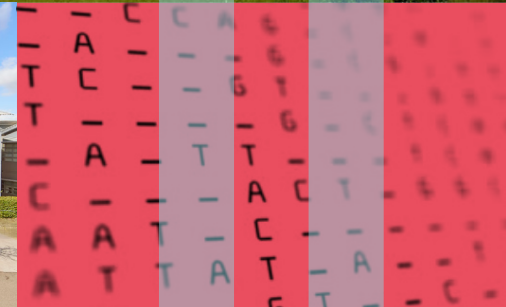


2-STOREY,
SELF-CONTAINED
OFFICE
ACCOMMODATION
(POTENTIAL TO
CONVERT TO LABS)

BUILDING TWO

UP TO 19,750 SQ FT (1,835 SQ M)
(NIA) + SIGNIFICANT STORAGE



WITHIN EASY REACH:



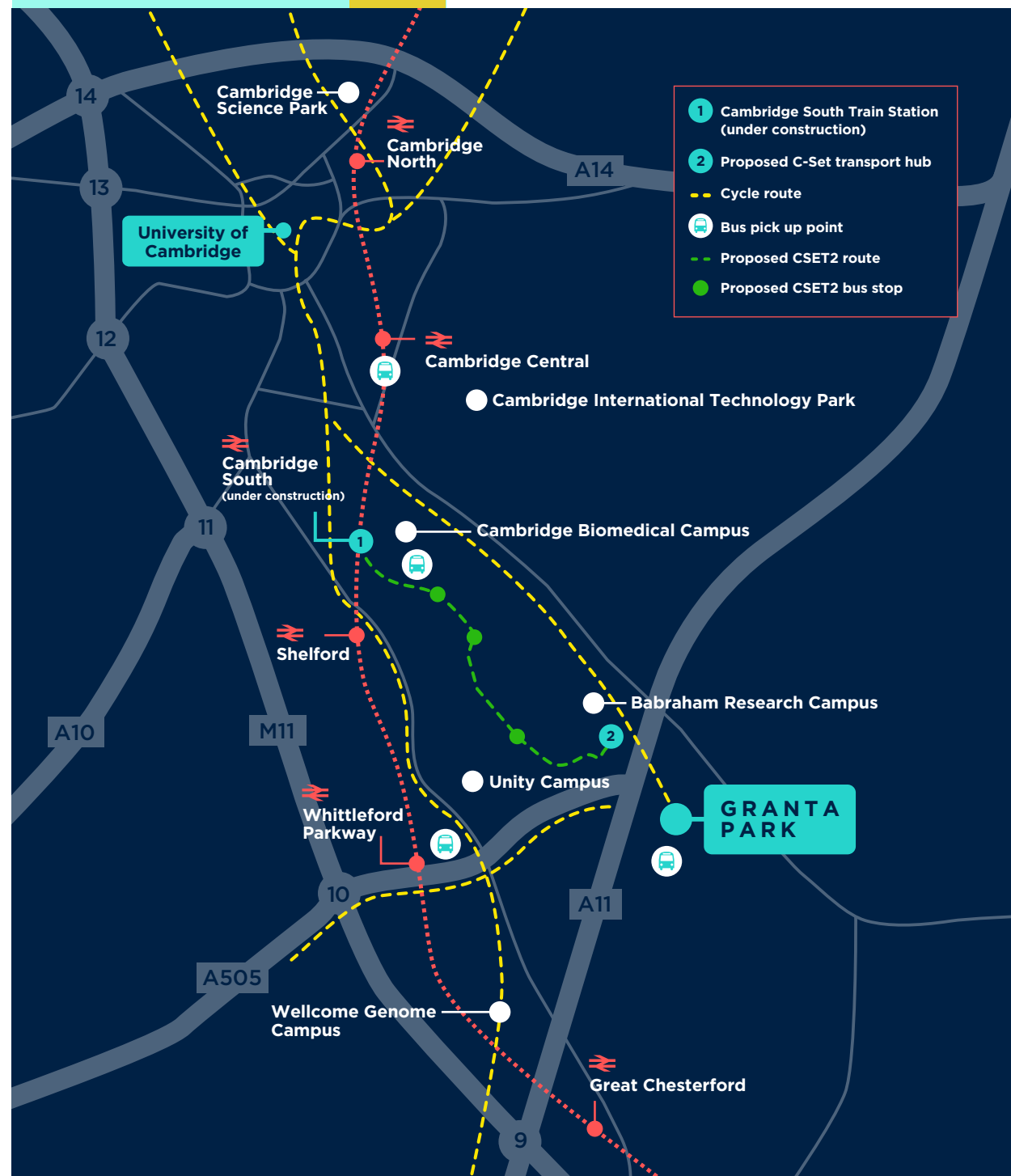
**Market leading
parking provision: 1:23 sq m**

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.

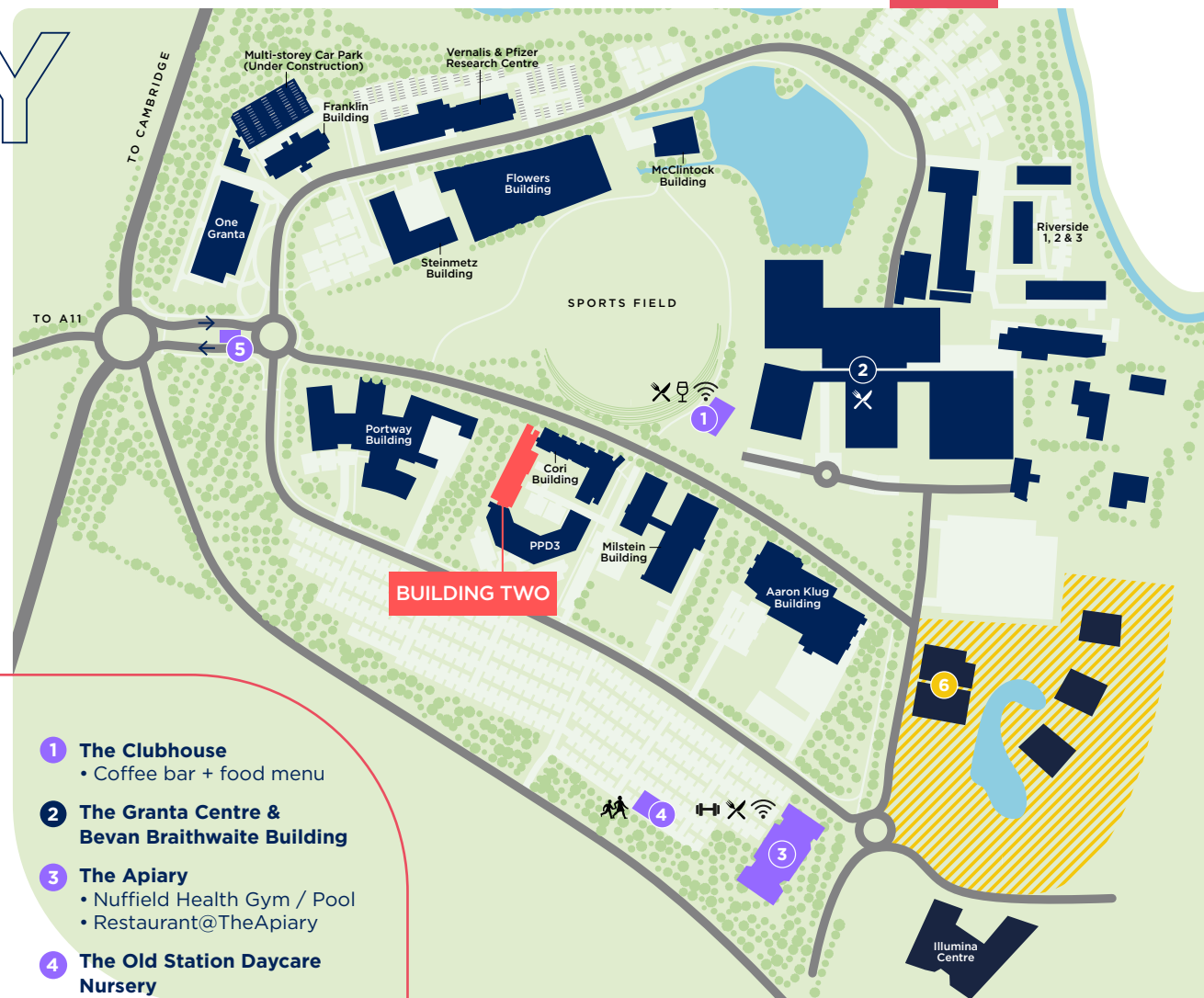
DRIVE TIMES FROM GRANTA PARK (APPROX)

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



IN GOOD COMPANY

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**
- **Building Two**

THE DETAIL:

SUMMARY SPEC

Building Two is attractively located with views across to the central cricket pitch and neighbouring tree belt. The two storey building has been flexibly configured to allow for office or laboratory fit out. In brief the building offers:

- **Self-contained accommodation** with own front door.
- **Passenger Lift** serving each floor including plant loft.
- **Ceiling height 4m** slab to slab.
- Circa **81 parking spaces** with EV parking included.
- Can be let **floor by floor** or as a **whole**, subject to requirements.
- The building also provides for a **plant loft** served by a lift of 9,207 sq ft (855 sq m) NIA / 10,746 sq ft (998 sq m) GIA.
- 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.

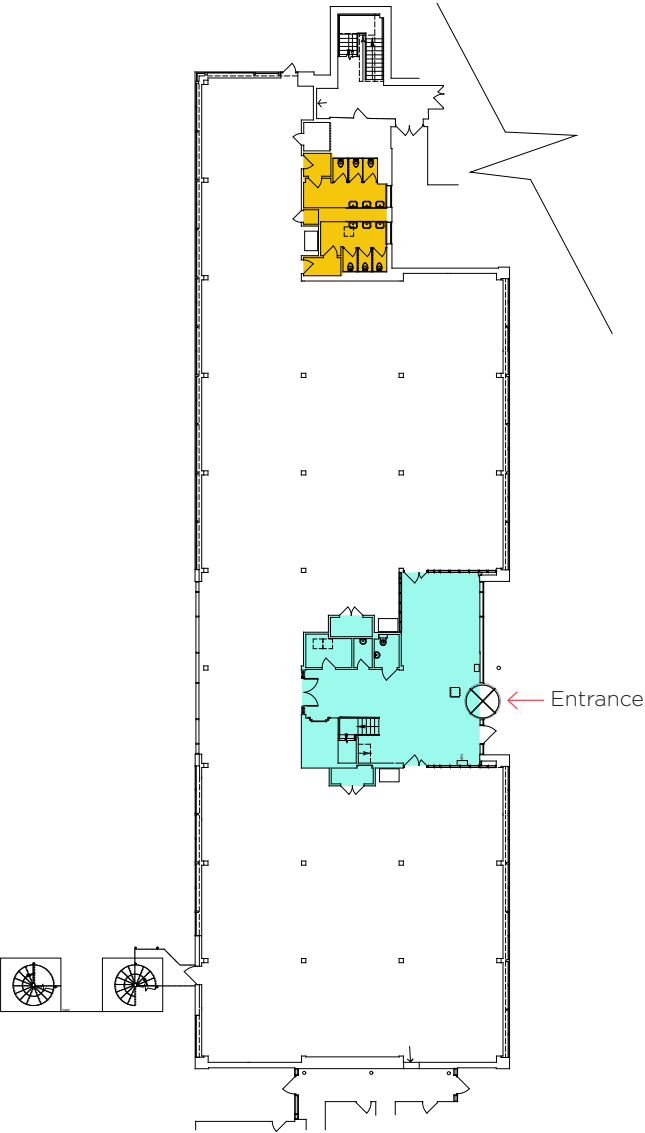


SCHEDULE OF AREAS

NIA / GIA	Sq m (NIA/GIA)	Sq ft (NIA/GIA)
Ground Floor	919 / 999	9,895 / 10,752
First Floor	916 / 1,012	9,855 / 10,889
v	1,835 / 2,011	19,750 / 21,641

NOTE: Dedicated storage/plant areas of 9,207 sq ft (855 sq m) NIA / 10,746 sq ft (998 sq m) GIA at second floor.

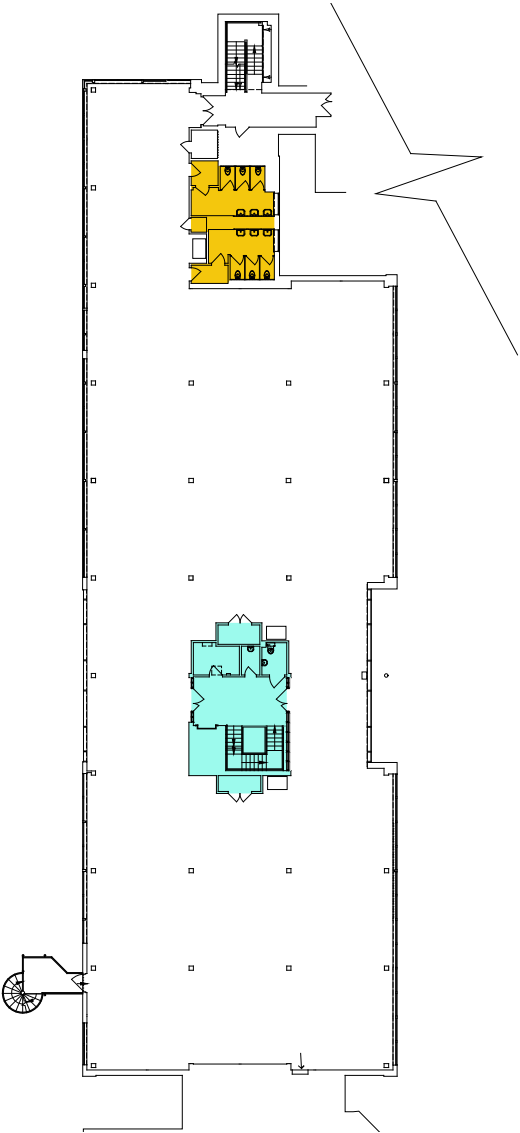
FLOOR PLANS



GROUND FLOOR

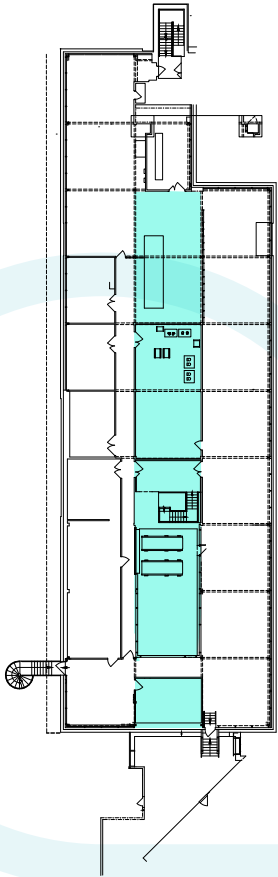
9,895 SQ FT | 919 SQ M (NIA)
10,752 SQ FT | 999 SQ M (GIA)

Core / Services Toilets



FIRST FLOOR

9,855 SQ FT | 916 SQ M (NIA)
10,889 SQ FT | 1,012 SQ M (GIA)



SECOND FLOOR

Plant loft:
9,207 SQ FT | 855 SQ M (NIA)
10,746 SQ FT | 998 SQ M (GIA)

CGI IMPRESSIONS



NB: CGI imagery: For marketing purposes to demonstrate potential capabilities.

WHAT.THREE.WORDS
INNOCENCE.PATHS.APART

SAT NAV
CB21 6GQ

GRANTAPARK.CO.UK

in Granta Park
X @grantapark

CHEFFINS



Michael Jones
Head of Commercial Division
+44 (0) 7879 497 141
michael.jones@cheffins.co.uk



Will Brown
Director - Commercial
+44 (0) 7786 380 195
will.brown@cheffins.co.uk



Joshua Doble
Associate Director
+44 (0) 7783 771 576
Joshua.Doble@jll.com



Will Heigham
Director
+44 (0) 7860 666 355
will.heigham@jll.com



Carl Williams
BioMed Realty Director -
Property and Asset Management
+44 (0)7803 934 163
carl.williams@biomedrealty.com

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