

## Cranfield Technology Park

*Client:* St Modwen Developments

*Role:* Employer's Agent, Quantity Surveyors and CDM Co-ordinators



**St. MODWEN  
DEVELOPMENTS  
LIMITED**



### *Description:*

Cranfield Science and Technology Park represents a state-of-the-art Research and Development Centre situated at Cranfield University in Milton Keynes.

St Modwen Developments employed Wakemans on this multi-phased scheme as Employer's Agent, Quantity Surveyors and CDM Co-ordinators.

Phase 1 Trent House offered 20,000ft<sup>2</sup> of accommodation, split into small lettings of around 2,000ft<sup>2</sup> to 8,000ft<sup>2</sup> to small and developing companies.

Phase 2 Consisted of two projects:-  
- Derwent House a new 22,500ft<sup>2</sup> building,  
- Extension to Cranfield Innovation Centre 27,000ft<sup>2</sup>.

The additional areas were let on flexible terms to knowledge-based industries in suites ranging from 300ft<sup>2</sup> to 8,000ft<sup>2</sup>.



Phase 3 Construction of 5 nr two storey office units. All buildings are open plan on all floors and able to be subdivided into individual lettable units from 1,500ft<sup>2</sup> upwards.

All buildings were finished to a high specification, which included: air conditioning, LG7 lighting, anti static raised access flooring with IT/data containment, suspended ceilings and hardwood joinery.

Each building and suite benefited from entrance security access systems and the site as a whole from barrier entrances and CCTV systems.

The site is situated adjacent to Cranfield Airfield and aviation constraints have been taken into account throughout the design and construction phases, unexploded ordinance had to be considered and surveys undertaken.

Infrastructure and remediation works were undertaken and included: diversion of existing underground services, installation of air-side security fencing, breaking up of existing concrete hardstandings and crushing for reuse and S278 entrance works. Incoming services included major telecom and IT connections.