

MILSTEIN BUILDING

A HUB FOR
INNOVATION

A  BioMed Realty property





BUILDING OVERVIEW

The Milstein Building is a laboratory and office building located in the heart of Granta Park science park, one of Cambridge UK's top life science campuses founded in 1998 and located to the South of the city centre. Granta Park provides access to numerous on-site amenities including a health and fitness centre, café and nursery, as well as a commuter bus service to Cambridge city centre and the mainline UK railway network.

BUILDING FEATURES

- **68,000 sq ft** refurbished space across two floors, plus roof plant space
- Targeting **Shell & Core completion: Q1 2027**
- Planned for **EPC B rating (Shell & Core)**
- Ground Floor Entrance set within landscaped central courtyard, providing access to smaller more flexible suites.
- **±33,153 sq ft** self-contained first floor pedestrian entrance with dedicated lift and customisable reception or greeting space.
- Communal outdoor seating areas
- Goods and delivery management segregated from pedestrian entrance
- Service lift located adjacent to delivery doors and external stores
- **New MEP systems installed in a fully refurbished building**

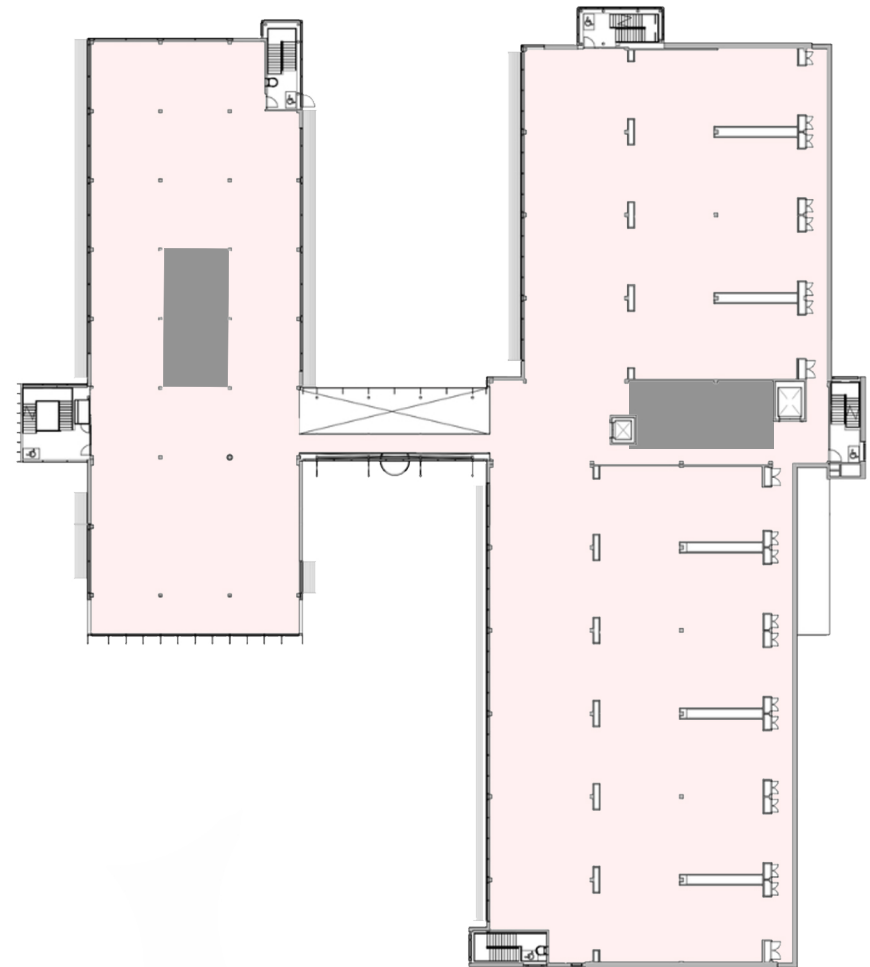
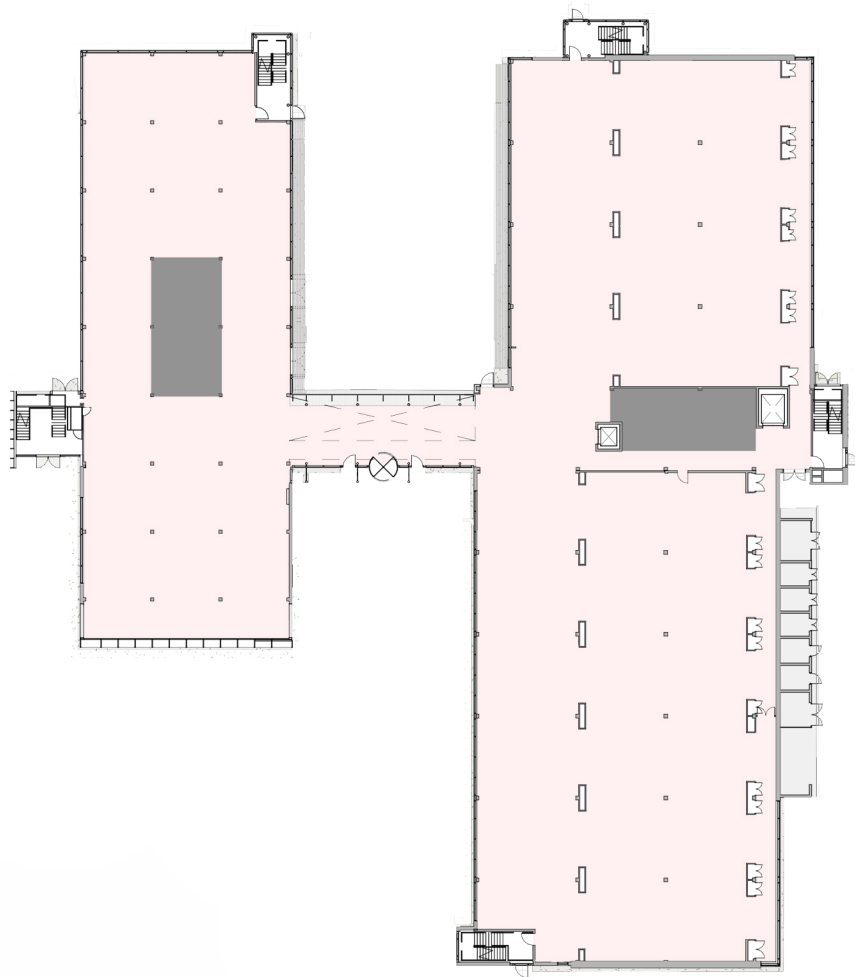
AMENITIES

- Refurbished cores with high-quality washrooms
- Full-height cubicles, white sanitaryware, tiled floors
- Vanity units with efficient, quiet hand dryers
- Luxury shower facilities with tiled enclosures and bench seating
- Designed to encourage wellbeing and cycling-to-work

PLANNING / SCHEDULE

- Planning application submitted **Q1 2026**
- Construction of Shell & Core works commencing June 2026 with completion targeted by April 2027

GROUND & FIRST FLOOR FLOOR PLANS



BUILDING SPECIFICATIONS

BUILDING STRUCTURE

Reinforced concrete columns supporting deep ribbed slabs with down stand beams to upper floors, providing $3 + 0.5\text{kN/m}^2$ uniformly distributed loading allowance. Ground bearing slab to ground floor throughout providing 12kN/m^2 uniformly distributed loading allowance.

STRUCTURAL GRID

Office Wing $6.0\text{m} \times 6.0\text{m}$ (typical)

Lab Wing $7.2\text{m} \times 7.75\text{m}$ (typical)

BUILDING HEIGHTS

Office Wing - Typical floor to floor heights of 3.90m

Typical structural floor to structural soffit 3.65m

(Design allows for 2750mm finished floor to finished ceiling, with 150mm raised access floor and 750mm ceiling void)

Lab Wing - Typical floor to floor heights of 4.2m

Typical structural floor to structural soffit 3.75m

(Design allows for 2750mm finished floor to finished ceiling, with 75mm floor screed and 1000mm ceiling void)

LAB VENTILATION

Multiple standalone AHU's sized to provide necessary l/s for 6 air changes per hour as a minimum to all wet lab areas based on a 2.75m ceiling height. Supply and extract ductwork terminated at the point of demise in a suitable location for tenant connections and air distribution (via VAV controllers). Note that ventilation provides air makeup for extracts such as fume cupboards and pressure regime control. Temperature control in labs will be provided by ceiling mounted VRF units linked to roof mounted external condensers.

INTELLIGENT BUILDING MANAGEMENT SYSTEMS

HVAC Control that adjusts based on room CO_2 sensors

Plant set points adjust to external weather conditions

AI integration (e.g. Skysparks) identifying problems immediately allowing them to be addressed quickly

Dynamic management systems reduce overall energy consumption through good management, ultimately reducing the cost of energy consumed.

LAB FUME EXTRACT

Fume extract fans would be located in the plantroom and fume extract air is discharged vertically through the roof at an efflux velocity of $12\text{--}15\text{ m/s}$. Final location to be determined.

LAB SMALL POWER

80 W/m^2 across all lab areas, assuming 60/40 lab/office ratio.

ESSENTIAL POWER

Building can accommodate a back-up generator to support essential power requirements up to the full capacity of the building.

FOUL DRAINAGE

A mix of lab and domestic drainage is provided across the floorplate.

LAB GASES

Dedicated delivery access to South of the building, providing direct access to service lift or external gas storage spaces with direct route for pipework as required.

LN2 STORAGE

External compound area is available to allow low temperature cell storage using LN2. Compound will be secure with adequate ventilation, extract and oxygen depletion alarm systems.

LAB HEATING & COOLING

Provided by flexible VRF system – 120W/m^2 across the lab space. VRF system to match fabric and infiltration loads.

BUILDING SPECIFICATIONS CONT.

DOMESTIC WATER (NON-LAB)

Centralised CAT 1 water system and tank with local electric heating for hot water

LAB WATER

Centralised CAT 5 water system and tank for lab water supplies, boosted pressure, with local electric water heaters for laboratory sinks and equipment.

POTABLE WATER

Potable water connections to be made off incoming mains supply located in roof plant space.

RAINWATER HARVESTING

Rainwater harvesting system feeding local irrigation and WC's to reduce potable water use from mains supply

OFFICE VENTILATION

Fresh air to back of VRF units, sized on the basis of 10 litres/second/person (Building Regulations) and occupancy of 1 person per 6 m2 maximum.

OFFICE SMALL POWER

25 W/m2 for small power. 10 W/m2 for lighting,

OFFICE HEATING & COOLING

Provided by flexible VRF system - 60 W/m2 allowance across office space for cooling and 40 W/m2 for heating.

FIRE ALARM

L1 one fire alarm system - Tenant to install their space

LIGHTING CONTROL SYSTEM

Dali lighting control systems integrating smartlighting control, which is more energy efficient and creates reduced maintenance costs through self-testing.

SECURITY

Demise area security provided by Tenant. Building perimeter provided by Landlord.

VERTICAL TRANSPORT

One passenger lift serving the first-floor demise only, located in the new entrance stairwell.

One service lift in the Lab wing located off loading bay.

VEHICULAR PARKING

1 space per 30m2 - 200+ spaces total.

48 shared EV charging spaces available within the grove parking area and ductwork and substation capacity for future growth.

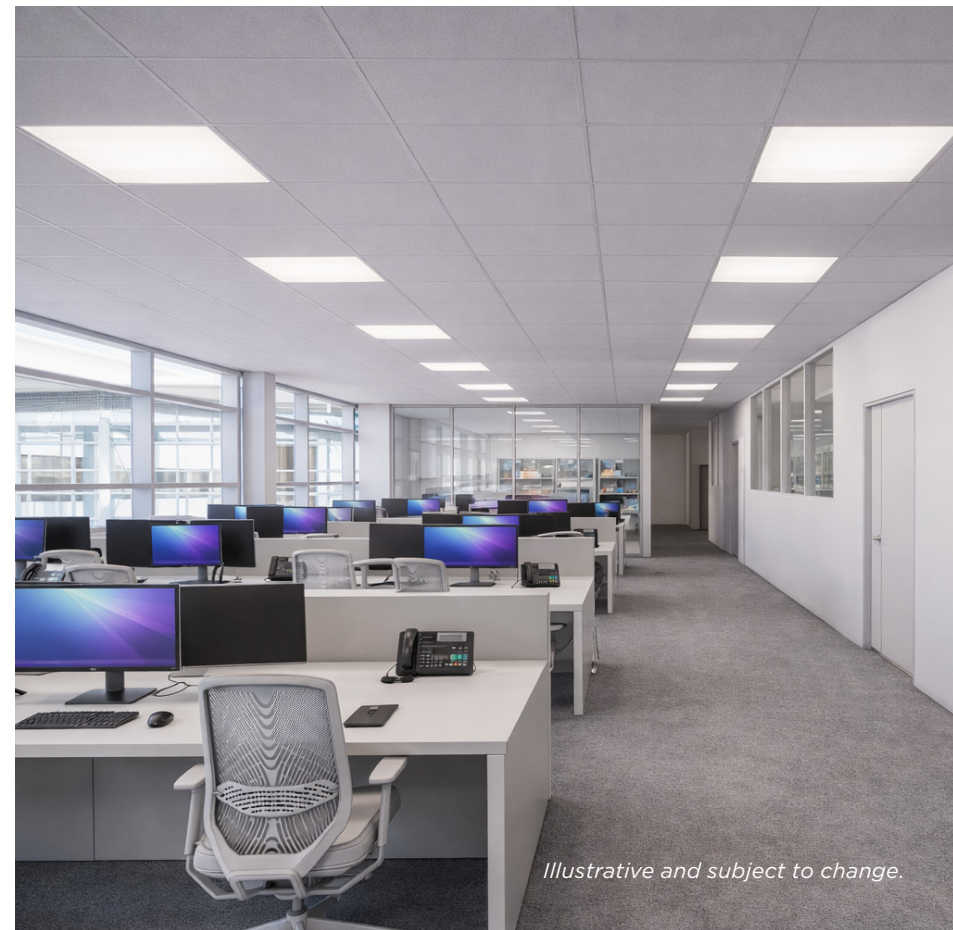
TENANT DEDICATED PLANT

Dedicated space located within the roof plant space to house tenant provided plant.

BUILDING FABRIC

The existing roof and facades have been surveyed by a consultant design team and will be subject to thorough survey and investigations throughout the refurbishment, all to support achieving the best possible security of water and air tightness, along with assessment of the building's energy management for the newly installed MEP systems. Copies of surveys and assessments can be made available as part of the O&Ms. Surveys will be provided with a letter of reliance where possible.

INTELLIGENT WORKSPACES



Illustrative and subject to change.

INTRODUCING GRANTA PARK

A STRATEGIC LIFE SCIENCES HUB

Located in the Southern Research Cluster, Granta Park offers more than 1.3 million sq. ft of purpose-built R&D space, hosting global leaders like Pfizer, Illumina, Gilead, and high-growth biotech firms including T-Therapeutics, Bicycle Therapeutics, and Amphista Therapeutics.

A UNIQUE BLEND OF SCIENCE, PLACE, AND COMMUNITY

Set on 120 acres of parkland with a lake, woodlands, and extensive amenities, Granta Park was intentionally designed to create an environment that enhances productivity, collaboration, and employee wellbeing.

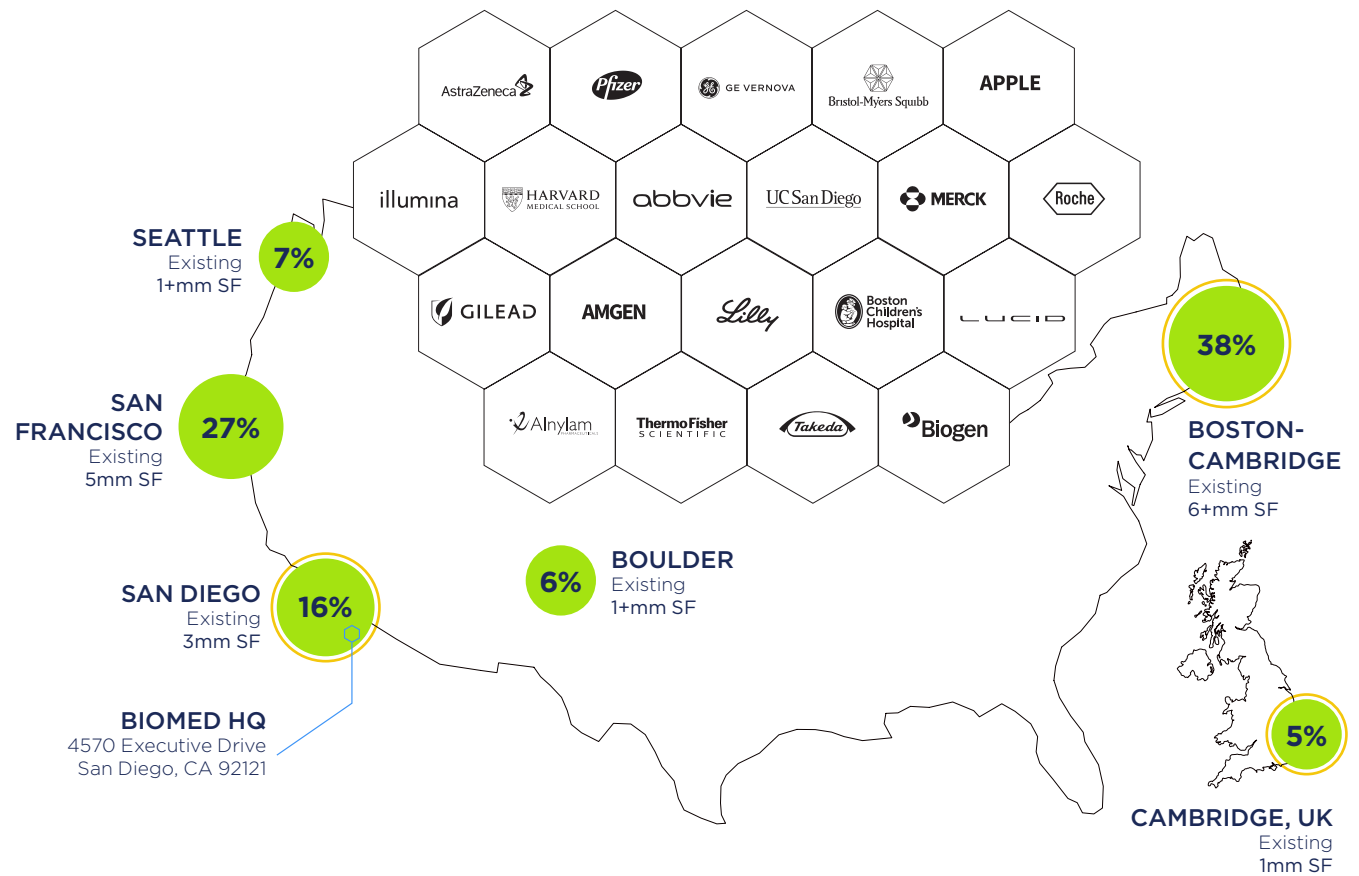


ABOUT BIOMED REALTY

BioMed is the largest private owner, developer, and operator of best-in-class life science real estate in the U.S. and U.K., with a premier development platform to meet the growing needs of the life science industry.

BioMed has focused exclusively on life science real estate since our inception in 2004, offering deep experience developing and operating these mission-critical facilities.

BioMed boasts a prestigious tenant roster comprising top-tier biotechnology, pharmaceutical, and research institutions from around the world. We value these relationships and the invaluable exchange of insights they provide, affording BioMed to stay at the forefront of the industry in support of their efforts to develop the next generation of medicines.



Note: Existing portfolio includes 141k SF of assets located outside of core markets

300+

best-in-class professionals specializing in facilities, development, property management, leasing and finance

200+

tenant partners, including global businesses, established biotech companies, leading universities, premier research institutions, start-ups and incubators

18M+

SF of R&D real estate under ownership, including 17+ million SF operating portfolio and 1+ million SF of active development, plus a future development pipeline of over 7 million SF

WHAT.THREE.WORDS

///BONKERS.MEGA.PROMPT

SAT NAV

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LEGAL

The agents on its own behalf and for vendors or lessors of this property, whose agent it is, gives notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. October 2025. S013537.