



**PART FIRST FLOOR, BUILDING 1, GRANTA CENTRE,
GRANTA PARK, CAMBRIDGE, CB21 6AL**

TO LET | LABORATORY: C. 11,000 SQ FT (1,022 SQ M)


BIDWELLS

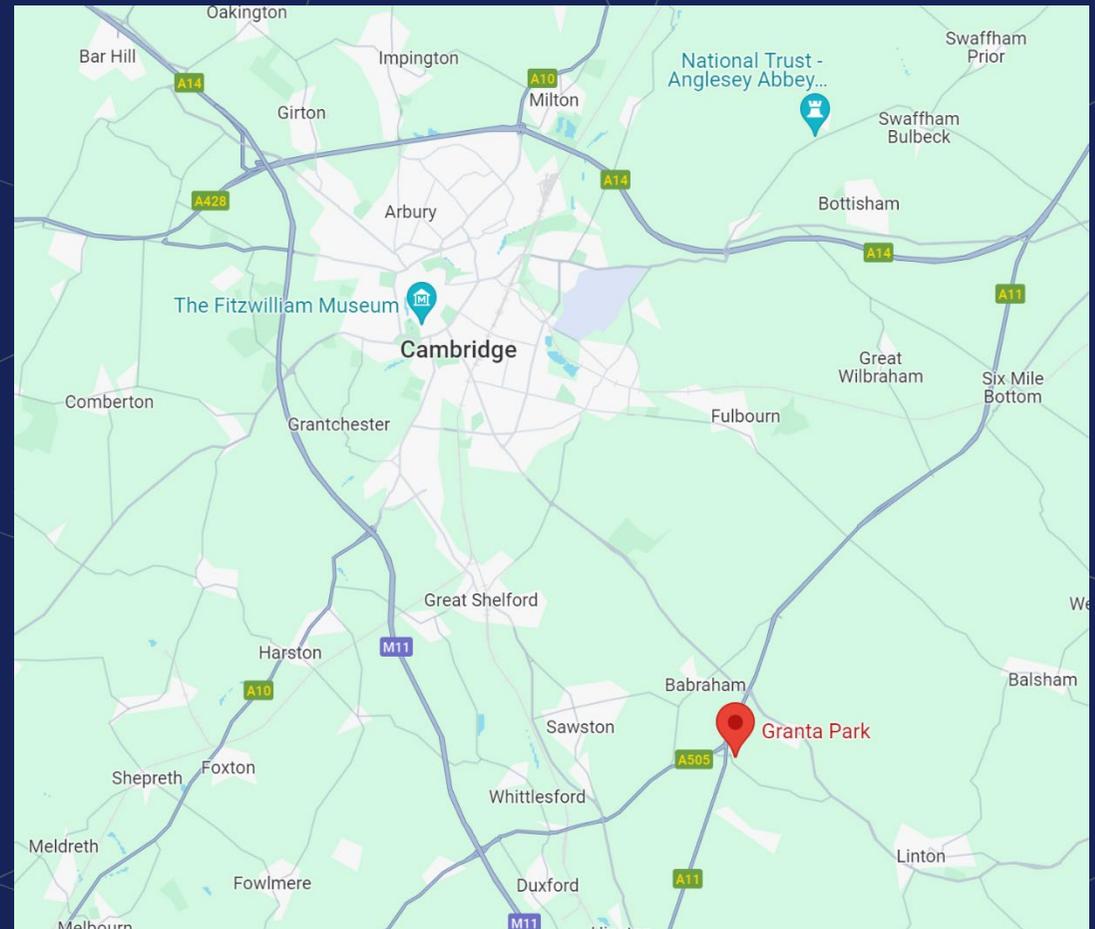
LOCATION

Granta Park is a high-quality science park located in the heart of the Cambridge Science Cluster and is home to companies including Gilead, Medimmune, Illumina, AstraZeneca & Sphere Fluidics.

Granta Park is only a few minutes' drive from the M11 Motorway and Cambridge city centre (9 miles) and is ideally placed for companies focussed on Cambridge and who also value excellent access to Stanstead Airport London as well as connections to the A1 (M) and M25.

A frequent public bus and train service runs from Cambridge city centre and link in with the Granta Park commuter bus which runs from Cambridge train station with stops including Whittlesford Parkway train station.

Cycle routes provide a cycle link between Cambridge and Granta Park as well as the villages to the south of Cambridge including Trumpington, Great Shelford, Sawston and Babraham.



DESCRIPTION

Building 1&2 Granta Centre, located right in the centre of Granta Park. Two multi let office and R&D buildings. Constructed in 2015 totalling 120,000 sq ft benefiting from views over the cricket pitch and Granta Park.

Specification includes:

- Fully accessible raised floor system
- Floor to ceiling height 2.6m
- Generous passenger lift (1275kg load)
- Fully manned reception
- Showers
- LED lighting
- VRF air conditioning
- Generous parking
- Canteen within building
- Separate amenity building on Granta Park (Apiary)

Lab specification:

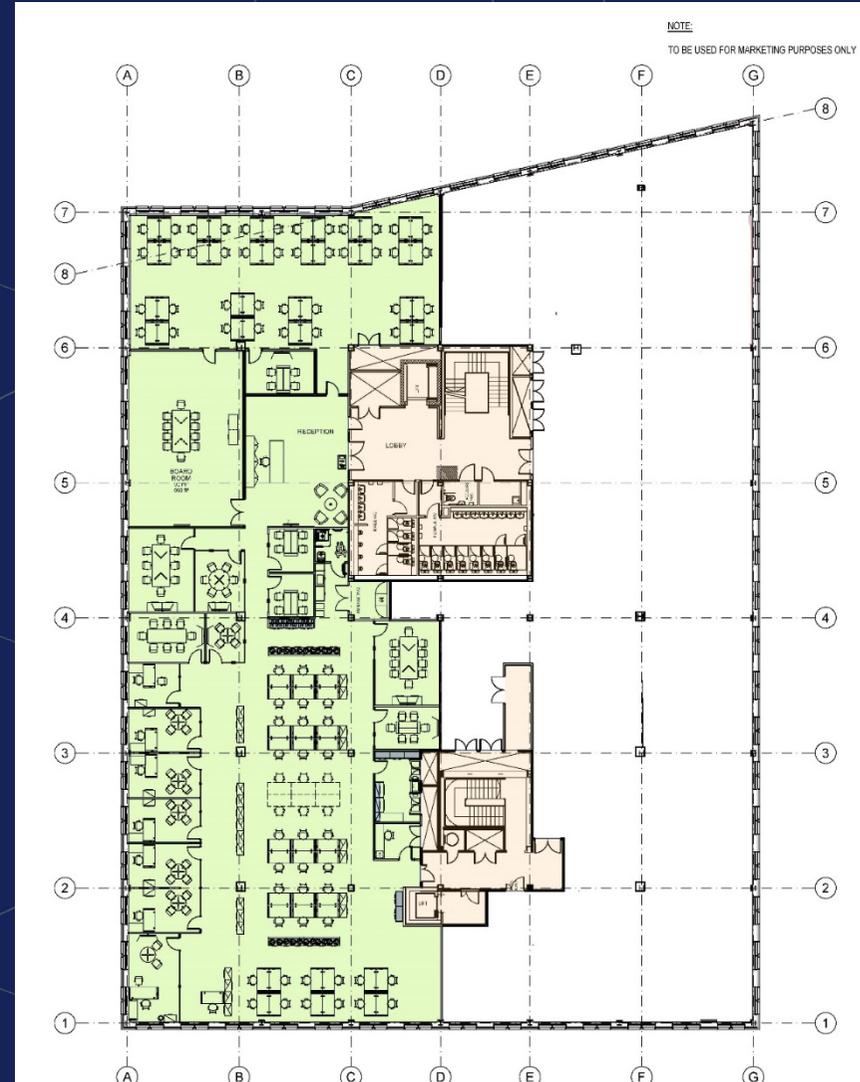
- New goods lift serviced south core of floorplate (825kg load)
- Loading capacity of 3.5N/m²
- Fresh air provision – 100% outside air
- Capacity for 8 air changes
- Fumehood capable
- Standard lab power capability
- Standard lab boosted cold water services
- Standard lab drainage systems

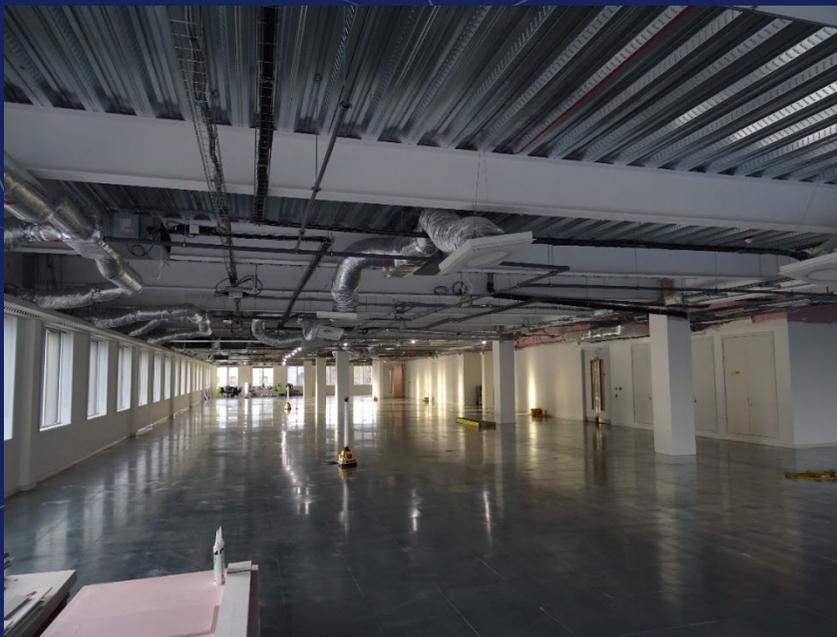


ACCOMMODATION

Part First Floor

Description	Sq ft	Sq m
Laboratory	c.11,000	1,022





Additional information

Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Available upon request.

Postcode

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