

**Suite F, Building 960,
Babraham Research Campus,
Babraham, Cambridge, CB22 3FH**



Office & Wet Laboratory accommodation of 6,878 sq ft

TO LET
SUITE F, BUILDING 960, BABRAHAM
RESEARCH CAMPUS, BABRAHAM, CAMBRIDGE,
CB22 3FH

Location

Suite F at B960 on Babraham Research Campus is positioned towards the entrance of the park, offering views of greenery and plenty of natural light throughout. The property is situated in the heart of the Southern Cambridge life science ecosystem and well-connected by road with proximity to the A11, M11 and central Cambridge.

- 1.7 miles to A11
- 4.2 miles to Cambridge Biomedical Campus
- 6.2 miles to M11

Description

The accommodation is a high-quality, purpose-built R&D facility consisting of open plan offices and fitted laboratory space. The building is positioned in immediate proximity to the Babraham Institute and more than 60 R&D companies on the campus.

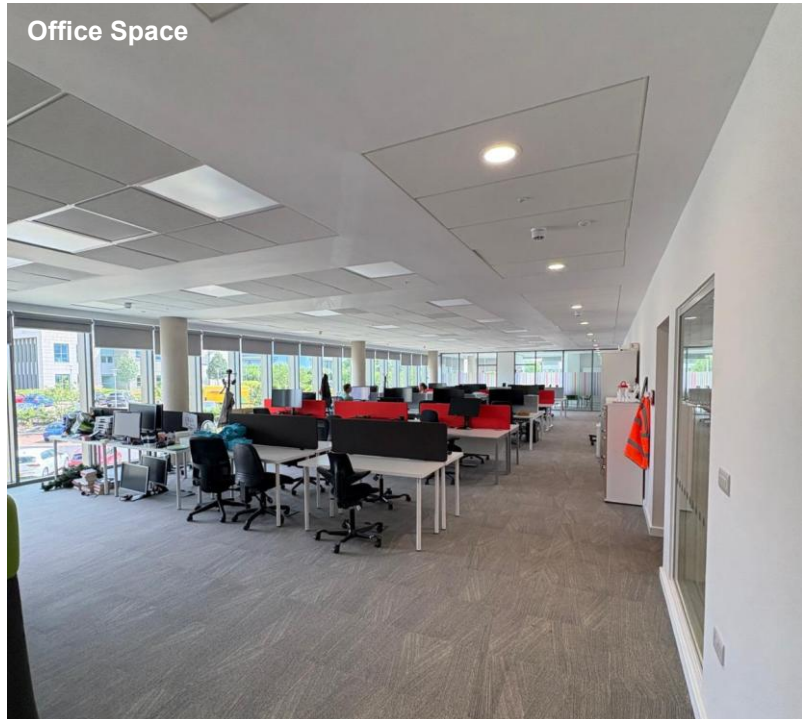
Specification Includes:

- 4x CL2 Laboratories with extract to air capabilities
- Lab Support and Store Rooms
- 3x Private Meeting Rooms
- Open Plan offices
- Kitchenette and break out space
- 1 passenger lift + 1 goods lift
- WC facilities + showers on each floor
- Additional Shared Meeting Rooms
- Additional Shared Laboratory Equipment Rooms
- Car parking at 1:350 sq ft

Accommodation

The approximate area is provided on an NIA basis: Suite F – 6,878 sq ft

Office Space



Terms

Available via assignment from the existing Tenant. Quoting terms and full details are available on application.

Business Rates

TBC

Legal Costs

Each party to bear their own legal costs.

Value Added Tax

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

EPC

EPC A

Postcode

CB22 3FH

Enquiries

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Seb.Denby@creativeplaces.com

Amy Farmer

07391 051456

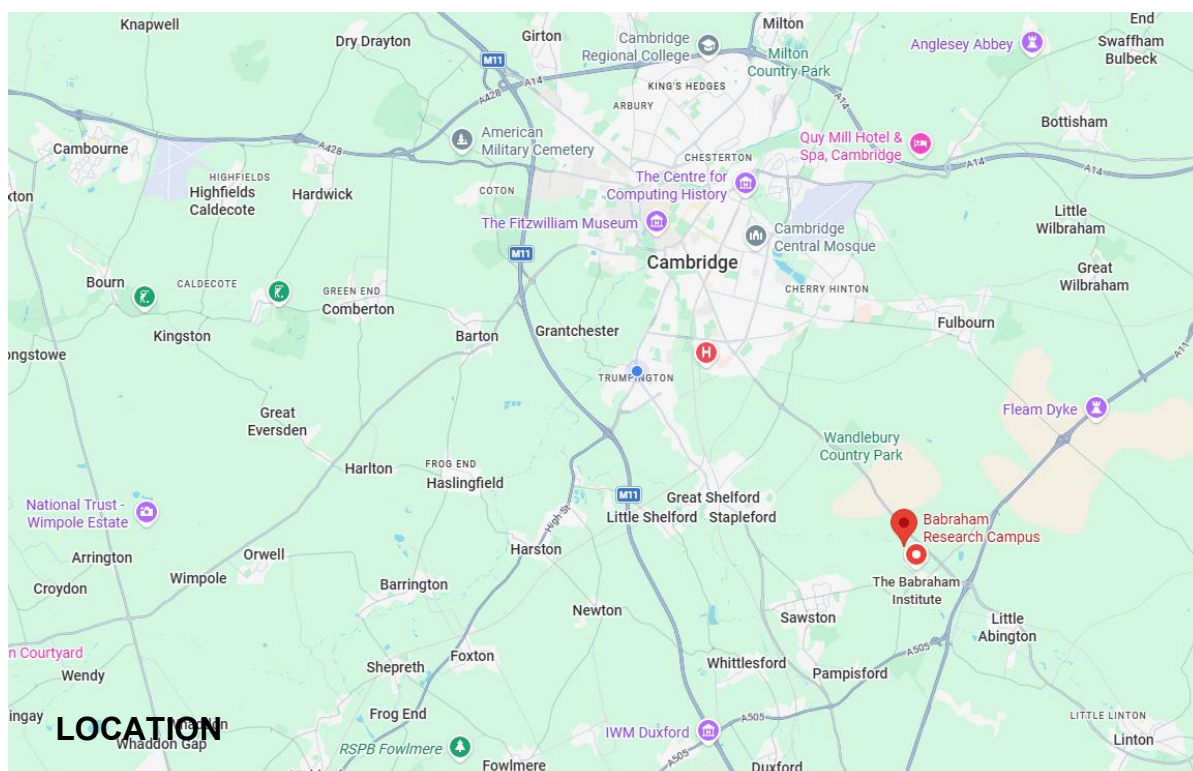
Amy.Farmer@creativeplaces.com

Important Notice

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Location / Map



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Additional Images

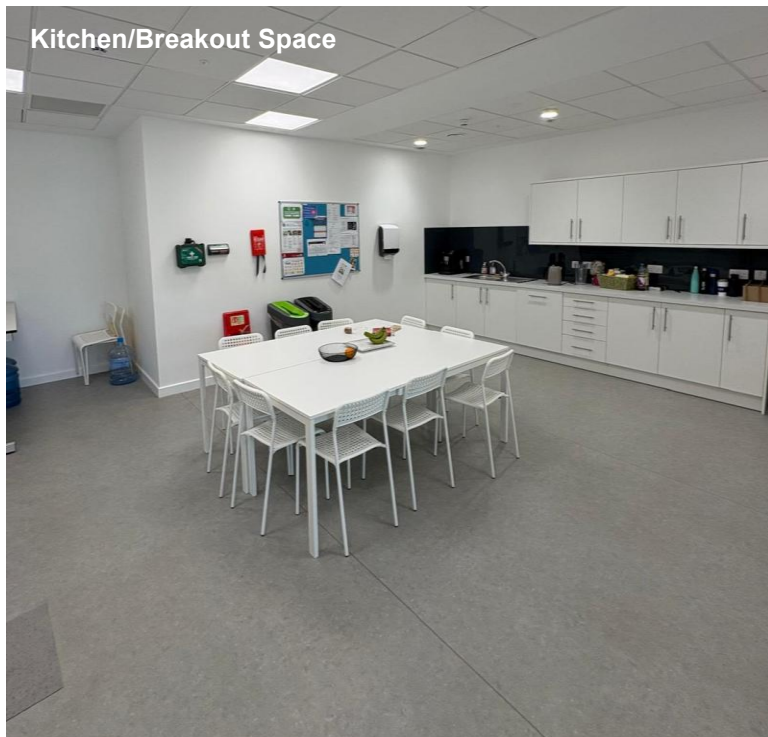
Laboratory Space



Laboratory Space



Kitchen/Breakout Space



Laboratory/Storage Space



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Additional Images

Shared Reception



Shared Bookable Meeting Room



Shared Staircase to Demise



Shared Equipment Room

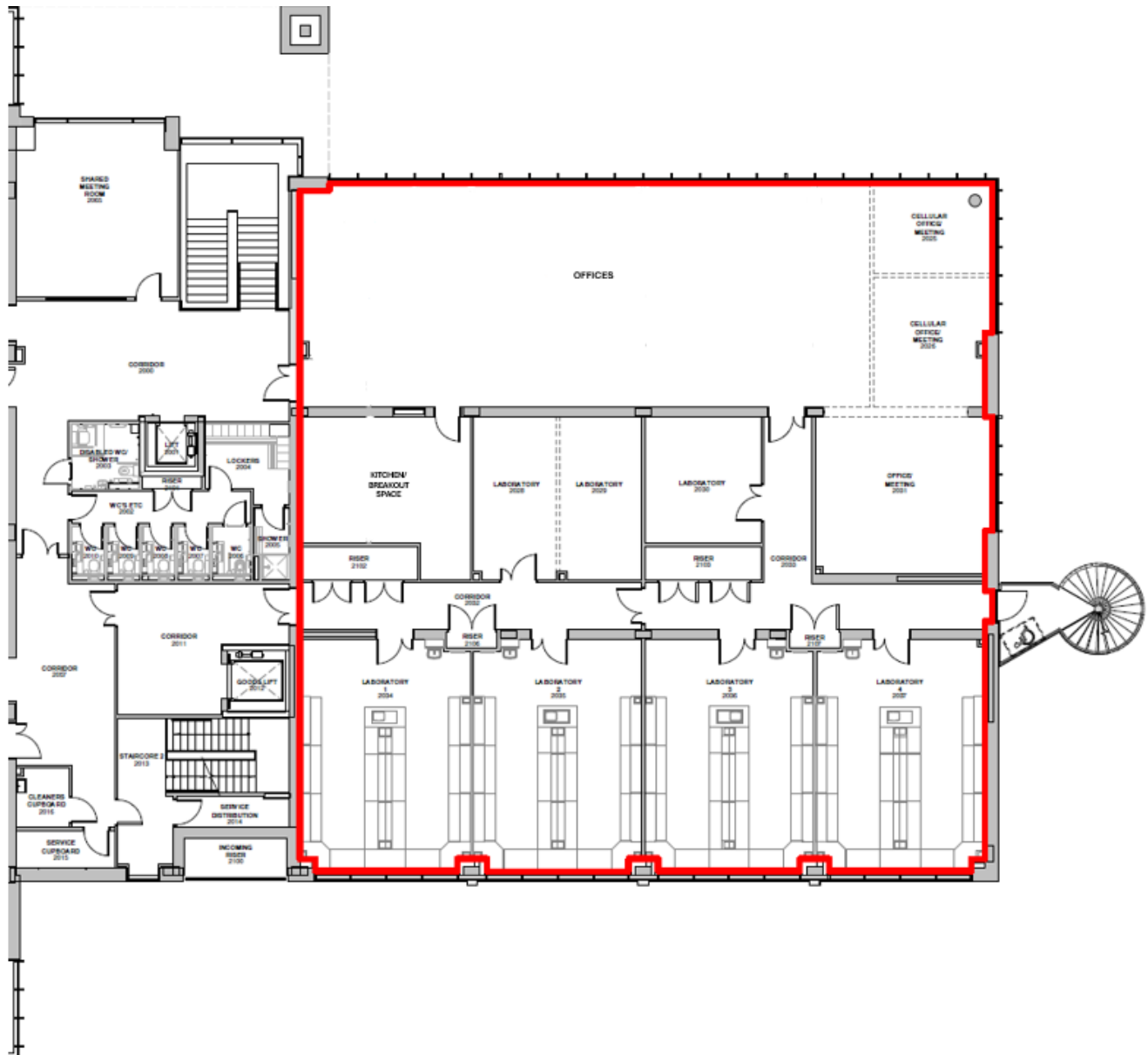


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Floor Plan



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