

PRESTIGIOUS
3-STOREY
125,000 SQ FT
LAB- ENABLED
OFFICE BUILDING

THE FLOWERS BUILDING



WITHIN EASY REACH:



**Market leading
parking provision: 1:35 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

Oxford
2hrs

**Cambridge
South Station**
10mins

London
1hr 22mins

London (M25)
31mins

**London
Tottenham Hale
(for Victoria Line)**
1hr 5min

Heathrow Airport
1hr 21mins

Stansted Airport
28mins

**Duxford Airport
(private charters)**
5mins



CHANGE MAKERS WELCOME

CURRENT OCCUPIERS
INCLUDE:



ALTOS™



Bicycle®



ThermoFisher
SCIENTIFIC



illumina



- 1 **The Clubhouse**
• Coffee bar + food menu
- 2 **The Granta Centre & Bevan Braithwaite Building**
- 3 **The Apiary**
• NuffieldHealthGym/Pool
• Restaurant@TheApiary
- 4 **The Old Station Daycare Nursery**
- 5 **Security Lodge**
Open 24/7/365

THE DETAIL:

SUMMARY SPEC

Located overlooking to sports pitch, The Flowers Building was built in 2017 and is presented in Category A+ specification, including the following elements:

- **Prestigious double height lobby.**
- **Two passenger lifts** off reception and a **dedicated goods** lift serving each floor including the plant loft.
- Typical **4.2m** slab to soffit heights (allows for 2800mm finished floor to finished ceiling, with 200mm raised floor and 1200mm ceiling zone).
- **Circa 290 parking spaces** with shared EV charging available.
- Suitable for **single tenant or multiple-let** format.
- **Dedicated** service and delivery entrance.
- **Dedicated** external store/gas store and refuse store for each floor.
- **Exceptional shower, changing and drying** facilities with storage provided at ground floor to promote sustainable transport.
- **Multi formatable** meeting and conference space.
- **Full height atrium's** with fully glazed lantern roof.
- Energy Performance Certificate rating of B
- Within close walking distance of Park amenity:
 - The **Apiary** (Gym, swimming pool, studio classes, climbing wall, tennis courts, restaurant and coffee bar.)
 - The **Clubhouse** (fully licensed café/bar, leisure facilities, changing rooms and showers).
 - The **Old Station Nursery** (childcare provision Mon-Fri).

SCHEDULE OF AREAS

NIA / GIA	Sq m (NIA/GIA)	Sq ft (NIA/GIA)
Ground Floor	2,858 / 3,440	30,765 / 37,124
First Floor	2,899 / 3,344	31,208 / 36,000
Second Floor	3,037 / 3,483	32,695 / 37,497



BUILT TO PERFORM. DESIGNED TO EVOLVE

GRANTAPARK.CO.UK



Sustainability:

INTELLIGENT BUILDING MANAGEMENT SYSTEMS

HVAC control adjusts using room CO2 sensors. Plant set points adapt to external weather conditions. Dynamic management reduces energy consumption and overall costs.



Energy Dashboard:

Building energy consumption will be displayed via an energy dashboard, reporting real energy usage data to support informed operational review.



Intelligent HVAC:

Managed through the BMS, a dynamic control system enables continuous monitoring and optimisation.



AI Integration:

Intelligent building systems will measure building energy use and provide digital feedback. AI anonymously analyses this data to recommend adjustments that further optimise energy use.



Power Resilience:

Provision is made for a future standby generator within the external compound. LV switchgear is designed to maintain resilience during maintenance and outages.



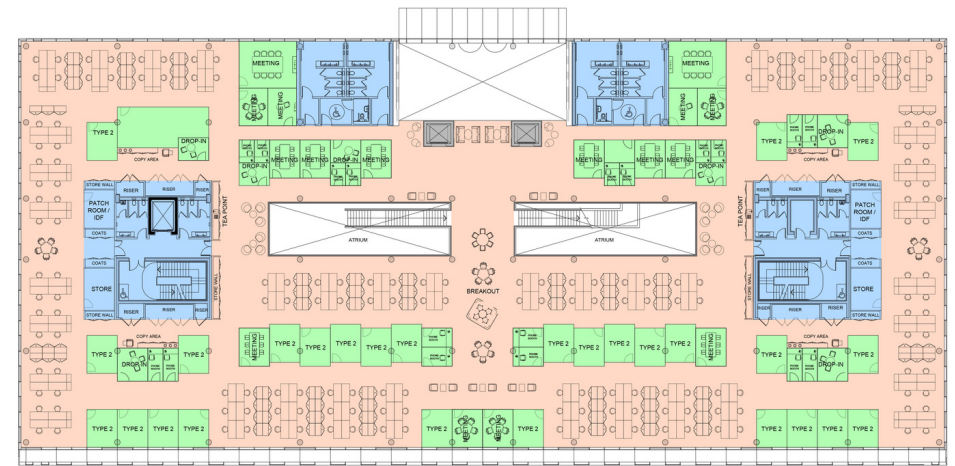
FLOOR PLANS



GROUND FLOOR

30,765 SQ FT | 2,850 SQ M (NIA)

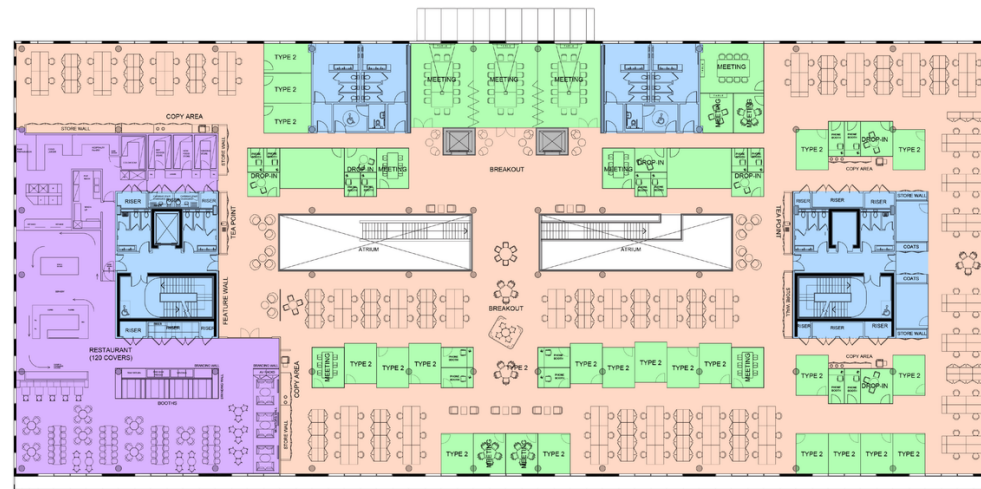
37,124 SQ FT | 3,440 SQ M (GIA)



FIRST FLOOR

31,208 SQ FT | 2,899 SQM (NIA)

336,000 SQ FT | 3,344 SQ M (GIA)



SECOND FLOOR

32,695 SQ FT | 3,037 SQ M (NIA)

37,497 SQ FT | 3,483 SQ M (GIA)

● Office Area
 ● Meeting Rooms
 ● Core Areas
 ● Restaurant



WHAT.THREE.WORDS
TWINKLING.PROWESS.BRIGHT

SAT NAV
CB21 6GP

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in Granta Park
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