



# To Let

B39 Charnwood Campus, Science and Innovation Technology Park, Bakewell Road,  
Loughborough, LE11 5RB

Fully Fitted CL2 Biochemistry Laboratory Space

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## B39 Charnwood Campus/ Loughborough

### Key Points

- 17,911 sq ft of high quality fully fitted lab space
- 8 Fume Hoods
- Gowning Areas
- Access control
- Fully fitted as Research and Development Space
- 5,224 sq ft of open plan office space
- EV Charging on site
- Large dedicated car park



### Description

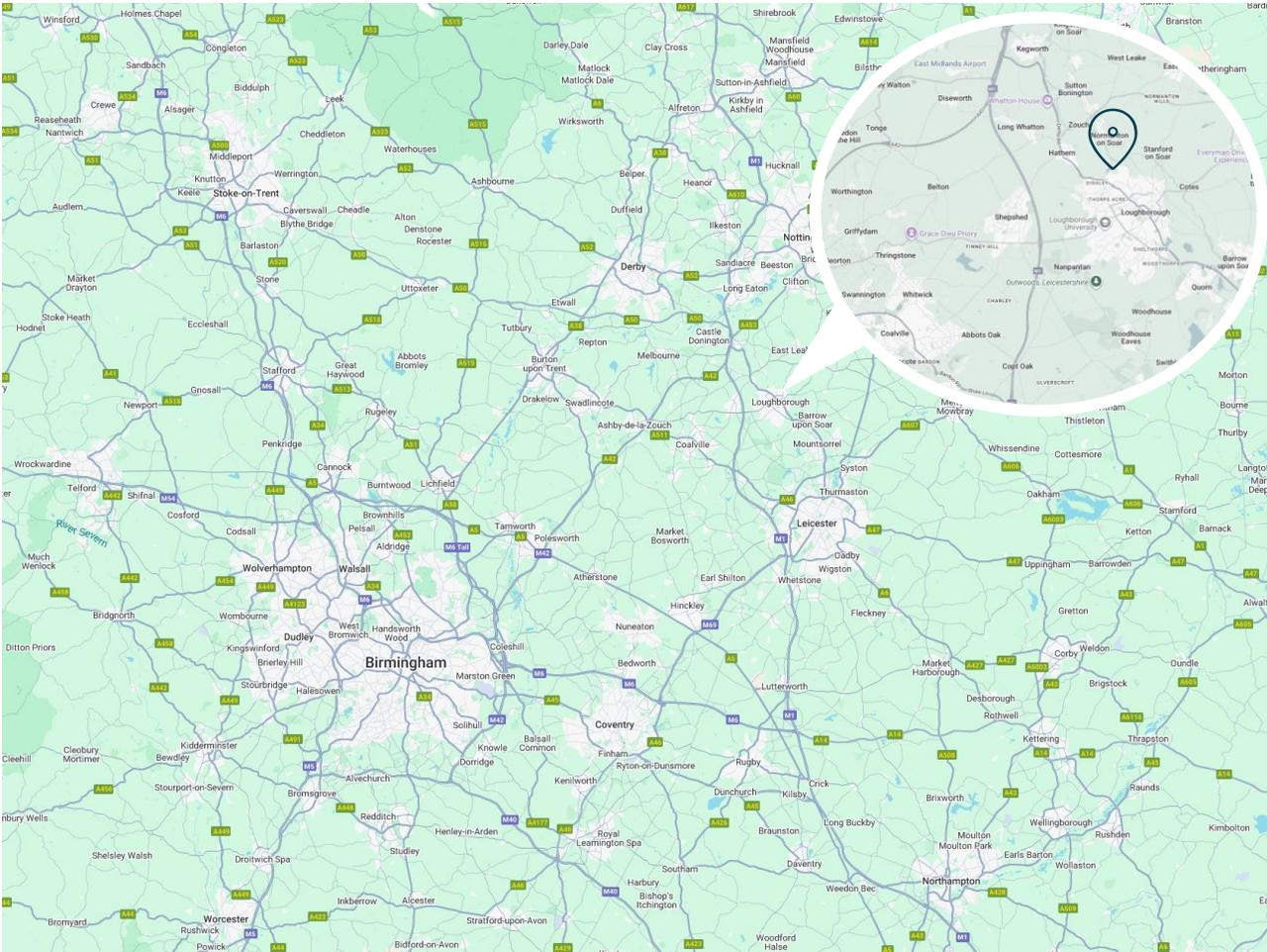
A fully fitted biochemistry laboratory space within a previously MHRA-approved facility, featuring CL2 lab space and open plan office space overlooking landscaped lakes and grounds. The lab space comprises gowning areas, fume cabinets and 8 fume hoods. The offices feature a variety of board and meeting rooms, reception and staff breakout areas.

### Location

Charnwood Campus Science, Innovation and Technology Park is a business-led life sciences ecosystem that provides flexible laboratories, specialist manufacturing facilities and a comprehensive support package for life science and associated companies. Set in 70 acres of landscaped grounds, the park combines nature with modern facilities to create the ideal conditions for start-ups and established enterprises to grow their businesses. Key occupiers include Kindeva Drug Discovery, Almac Pharmaceutical and Solventum.

The Campus is the first UK Life Science Opportunity Zone with regional research strengths including medical technology innovation, health diversity, AI and Health Data and clinical trials with strong links to the region's universities assisting in developing academic and clinical collaboration.

Charnwood is excellently located for access by road, rail and air with the M1 being a short drive away offering access to the wider Midland motorway network. The Midland Main Line runs into Loughborough from London St Pancras International. East Midlands Airport and Birmingham International Airport are 9 and 32 miles away respectively.



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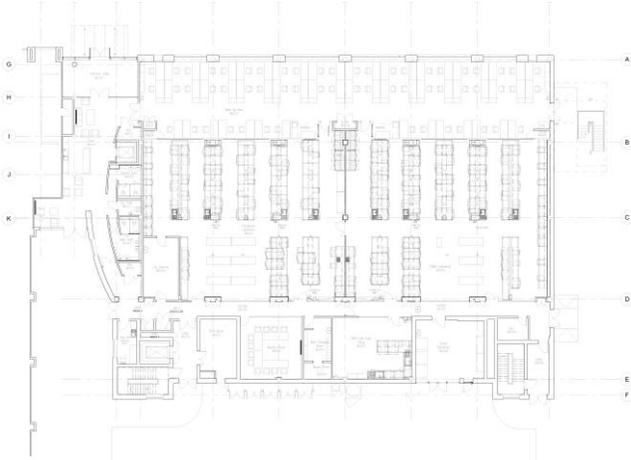


| Floor Areas (sq ft) | Lab   | Office | Total         |
|---------------------|-------|--------|---------------|
| <b>2nd</b>          |       | 12619  | 12,619        |
| <b>1st</b>          | 8,793 | 2,608  | 11,401        |
| <b>Ground</b>       | 8,793 | 2,608  | 11,401        |
|                     |       |        | <b>35,421</b> |

**Specification**

- Fully Fitted CL2 Lab Space
- 8 Fume Hoods
- Gowning Areas
- Benches for Write Up
- EV Charging Points & Dedicated Car Parks
- Security System CCTV

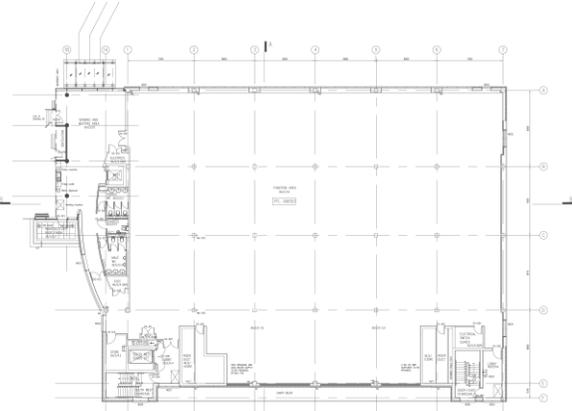
# Floorplans



**Building B39 – Ground Floor**



**Building B39 – First Floor**



**Building B39 – Second Floor**



### **EPC**

C(72)

### **Rent**

POA

### **Business Rates**

Interested parties are advised to make their own enquiries with the local authority (Charnwood).

### **Lease**

A new lease is available on full repairing and insuring terms.

### **Estate Service Charge**

An estate service charge is payable towards the cost of maintaining the Charnwood Campus. Further details are available upon request.

### **Money Laundering**

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



## Viewings

**JLL**

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