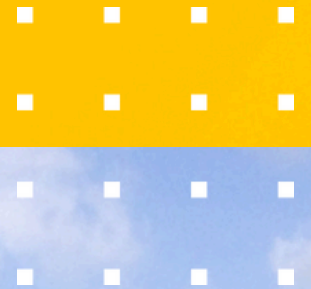


Ground & First Floor, Building 900

BABRAHAM RESEARCH CAMPUS, CAMBRIDGE, CB22 3AT

TO LET - FITTED LABORATORY AND OFFICE ACCOMMODATION - 13,972 SQ FT (1,298 SQ M)



KEY HIGHLIGHTS

- Fully fitted office and laboratory space available
- Private offices, open plan offices and meeting rooms
- Suitable for chemistry and biology uses
- Standby power
- Car parking available
- The amenity building on the Park offers restaurant / café facilities as well as meeting rooms and lecture theatre for 200 people
- On site gym facilities



DESCRIPTION

Set within 430 acres of parkland, Babraham Research Campus is home to over 60 bioscience companies, 2,000 employees, and 300 academic researchers. It uniquely co-locates commercial innovation with world-leading discovery research. Occupiers benefit from extensive lab facilities, meeting spaces, and amenities including a restaurant, café, gym, and social club

The available 13,972 sq ft suite forms part of Building 900, a 48,000 sq ft biotech hub currently home to leading cancer and immunology research companies. Split across ground and first floors, the available space includes modern laboratories, office accommodation, and external storage ideal for life science occupiers seeking a collaborative, well-equipped research environment.

SPECIFICATION

- Private offices, open plan offices and meeting rooms - furnished
- Biology and chemistry labs
- Lab benching, shelving and under bench storage
- Goods entrance
- Goods lift
- Standby power
- External store 402 sq ft GIA
- Fume Cupboards
- WC and shower facilities
- 24/7 security

Labs currently comprise:

- Tissue Culture Lab
- Biology Lab
- Chemistry Lab
- Automation Lab
- Freezer Farm
- Glass wash
- Lab consumables store

ACCOMMODATION

The suite has been measured on a Net Internal basis.

Description	Sq ft	Sq m
Ground Floor	6,784.4	630.3
First Floor	6,784.9	630.3
External Store	402.57	37.4
Total	13,972	1,298

LEASE TERMS

The suite is available by way of a sub lease or assignment until April 2028.

Please get in contact with the agents for further details.

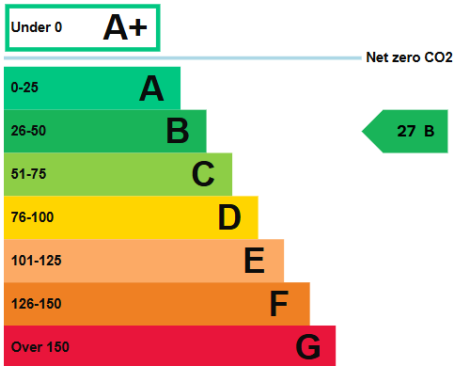
BUSINESS RATES

We estimate the Rates Payable on the available suite to be £258,075 per annum (assuming Rateable Value of £390 per sq m on offices and £39 on external storage and UBR 0.555).

Prospective occupiers are advised to confirm via South Cambridgeshire County Council.

EPC

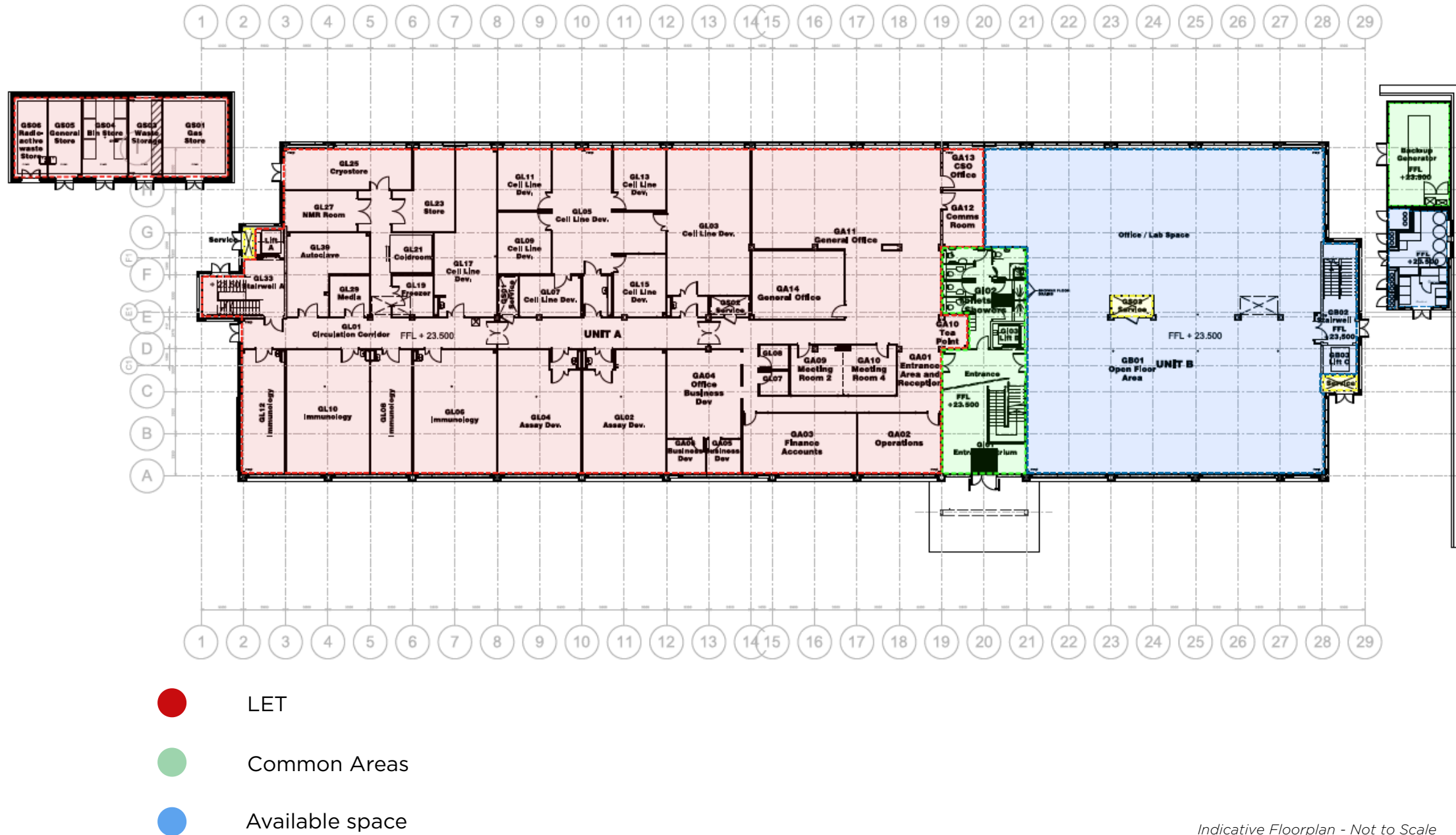
The suite has an EPC rating of B27.

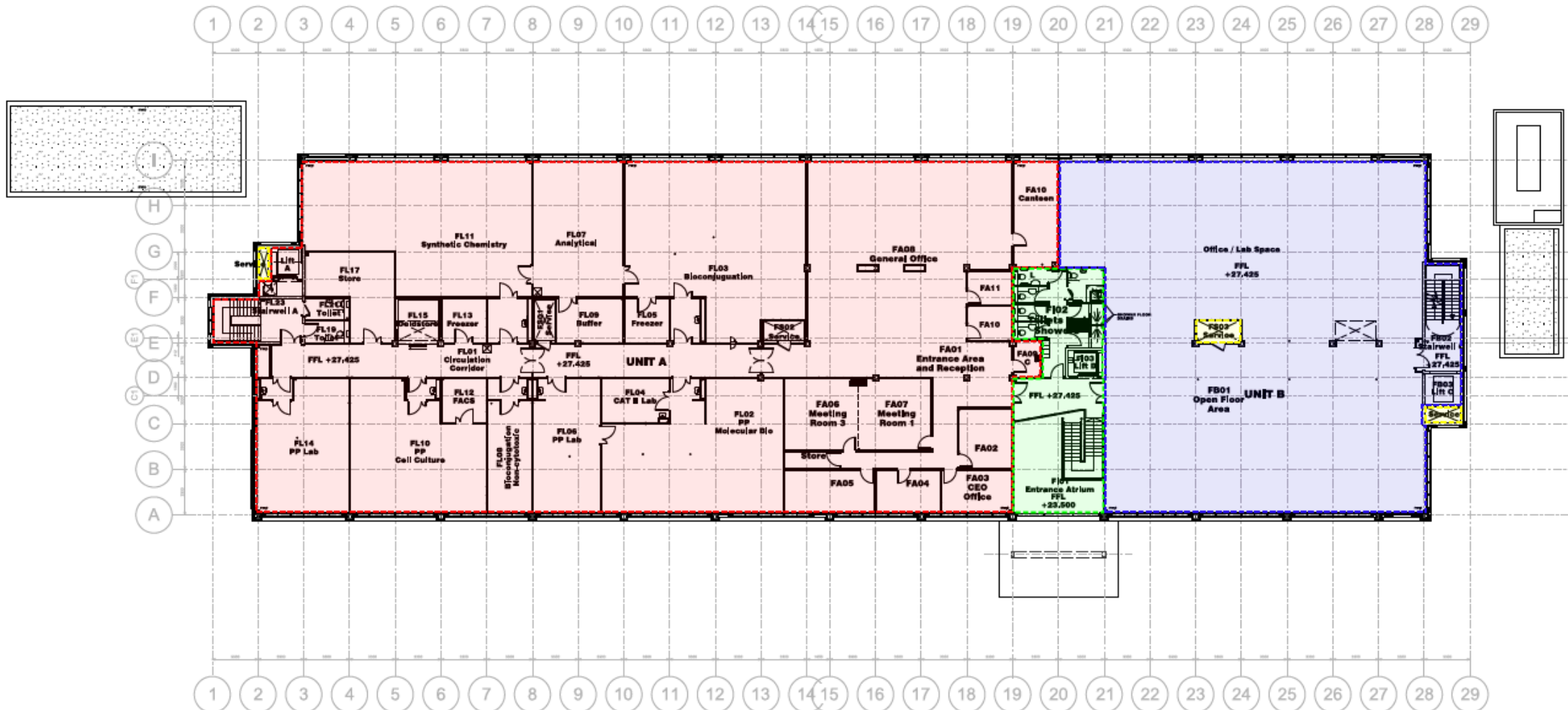


SERVICES

We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition. Thevbuo







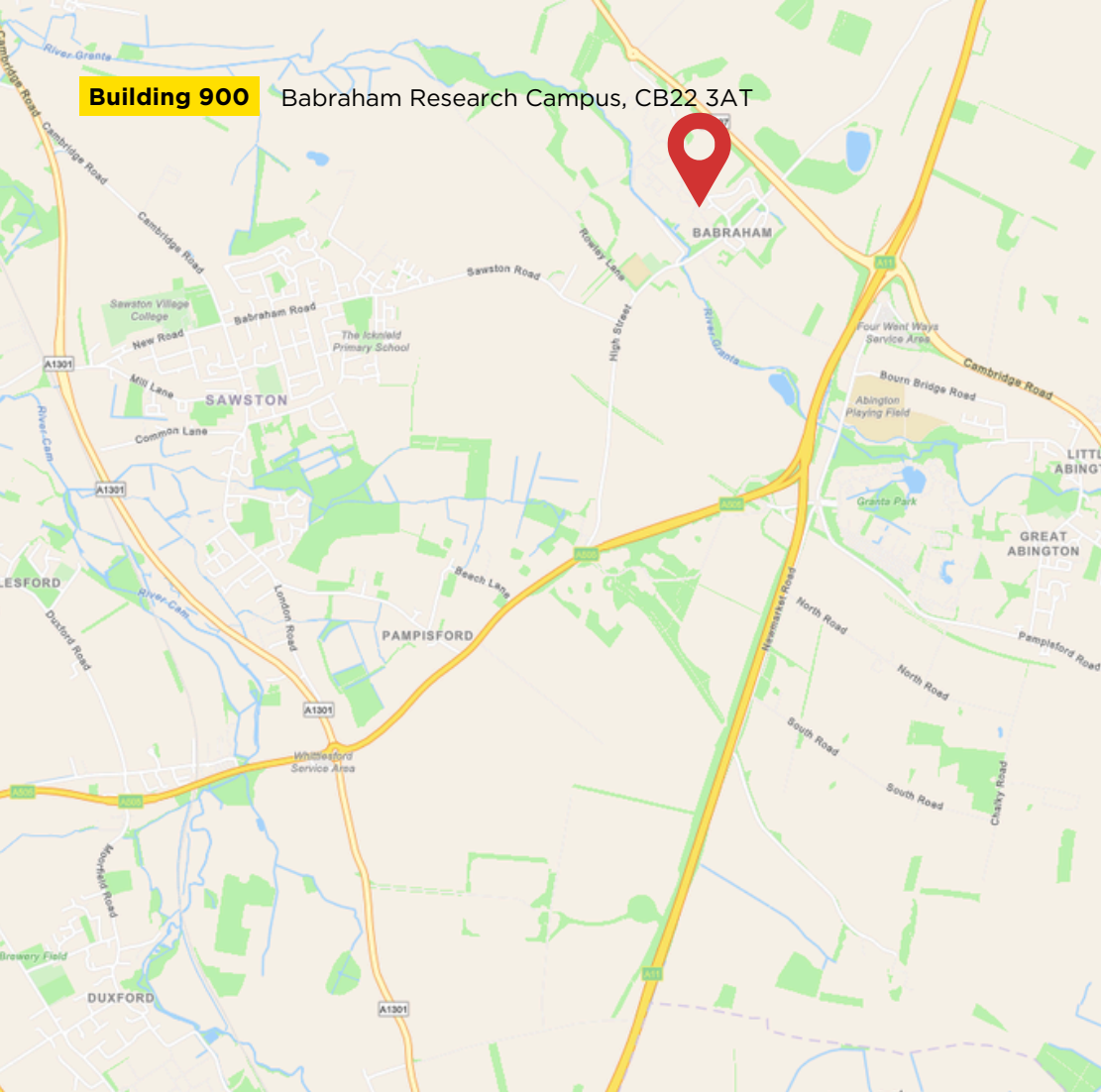
LET



Common Areas



Available space



Building 900 Babraham Research Campus, CB22 3AT

IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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LOCATION

Building 900 is located on Babraham Research Campus, in the heart of the South Cambridge Science Cluster.

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 Babraham Research Campus.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Strictly by appointment only with joint sole agents Savills or Cam-Sci.

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