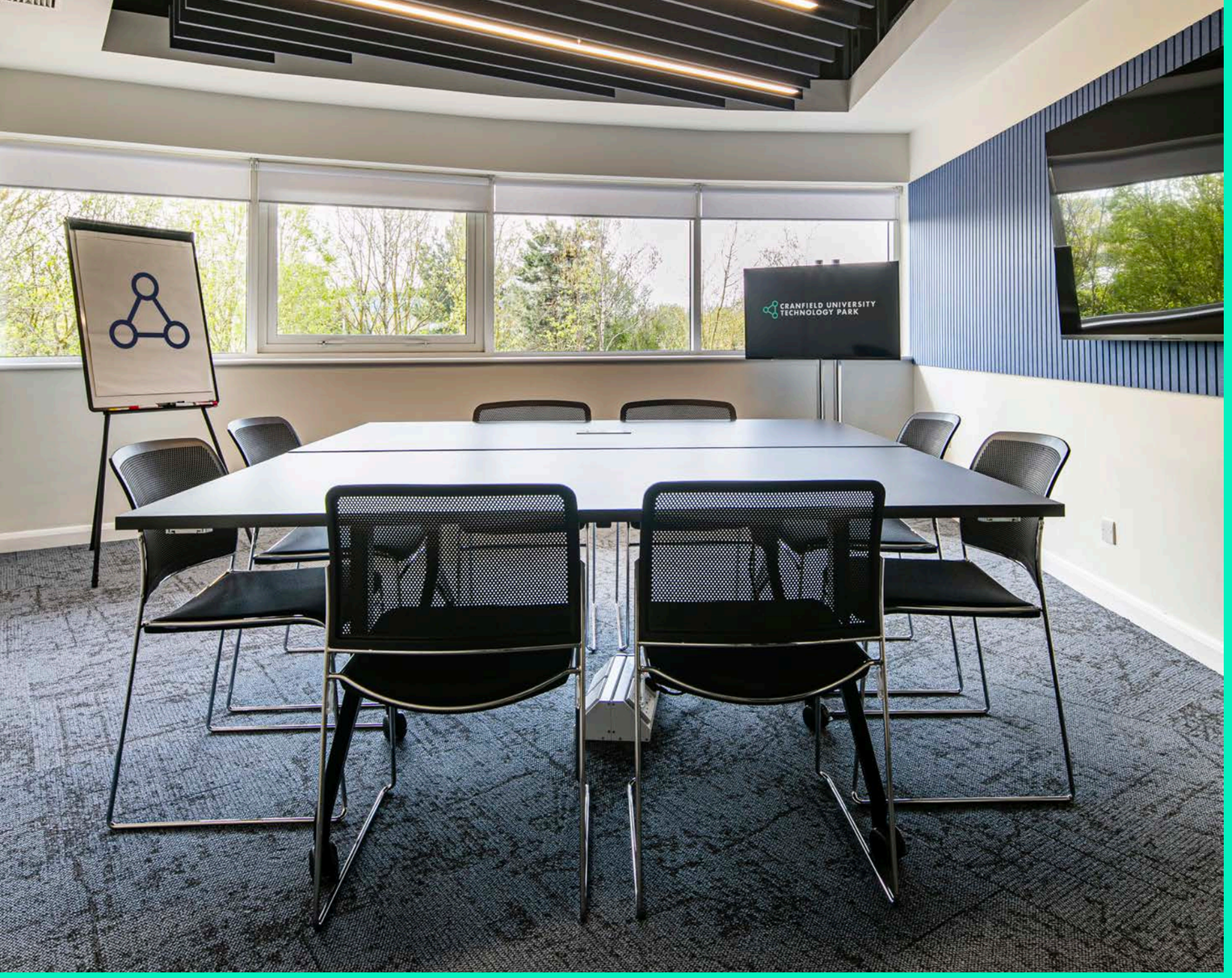
RAIL

From MK Central
London Euston - 36 mins
Birmingham - 55 mins
From Bedford
St Pancras International - 45 mins

Source: First Great Western & Midland Mainline

AIR

International connections are in easy reach as Cranfield has its own private airfield and is also a short drive from London Luton Airport.







WHY IS CRANFIELD UNIVERSITY TECHNOLOGY PARK THE PERFECT PLACE FOR YOUR BUSINESS

Vibrant community: As a member of our community, you'll have access to a strong network of like-minded businesses, allowing you to collaborate and learn from each other.

University Location: You are located next to Cranfield University which could be of benefit to your business.

State-of-the-art facilities: Our facility is equipped to help you run your business efficiently, including reception services, meeting rooms, and general support.

Cranfield University Technology Park is the destination for businesses looking to thrive and succeed in today's fast-paced and dynamic business landscape.

WHAT OUR OCCUPIERS SAY

Cranfield is home to 50 tenants here's what they have to say...

Cranfield University Technology Park has been foundational to our growth as a company in the last 9 years – the flexibility to scale-up to different office sizes based on our growth has meant we've never looked anywhere else for our HQ.

The location of Cranfield University Technology Park has been perfect in terms of hiring, enabling us to tap into talent pools from Leicester to Luton, Oxford to Cambridge, with great access to major commuter routes and trains to London. Having a host of international airports on our doorstep is also a big plus given our international expansion.

The team at Cranfield University Technology Park is one of its biggest assets; hands-on support, always looking out for our company and hugely supportive as we have moved between units or expanded our footprint on the site. Nothing is too much to ask for and Julie and her team have been true "partners" in our growth story.

The standard of office suites and communal areas has been a big factor for us remaining at Cranfield University Technology Park over the last nine years – it is also fantastic to see the ongoing investment in the building and campus.

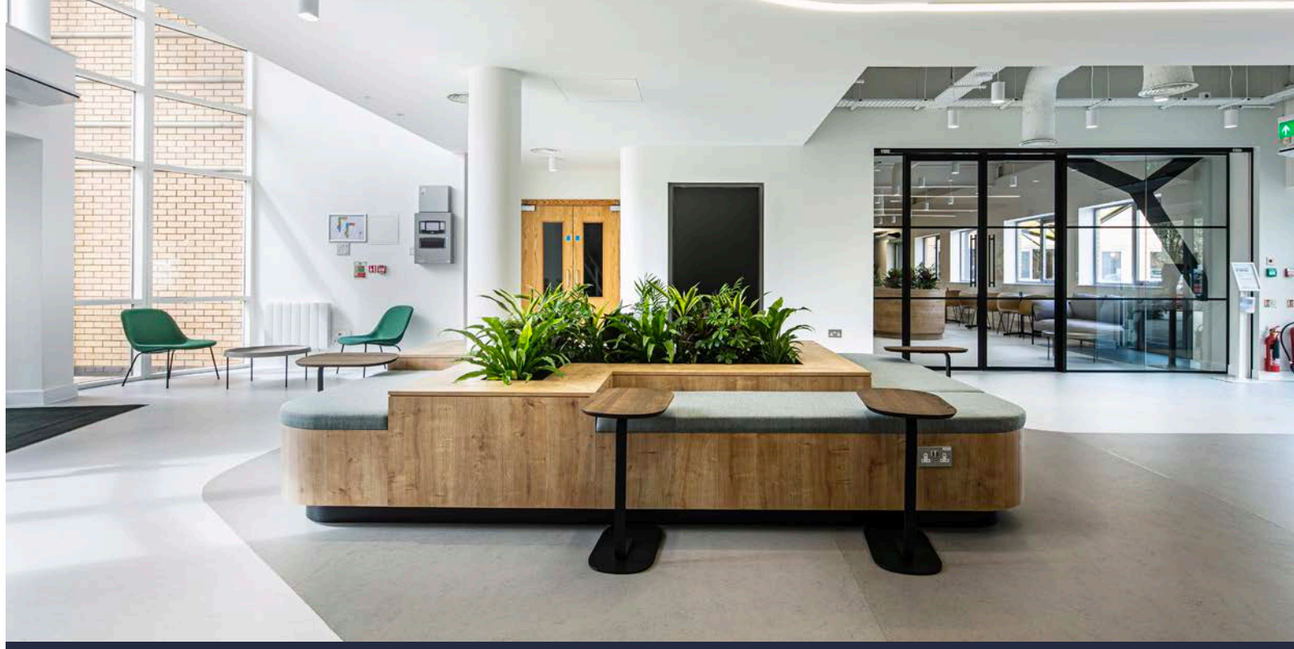
Having no restrictions on parking is big a plus for us versus other shared-service offices in the area we have reviewed; with a team spread across Beds, Bucks, Oxfordshire, Northants, Leicestershire and beyond, parking and access to major road networks makes a big difference for us.

We've scaled from a four-person suite to 50-person suite over the course of the last eight years, across five different office suites in Cranfield University Technology Park. At every stage, the Cranfield University Technology Park team has enabled and partnered with us to smooth each move; there really hasn't been a need to look anywhere else.

The location of Cranfield University Technology Park, just a few minutes from the M1 and major rail links is a real value-add for us; even more so the close tie-up with Cranfield University and its Executive Management hub and various events and networking opportunities means Cranfield University Technology Park really is a "hidden gem" for entrepreneurs and start-ups in the area.

Steve Holloway

Chief Executive Officer, Signify Research Limited



Modern Refurbished Reception at Innovation House, Cranfield University Technology Park

Cranfield University Technology Park has played a pivotal role in Guestia's growth journey since 2021, when we began with a six-person office. Over the past four years, we have expanded beyond what we initially imagined and are now proudly occupying our fourth unit, with a team of over 20 employees. This growth would not have been possible without the support of Julie and her outstanding team. They have been instrumental at every stage—facilitating each office move, managing new leases, and helping us create the ideal working space. We are truly grateful for their dedication and professionalism."

Amy Gatier

HR Manager, Guestia Ltd

CRANFIELD UNIVERSITY TECHNOLOGY PARK

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For more information, please visit the website:
cranfieldtechnologypark.co.uk