

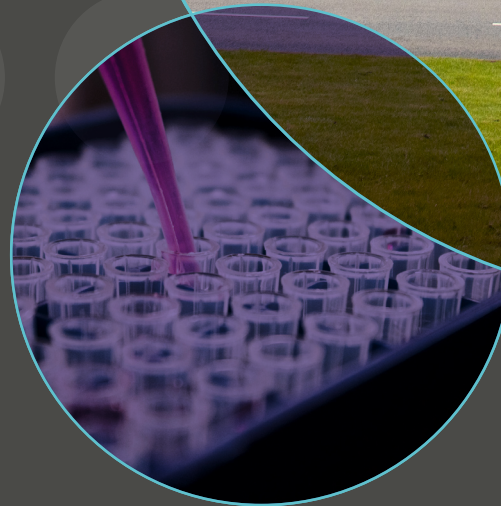
TO LET:

The Edddeva Building

Circa 4,361 sq ft (405 sq m) of ground floor fitted laboratory, write-up, meeting room and storage space

Seize the opportunity to join this leading, sustainable ecosystem community and benefit from our exceptional campus infrastructure and wider network. Start, nurture, scale and grow your bioscience business with us...

www.babraham.com



The Eddeva Building



Located in a prominent position within Babraham Research Campus, The Eddeva Building is a three-storey building comprising wet laboratory, office/write-up areas and meeting room space to the ground and first floors. Plant is located on the second floor.

This multi-let building consists of flexible and adaptable space, ideal for small to medium size biotech companies. The available space is demised as follows:

- Ground Floor: 4,361 sq ft (405 sq m) of fully fitted laboratory and office/write-up and meeting space. Additional storage space is also included.

Please note: All areas are net sq ft.

Communal facilities within the building include a dedicated -80 degrees centigrade freezer room and dedicated comms room. An external compressed gas store with pipework service routes into building for piped-in gas supplies is also provided.

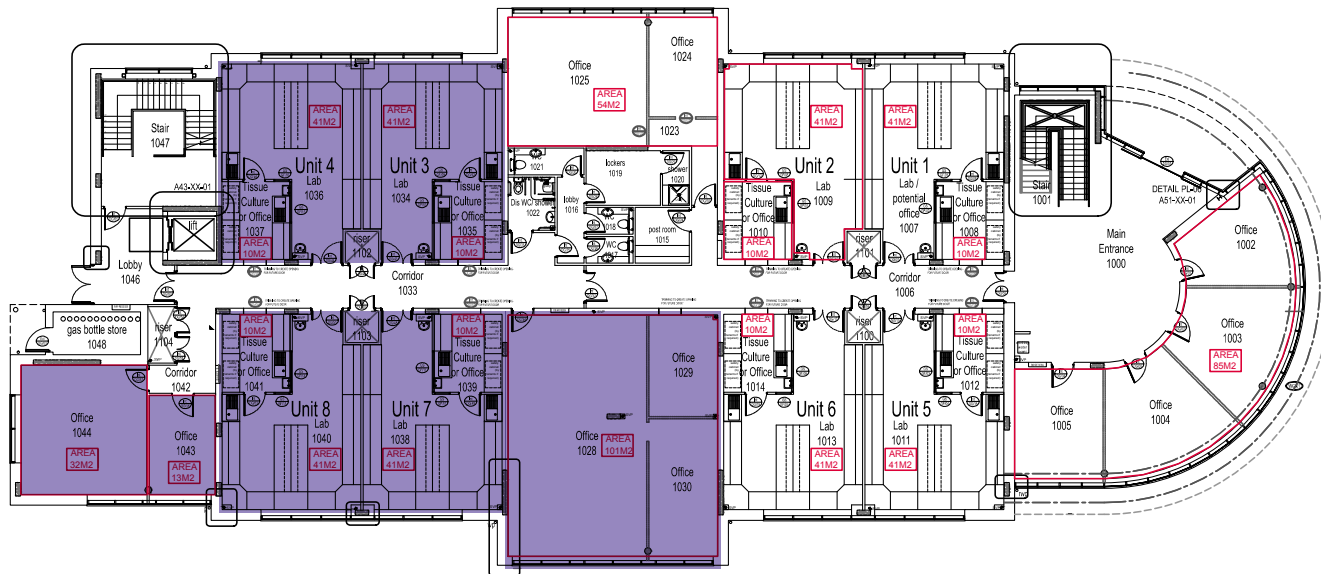
Car parking and a BREEAM compliant covered cycle area is available to the rear of the building, together with a separate service yard with access into the building for deliveries. A dedicated secure waste compound is located adjacent to the service yard.



Specification & Floor Plans

Ground Floor

Total Area: 4,361 sq ft (405 sq m)



Please note: Illustrative representation only.

Indicative laboratory layout



Building Specification:

- Reinforced concrete frame with ground and first floor loading to 3kN sq m live load.
- Air Source Heat Pumps for heating and cooling.
- High efficiency LED lighting coupled with PIR sensing fitted to all office, laboratory and circulation areas.
- The building fully serviced with environmental control systems via a TRENDS Building Management System, connected into the site IT network.
- Building equipped with fully addressable, automated fire detection and alarm system together with Access Control and CCTV security (which link back to centralised security control facilities managed and operated by Babraham Research Campus Ltd).
- Goods passenger lift (max 1000kg loading capacity).

Laboratory Specification:

- Fully fitted with Romero laboratory furniture, including:
 - Trespa-top benches.
 - Mobile under bench units.
 - Toprack shelving system.
 - Sinks and hygiene stations.
- Perimeter benching laid out in modular arrangement to aid flexibility (max loading capacity 200kg/sq m).



Babraham Research Campus



The best place to start-up and scale-up a bioscience venture


The Babraham Research Campus is a leading location which supports early-stage and scale-up bioscience enterprise and is distinct in its co-location of bioscience companies with the world leading discovery research of the Babraham Institute. Our Campus is a dynamic environment set within 430 acres of beautiful parkland and is home to over 60 companies, 2,000 employees and 300 academic researchers. It is where discovery research and business come together with a shared scientific focus that accelerates innovation and strengthens links between academia and the commercial world.

In addition to comprehensive lab facilities and support services, occupiers enjoy access to our restaurant, café and bar within the Cambridge Building, which also enjoys fantastic meeting room and auditorium spaces catering for both private and free-to-attend events, seminars and networking, many of which are intended to introduce occupiers to our wider Campus/Cambridge network of stakeholders, investors and those 'who have been there and done it many time before' and who are happy to share their experiences.

In addition, our beautiful parkland setting, sports & social club and gym enable a healthy work/life balance.



 **430 acres**
of parkland

 Home to over
60 Companies

 A community of over
2,000 Employees

 **300 Academic Researchers**

Location

The Babraham Research Campus benefits from excellent access by road, rail and public transport. Stansted Airport is approximately 25 minutes away and London's Luton, Heathrow and Gatwick airports are all easily accessible by regular rail links from central Cambridge, which is just 6 miles away.

In addition, a public bus from Cambridge (the Linton & Haverhill 13/13A) departs from Drummer Street bus station in Cambridge every 30 minutes and takes approximately 25 minutes to reach the Campus.

By Road

- Central Cambridge - 6 miles
- Duxford - 7 miles
- Newmarket - 13 miles
- Central London - 57 miles

By Rail

- London Kings Cross to Cambridge - 48 mins
- London Liverpool Street to Whittlesford Parkway - 75 mins





Contact



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