



IMPRESSIVE
2-STOREY
HQ BUILDING
IN CLOSE
PROXIMITY
TO PARK'S
EXTENSIVE
AMENITY

THE AARON KLUG BUILDING

**UP TO 93,089 SQ FT OF LABORATORY AND OFFICE SPACE
(+ EXTENSIVE PLANT AND LOADING FACILITIES)**



GRANTA PARK:

Firmly established as a leading location for life science within the Cambridge science community, Granta Park provides the perfect mix of state-of-the-art laboratory facilities and amenity set within a truly inspirational parkland environment. Thoughtful development of the 120-acre estate has created superb spaces for both work and relaxation, resulting in leading life science organisations including TWI, AstraZeneca, Gilead, Illumina, Bicycle Therapeutics and Altos choosing to locate here.



THE HEART OF THE CAMBRIDGE LIFE SCIENCE CLUSTER



1.3m sq ft of existing buildings

47,700 sq ft of amenity buildings

30 companies

3,700 employees

40+ community events each year

WITHIN EASY REACH:



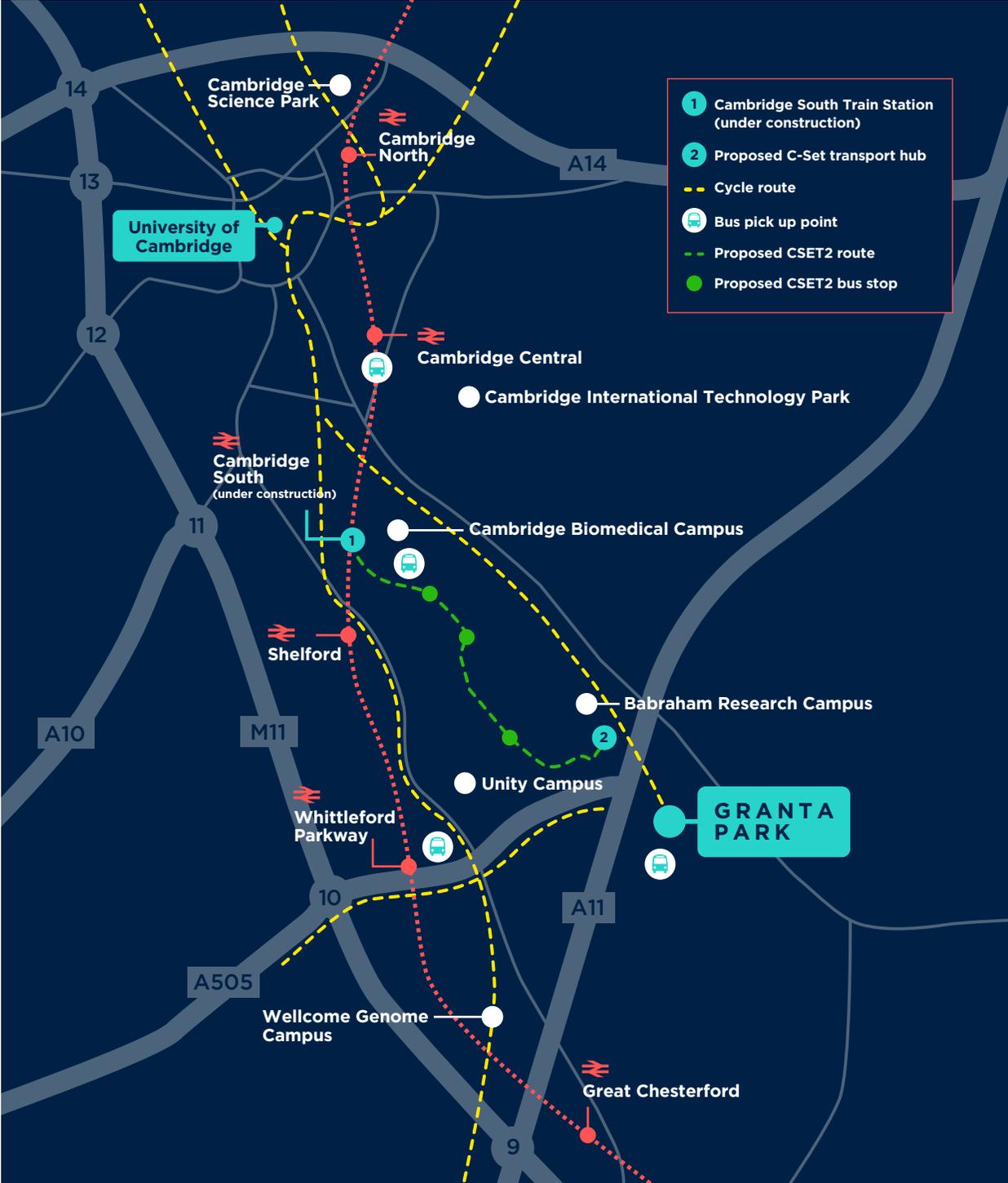
Market leading parking provision: **1:28 sq m**

Well served by public transport with frequent bus and train services from Cambridge city centre and surrounding areas, the Park also runs a commuter bus service which picks up from Cambridge Train Station (via Addenbrookes) and Whittlesford Parkway Station daily.

Foot and cycle paths connect Granta Park to Cambridge, Sawston and Babraham and the Park is within touching distance of the A11 (linking with the A14 and M11) and the A505. For those travelling by car the Park also encourages membership of its free car sharing scheme.

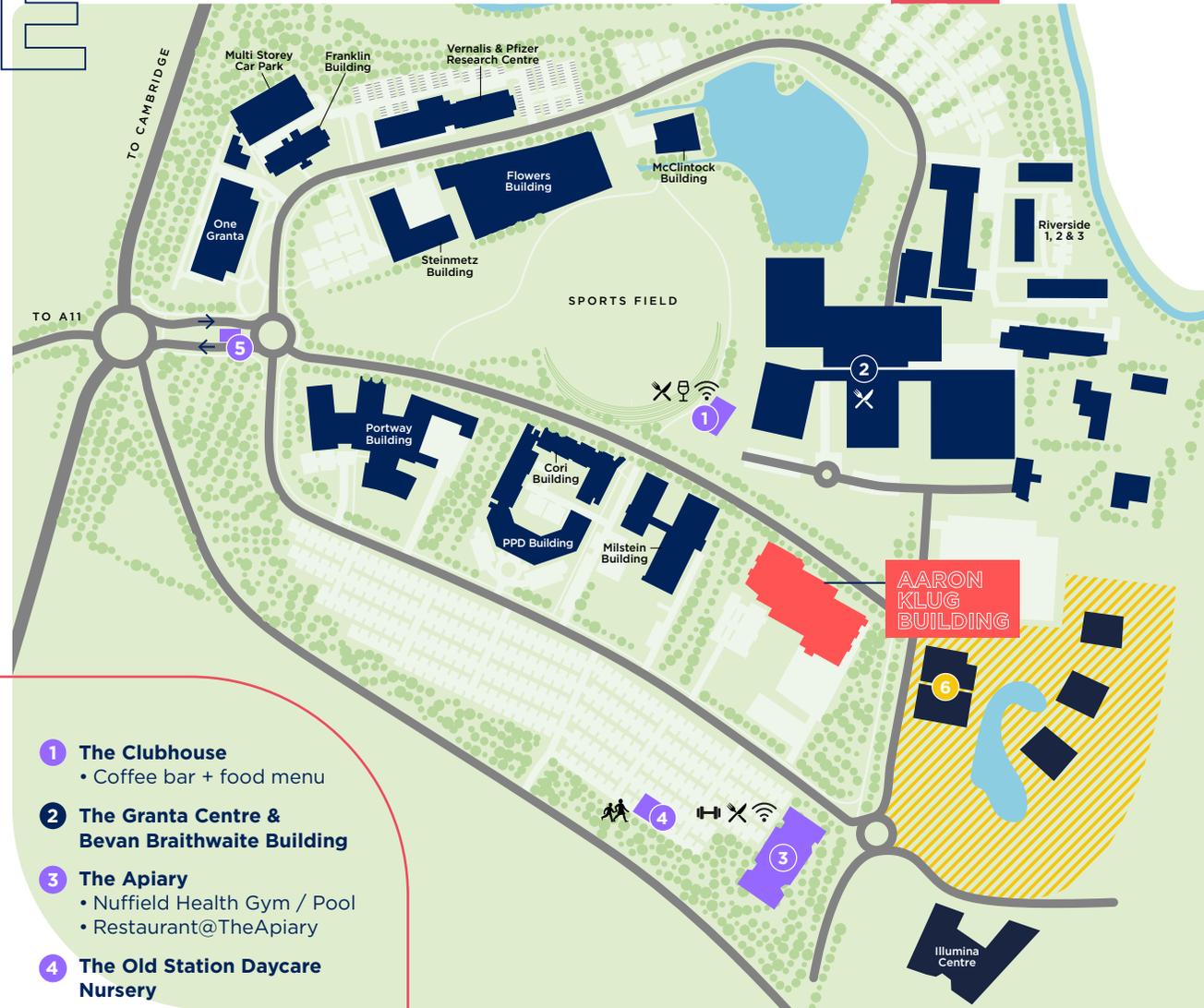
DRIVE TIMES FROM GRANTA PARK (APPROX)

Cambridge 15mins	London 1hr 22mins	Heathrow Airport 1hr 21mins
Oxford 2hrs	London (M25) 31mins	Stansted Airport 28mins
Cambridge South Station 10mins	London Tottenham Hale (for Victoria Line) 1hr 5min	Duxford Airport (private charters) 5mins



CHANGEMAKERS WELCOME

CURRENT OCCUPIERS INCLUDE:



- 1 The Clubhouse**
• Coffee bar + food menu
- 2 The Granta Centre & Bevan Braithwaite Building**
- 3 The Apiary**
• Nuffield Health Gym / Pool
• Restaurant@TheApiary
- 4 The Old Station Daycare Nursery**
- 5 Security Lodge**
Open 24/7/365
- 6 Zone 2**
(Planning for 300,000 sq ft + laboratory space)

- Amenity
- Future Development
- Building
- Aaron Klug Building



ALL PART OF THE SERVICE:

120 acres of natural woodland and beautiful green spaces, ideal for al fresco lunches and walks - including regular tours and foraging walks in partnership with the Woodland Trust.

Enjoy a game of rounders, volleyball or 5-a-side football on the central cricket pitch, the Park's hub for outdoor activities. Engage in post-match analysis in **The Clubhouse** - 2,700 sq ft, WiFi enabled lounge-style seating and meeting areas complemented by a super food and beverage provision + leisure facilities, licensed bar, changing rooms and showers. The building is also available for private hire events.



PICTURE YOURSELF HERE...



Jack's Gelato
... Fortnightly

ENJOY THE APIARY:

Work it all out in The Apiary - 45,000 sq ft specifically designed to facilitate and promote healthy living. The Apiary restaurant has a variety of dining options including daily hot food, salad bar, soup, grab-and-go as well as a coffee bar. The Apiary is the ideal space within which to relax and refuel having taken advantage of the fantastic health and fitness facilities on offer here, including:

- o Extensive, world-class gym.
- o Squash and tennis courts.
- o Climbing wall.
- o 25m swimming pool.
- o Sauna.
- o Spin room.

- o 3 Fitness studios with over 60 classes per week.
- o Physiotherapy.
- o Beauty treatments.



Health & fitness facilities operated by Nuffield Health.

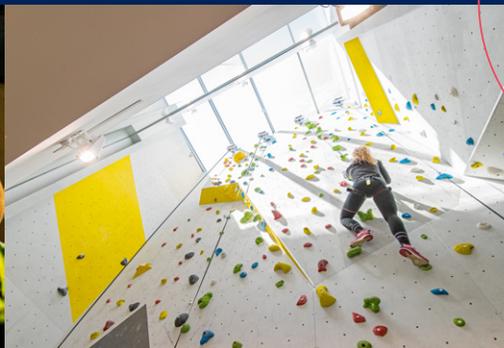
And, for our youngest community members, the onsite nursery provides a stimulating environment for play and learning.



www.theoldstationnursery.co.uk/nurseries/sunhill-granta-park/



EXCEPTIONAL
AMENITY FOR
EVERYBODY,
EVERY DAY





BUILDING DETAILS:

Constructed in 2003 for dedicated chemistry use, the Aaron Klug Building will be available to lease from Q1 2026.

The ground and first floors are currently fitted as a mix of wet laboratory and office/write up space, with a dedicated reception, internal full height atrium and a substantial plant loft at the second floor. The building also benefits from a generous dedicated loading yard and external stores area.

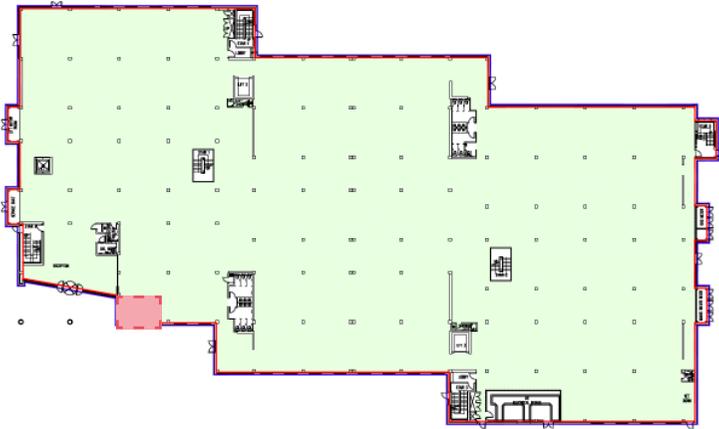


BUILDING DETAIL AT A GLANCE

- Formal entrance with meet & greet area.
- Floor to roof atrium in each building block.
- WC's & showers at each level.
- Fitted commercial kitchen and restaurant space.
- Fitted laboratories with dedicated technical corridors throughout.
- Write up space adjacent to labs throughout.
- Office space and meeting rooms across both floors.
- Three passenger lifts.
- Cold rooms (see plans for locations).
- Extensive roof plant space, capable of accommodating significant fume hood provision.
- Dedicated building generator.
- Large service yard with external stores and waste management space.
- Parking spaces
- Close proximity to the Old Station Nursery, the Apiary amenity building and the Clubhouse café/bar.

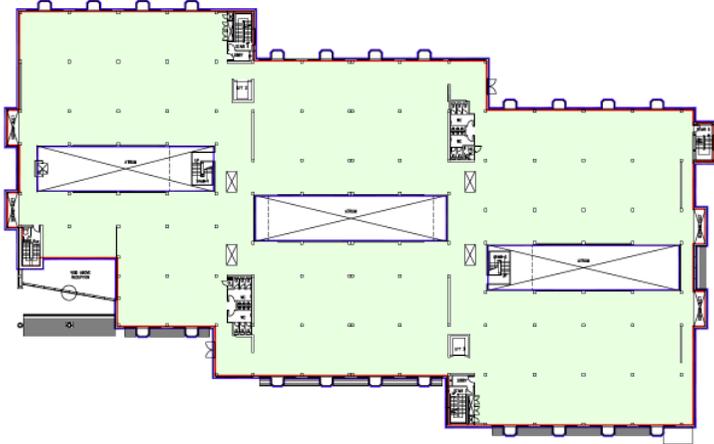
SCHEDULE OF AREAS (GIA)

GIA	Sq m	Sq ft
Ground Floor	4,632	49,853
First Floor	4,017	43,236
Total	8,649	93,089
Plant Room	3,643	39,214



GROUND FLOOR

49,853 SQ FT | 4,632 SQ M

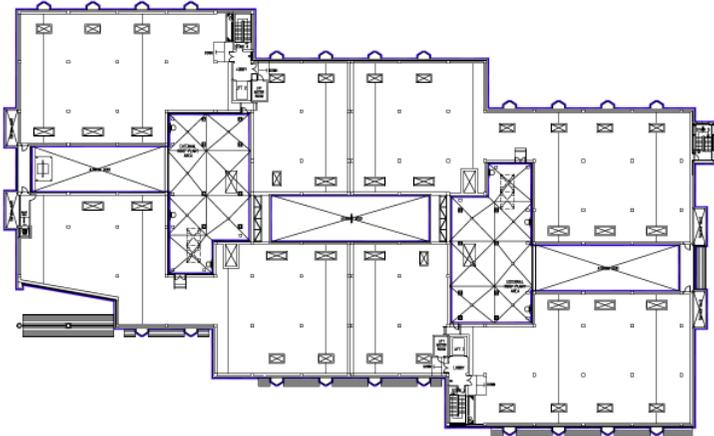


FIRST FLOOR

43,236 SQ FT | 4,017 SQ M

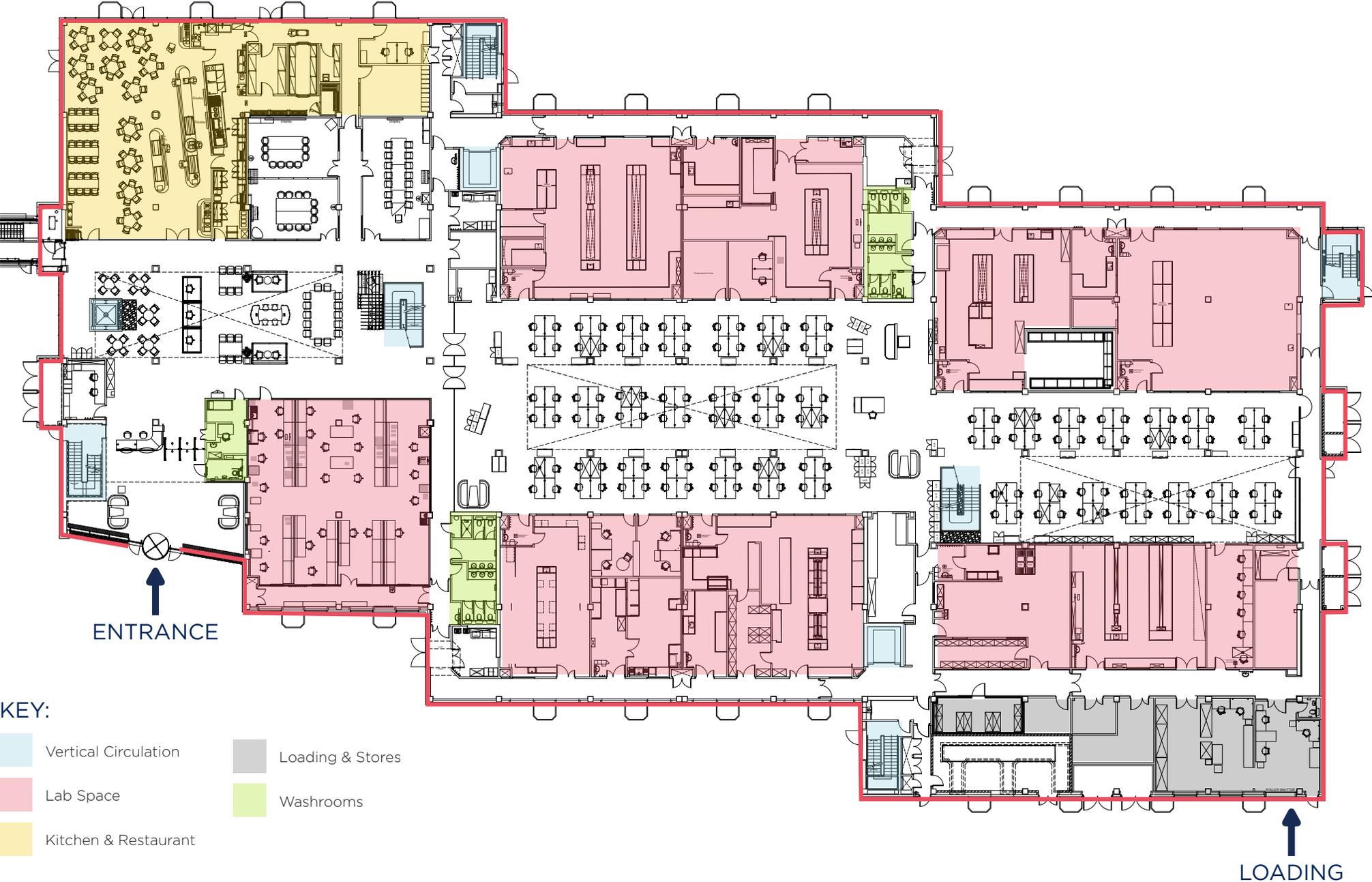
FLOOR PLANS:

SHELL & CORE CONFIGURATION



PLANT LOFT

39,214 SQ FT | 3,643 SQ M

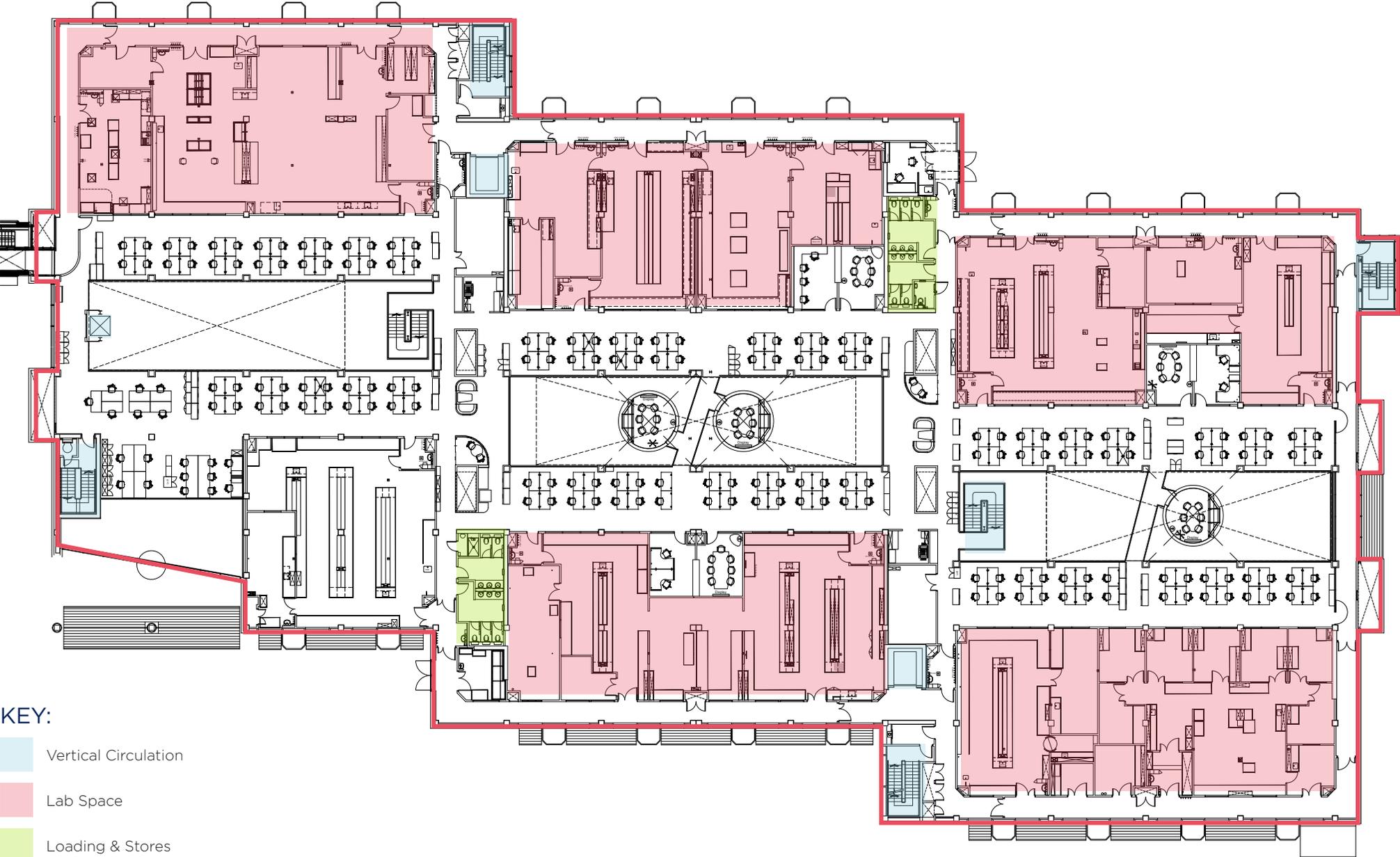


KEY:

- Vertical Circulation
- Lab Space
- Kitchen & Restaurant
- Loading & Stores
- Washrooms

CURRENT CONFIGURATION
GROUND FLOOR

NB: The above represents the current configuration at the time of drafting.



- KEY:**
- Vertical Circulation
 - Lab Space
 - Loading & Stores

**CURRENT CONFIGURATION
FIRST FLOOR**

NB: The above represents the current configuration at the time of drafting.

WHAT.THREE.WORDS

COMPOSER.SQUIRTS.ENABLE

SAT NAV

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GRANTAPARK.CO.UK

in Granta Park

X @grantapark

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