



TWO STOREY
LABORATORY
AND OFFICE
BUILDING
WITHIN QUICK
ACCESS OF
EXTENSIVE
PARK AMENITY

THE FRANKLIN BUILDING

**21,576 SQ FT TO BE REFURBISHED TO AGREED
OFFICE OR LABORATORY SPECIFICATION**



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:



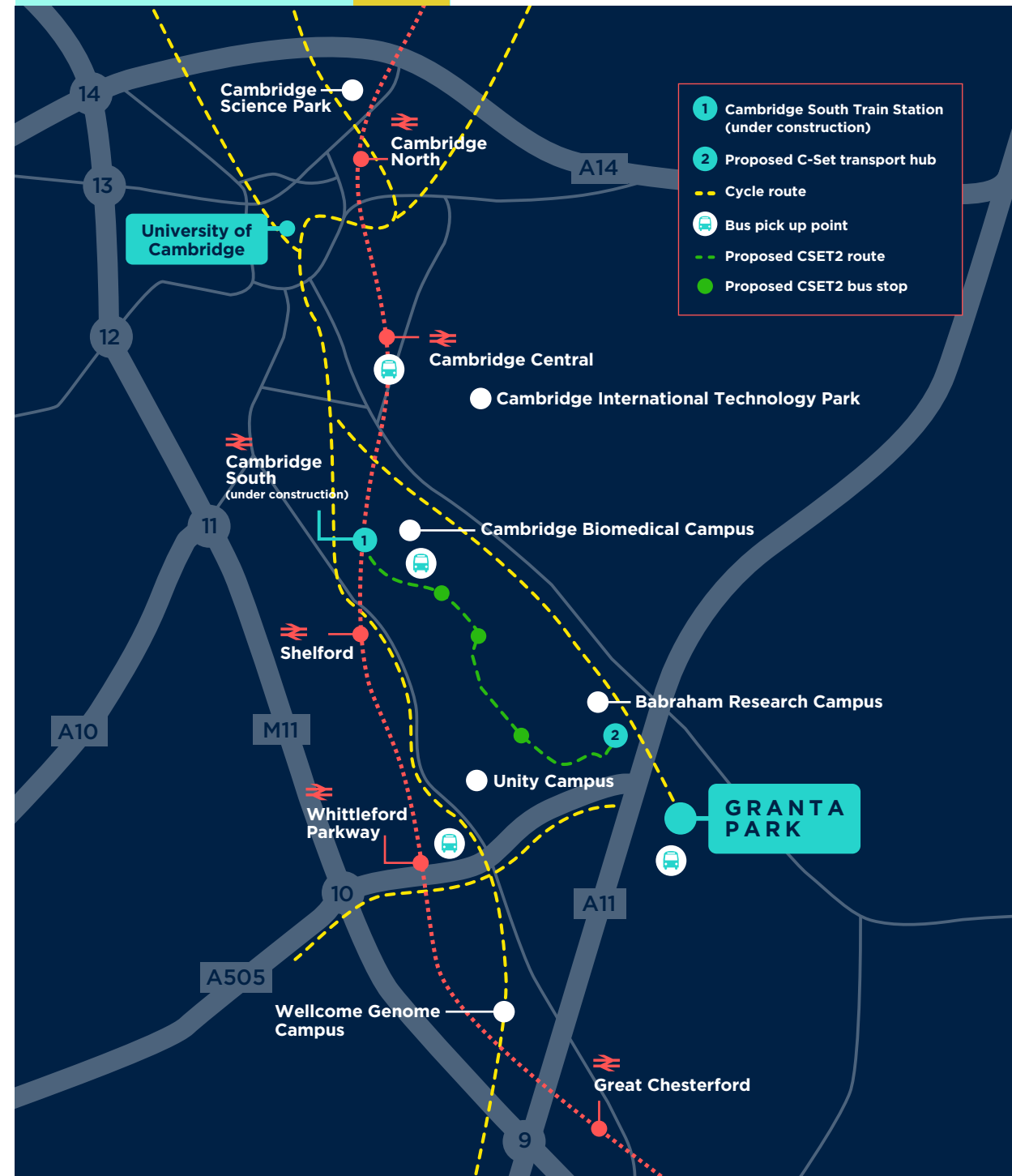
**Market leading
parking provision: 1:30 sq m**

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:



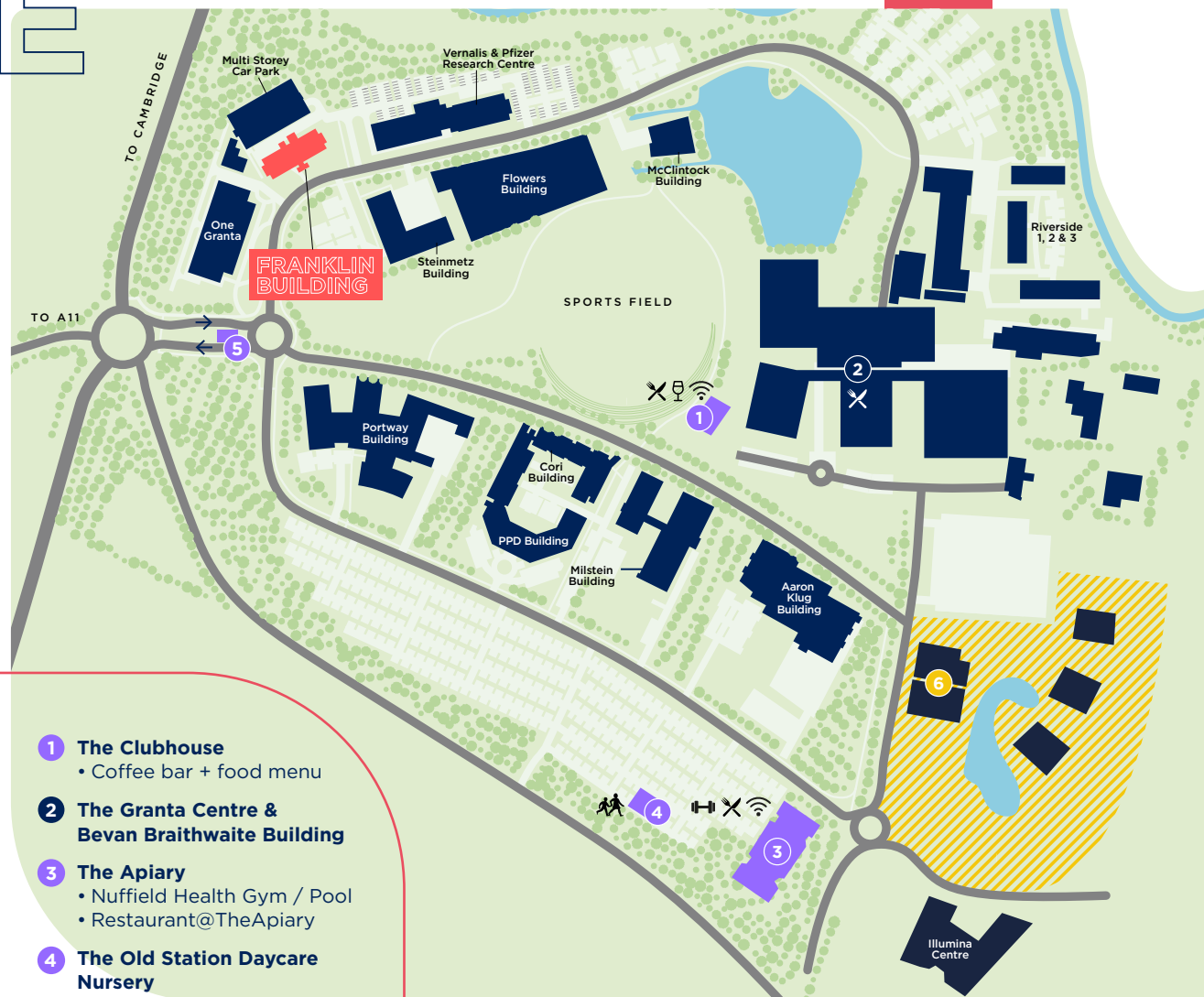
illumina

ALTOS™



Bicycle®

ThermoFisher
SCIENTIFIC



- 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
- Franklin Building



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.



ALL PART OF THE SERVICE:

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:

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

- 3 Fitness studios with over 60 classes per week.
- Physiotherapy.
- 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:

The two storey Franklin Building is attractively located at the head of the park with quick access to the central amenities and woodland walks within the neighbouring tree belt. The building will be refurbished to an agreed office or laboratory specification.

BUILDING DETAIL AT A GLANCE

- Self-contained accommodation with own front door.
- Passenger / Goods Lift serving ground & first floor.
- 4m slab to slab – can achieve 2.7m floor to ceiling
- Circa 65 parking spaces with EV parking included.
- Within close walking distance of Park amenity:
 - The Apiary (Gym, swimming pool, studio classes, climbing wall, restaurant, coffee bar).
 - The Clubhouse (fully licensed café/bar, leisure facilities, changing rooms and showers).
 - The Old Station Nursery (childcare provision Mon-Fri).
- EPC to be reassessed following any works.
- Rent on application and subject to delivery specification.
- Business rates, service and estate charge will be levied. Details upon request.

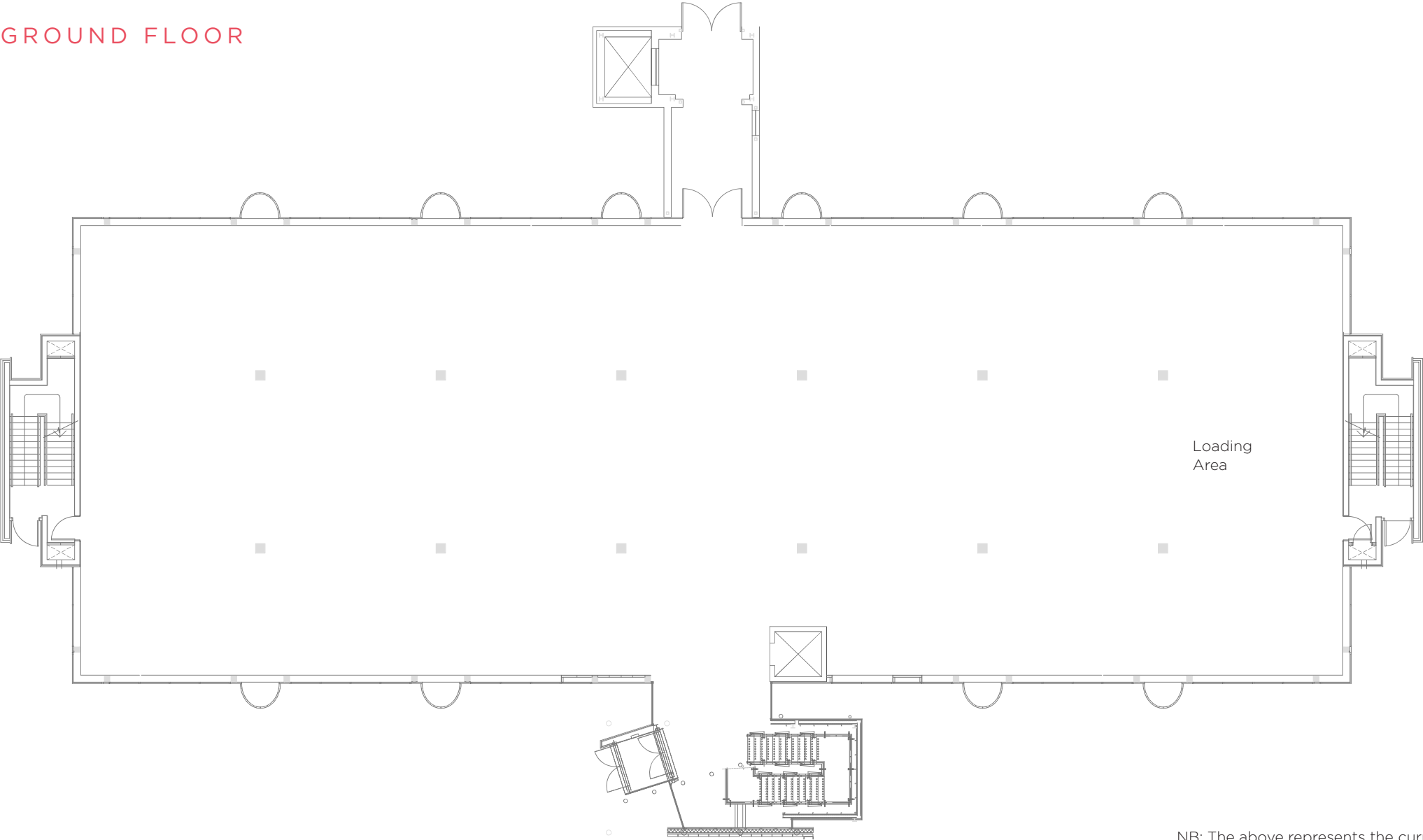
SCHEDULE OF AREAS (GIA)

GIA	Sq m	Sq ft
Whole Building	2,004	21,576



FLOOR PLANS

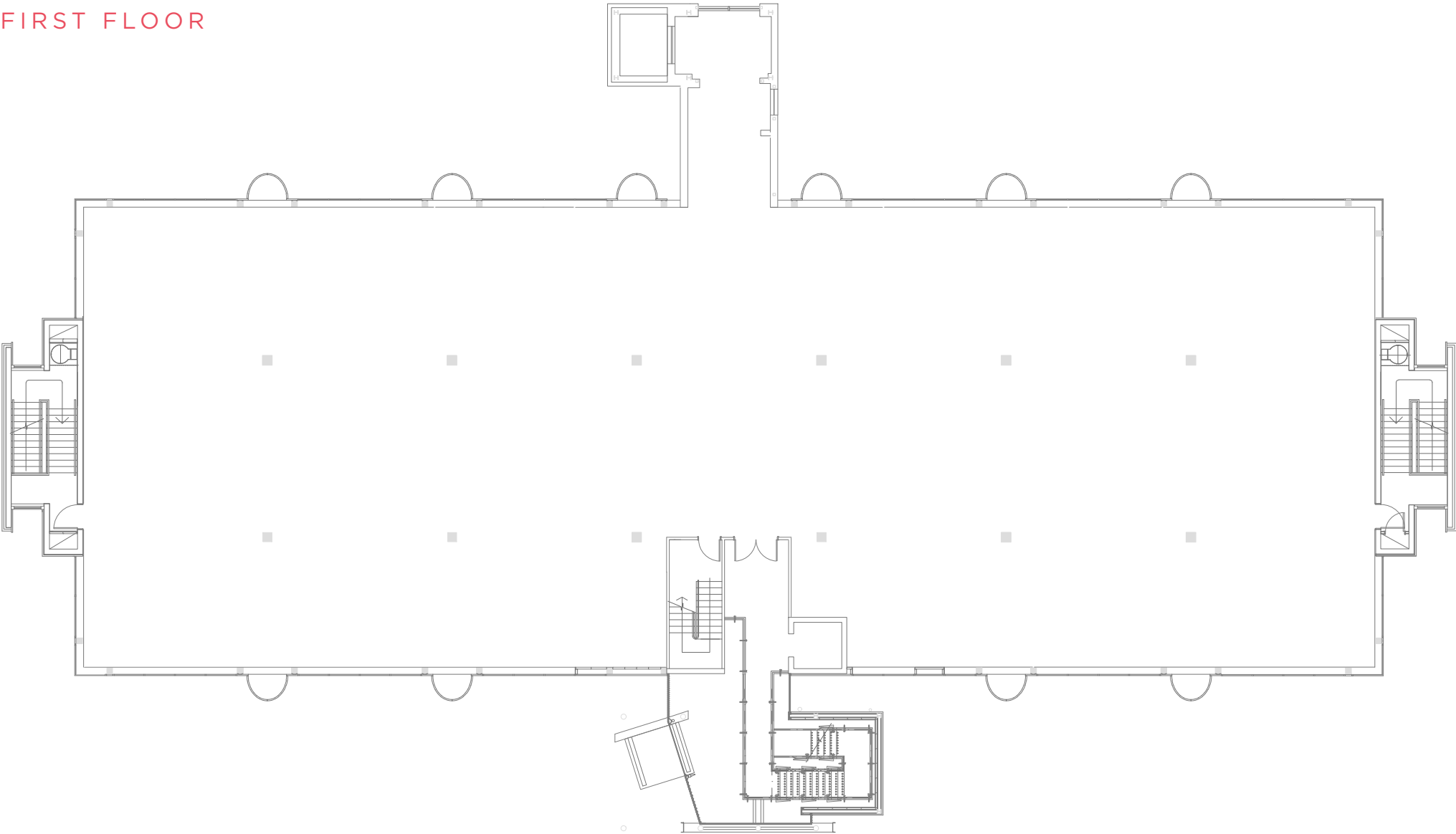
GROUND FLOOR



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

FLOOR PLANS

FIRST FLOOR



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

WHAT.THREE.WORDS
GOAL.ORCHIDS.RESOLVES

SAT NAV
CB21 6GP

GRANTAPARK.CO.UK

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LEGAL

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