



**GROUND FLOOR, BUILDING 2, GRANTA CENTRE,  
GRANTA PARK, CAMBRIDGE, CB21 6AL**

**TO LET | OFFICE: C.4,000 – 20,000 SQ FT**

  
**BIDWELLS**

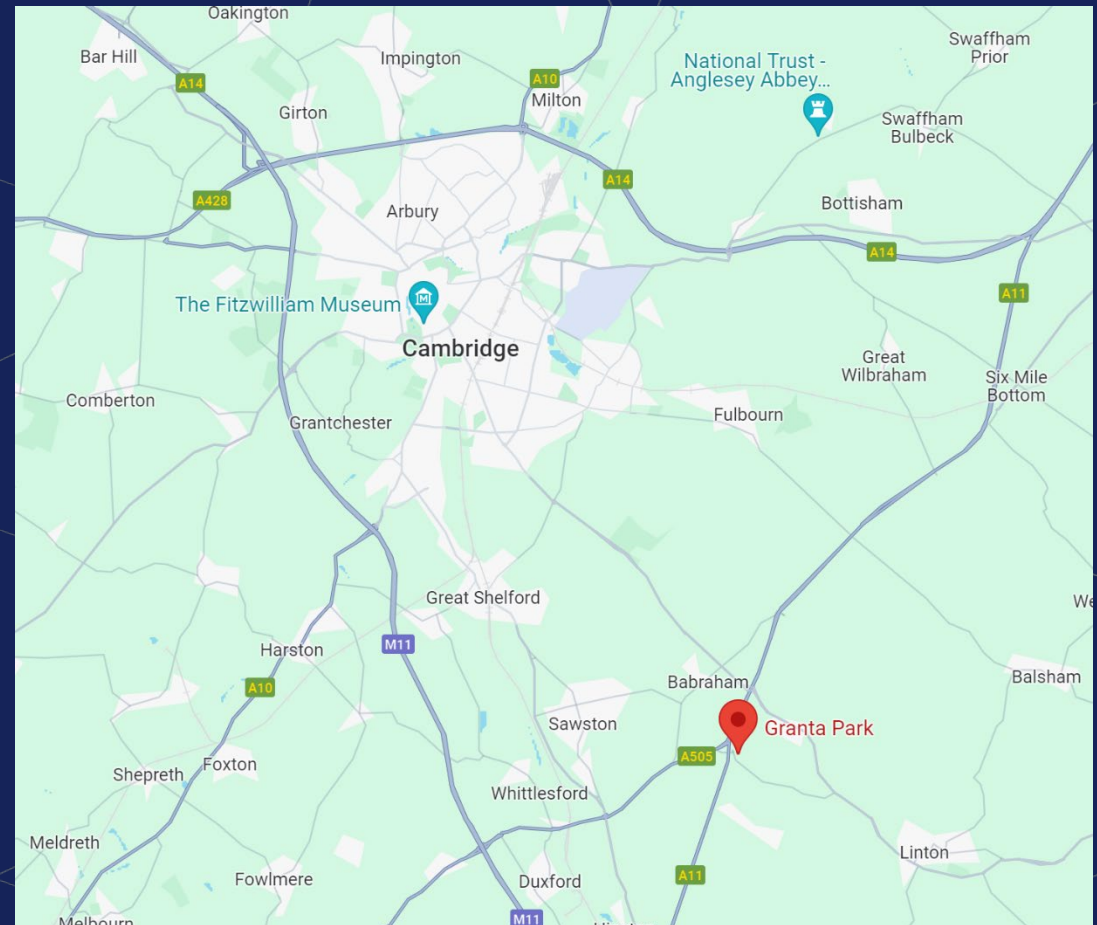
## LOCATION

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

The 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 links 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.





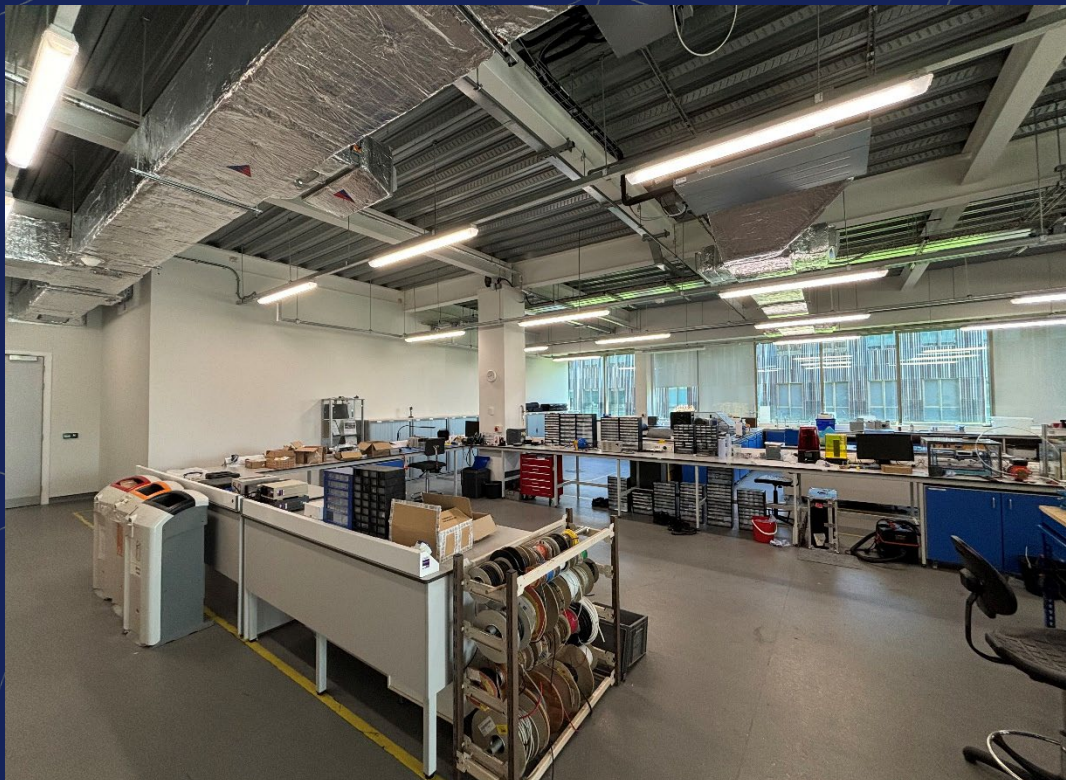
## DESCRIPTION

Buildings 1&2 Granta Centre, located right in the centre of Granta Park were built by TWI in 2015 (totalling 120,000 sq ft) for their own occupation and since 2019 have become multi let office and R&D buildings.

### Specification includes:

- Perimeter trunking
- Fitted office & meeting rooms
- Dry lab / R&D capable space including vinyl flooring in part
- Floor to ceiling height c.4m
- Generous passenger lift (1275kg load)
- Fully manned reception
- Shower facilities
- LED lighting
- VRF air conditioning
- Generous parking
- Canteen within building
- Separate amenity on Granta Park: Apiary (dedicated 40,000 sq ft building) & The Clubhouse (further café / breakout space overlooking cricket pitch).





### **Terms**

Terms to be discussed. Available by way of new lease direct from 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**

CB21 6AL



## ACCOMMODATION

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## GALLERY

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## Enquiries

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