



The Glenn Berge Building

Babraham Research Campus

FIRST CLASS FITTED FLEXIBLE
LABORATORY AND OFFICE SPACES

12,338 sq ft (1,146 sq m)



Computer Generated Image

THE GLENN BERGE BUILDING

- One of three **BioMed Realty buildings** at the **Babraham Research Campus**, completed in 2019.
- A **50,000 square foot purpose-built building** with **high-specification fitted laboratory space** totaling **over 130,000 square feet** across all three buildings.
- Supports **scale-up companies** emerging from early-stage incubation, designed for **multi-tenant flexibility**, with a mix of **fitted lab and office suites**.

The Babraham Research Campus supports a world class research and business ecosystem that connects academia with the commercial sector and serves as a hub for start-ups within the vibrant Cambridge biotech cluster. It houses more than 60 bioscience companies, and tenants have access to various facilities, including a vivarium.

The campus is situated 3 miles (5 kilometers) northwest of BioMed Realty's Granta Park Campus. For more information, please visit www.babraham.com.

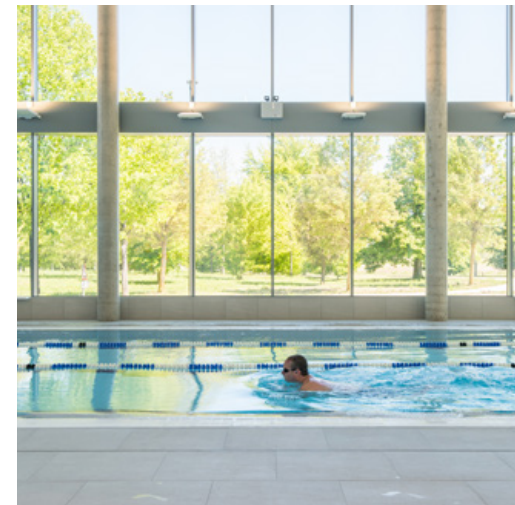
WORLD CLASS AMENITIES

Babraham Research Campus offers the perfect blend of a beautifully landscaped environment and an internationally renowned reputation, situated at the heart of the Cambridge biotech cluster.

Tenants at Babraham Research Campus have the option to access nearby **Granta Park** amenities, including those available at **The Apiary®**, including **Nuffield Health Fitness & Wellbeing Centre** (with membership), **The Clubhouse** lounge and bar, and **The Old Station Daycare Nursery**.

The Apiary® is a 40,000 square foot building specifically designed to promote healthy living and improve the day-to-day life provides exceptional facilities including:

- **Restaurant@TheApiary®**
- **Apiary® coffee bar**
- Outdoor **tennis** and **squash court**
- Extensive world-class **gym**
- **Climbing wall**
- 25m **swimming pool**
- **Sauna**
- **Spin room**
- **3 fitness studios** with over 60 classes per week
- **Beauty treatments**
- **Physiotherapy**

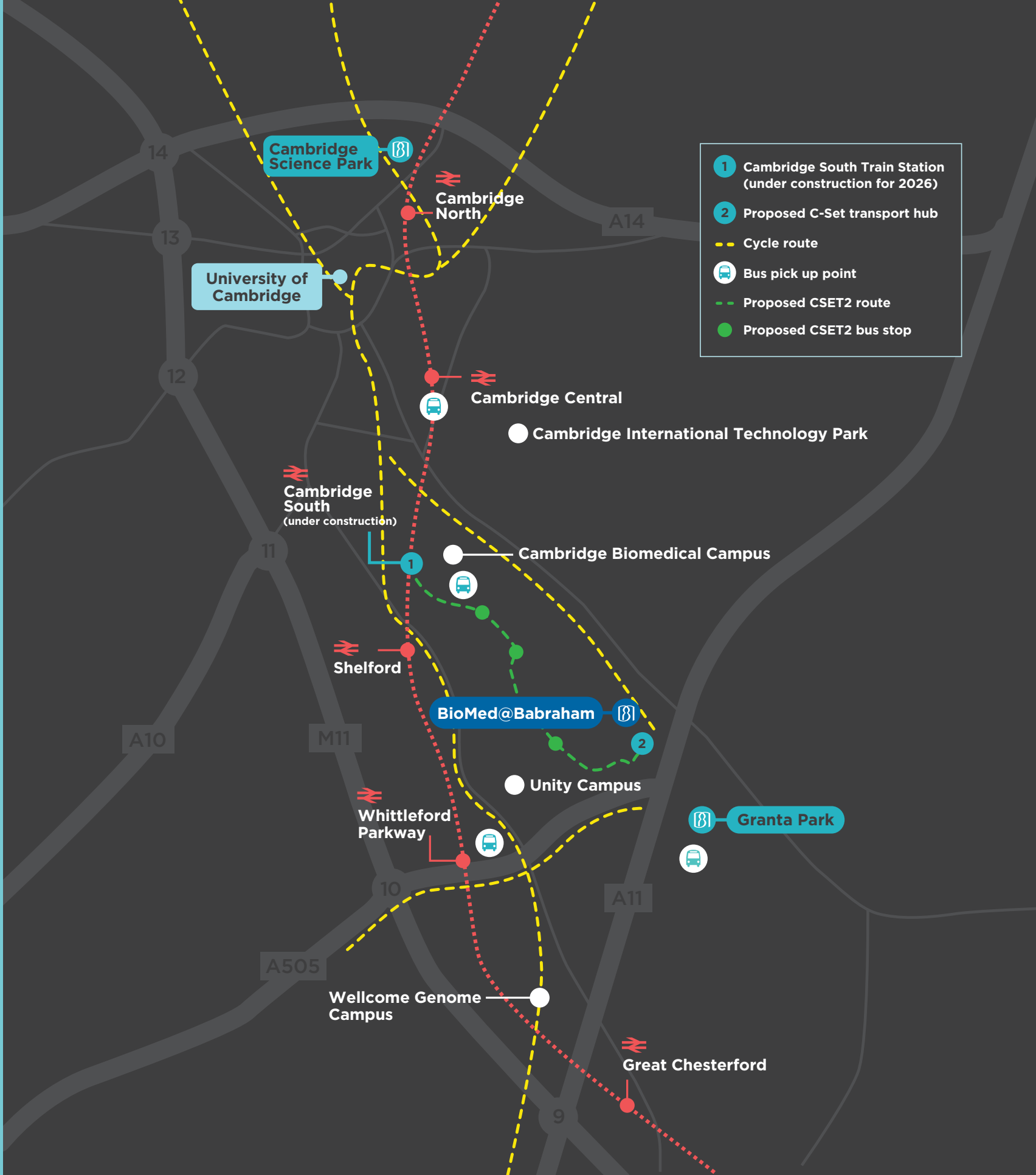


TRANSPORTATION / PROXIMITY

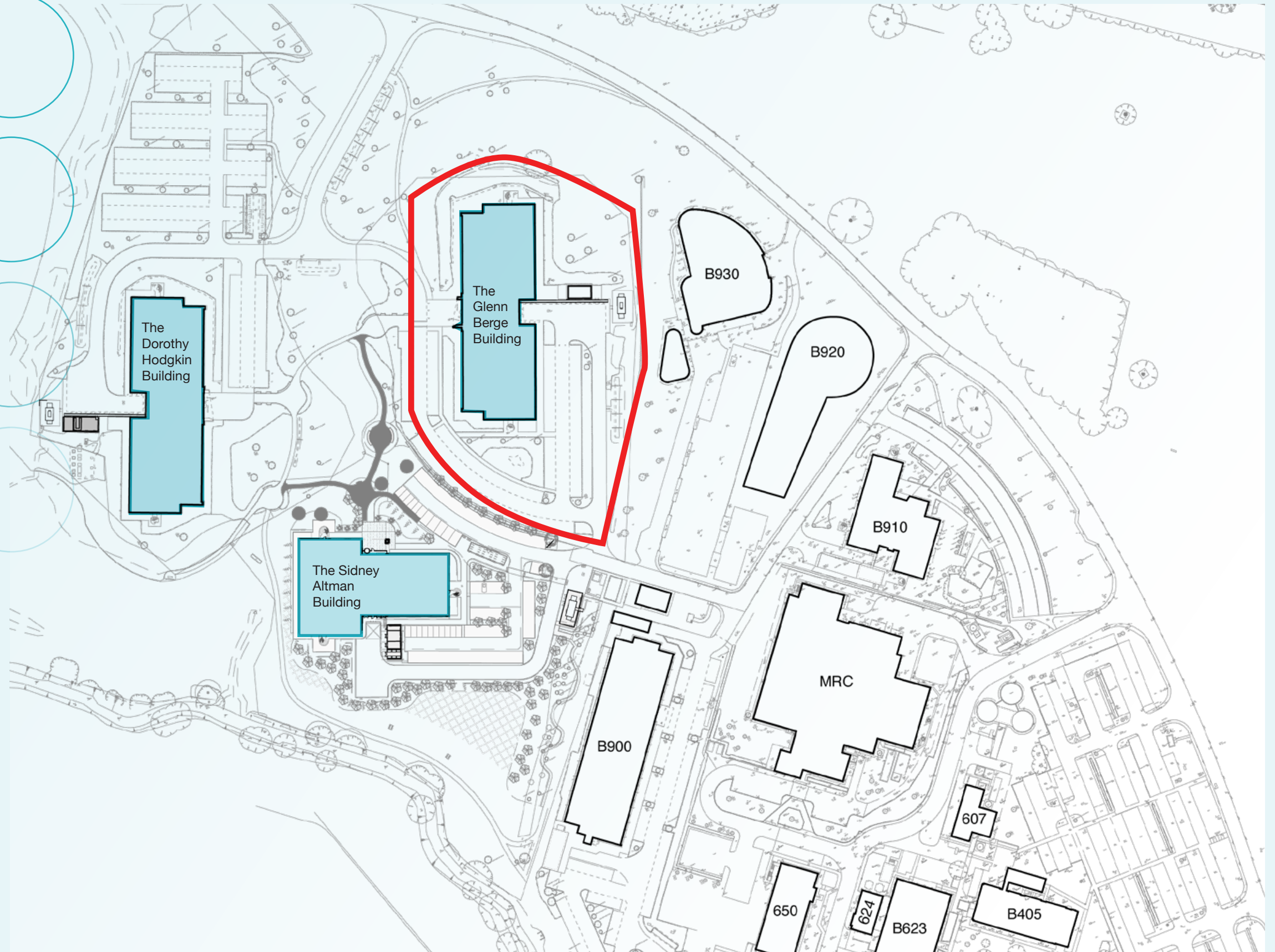
- Excellent public transport access to Cambridge and the wider area
- Close proximity to the C-Set transport up and CSET2 bus stop (both proposed)
- Foot and cycle paths connecting to Cambridge

DRIVE TIMES FROM BABRAHAM RESEARCH CAMPUS (APPROX)

Cambridge 15 minutes	Stevenage 40 minutes	Heathrow Airport 1 hour 21 minutes
Stansted Airport 28 minutes	Luton Airport 55 minutes	London 1 hour 22 minutes
London (M25) 31 minutes	Milton Keynes 1 hour 5 minutes	Oxford 2 hours



BUILDING SETTING



BUILDING FEATURES

- Prestigious two-storey entrance and reception area
- Separate passenger and goods lifts
- Restroom and shower facilities on each floor
- Rear servicing/loading access, providing direct entry to each suite
- External storage areas for operational convenience
- Generous plant loft space for building systems
- Car parking ratio of 1 space per 300 sq ft
- 41 allocated parking spaces, with 50 EV charging bays available across all three buildings
- 100% building backup power via dedicated generator
- Remote Building Management System (BMS) with full tenant access, training, and ongoing support
- High-efficiency LED lighting and integrated control systems

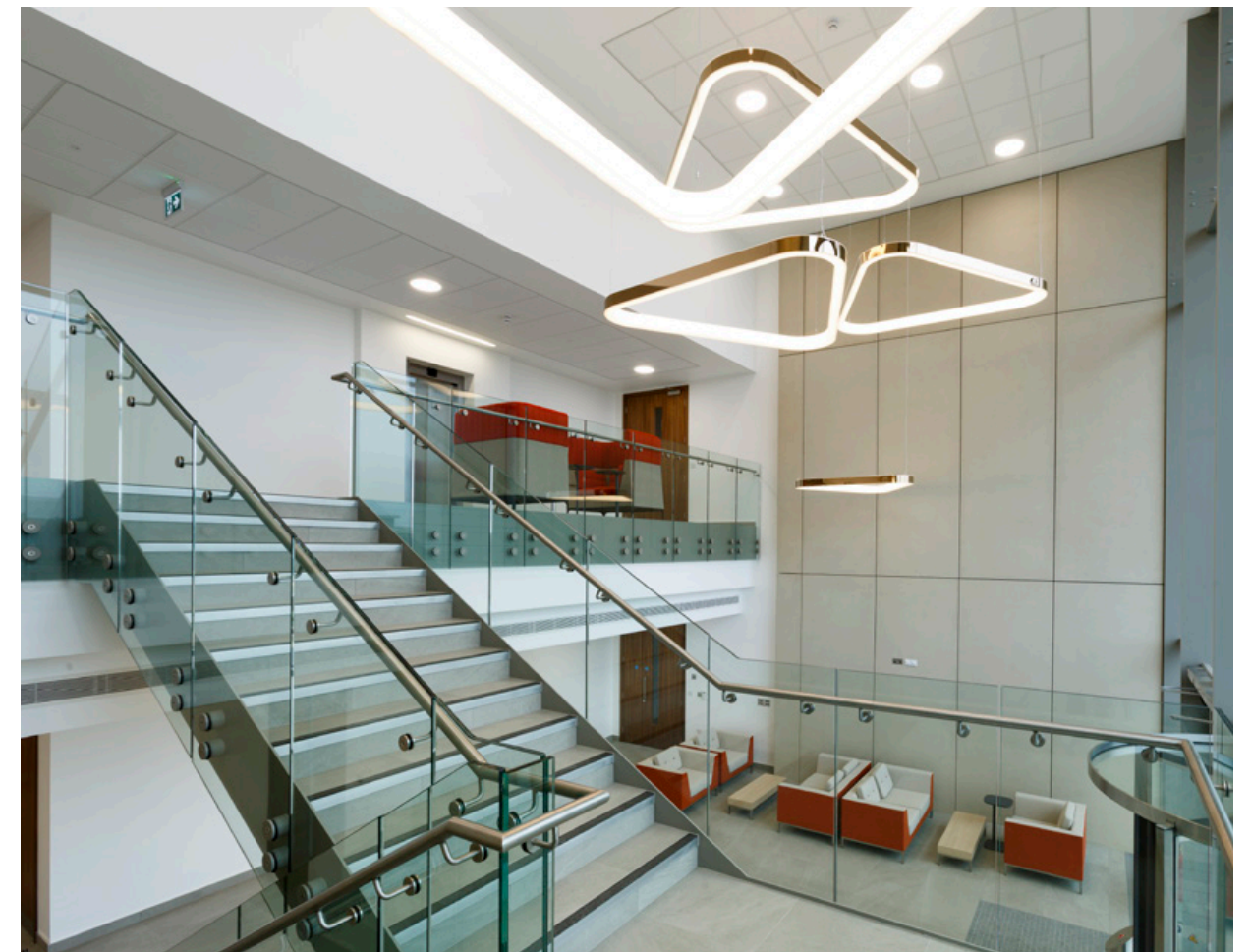
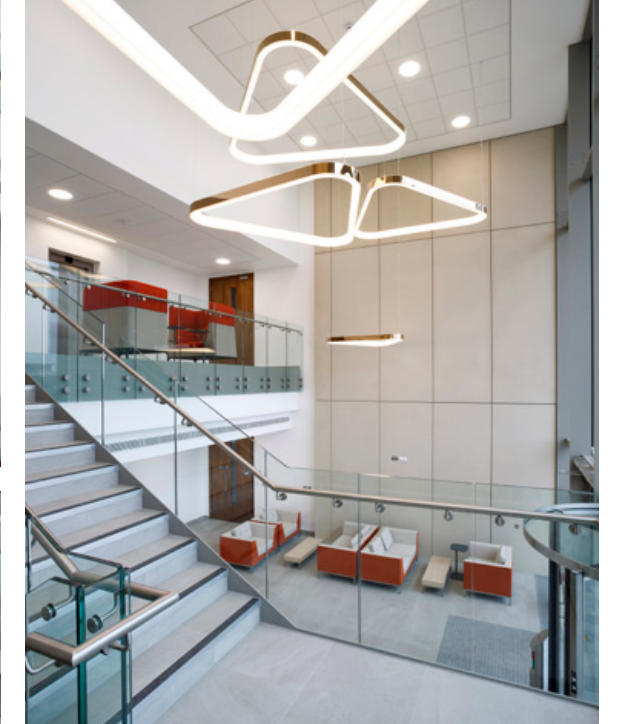
Suite fit-out

The suite is finished to a high standard, offering **laboratory, office, and ancillary/support areas** in clearly defined zones.

- Fully air conditioned throughout
- Air source heat pump for energy efficiency
- Office areas completed to open plan CAT A specification

Laboratory areas include:

- Solid floors with vinyl coverings
- Integrated benches and Trespa shelving
- Sinks with handwashing basins
- Liquid nitrogen storage
- Laboratory gas storage
- Hazardous chemical storage



Photographs from original construction in 2020 between Buildings 940 and 950.

SUSTAINABILITY



50 EV charging bays



EPC Rating B



High efficiency LED lighting



Air source heat pumps



Covered bike store



FLOOR PLAN

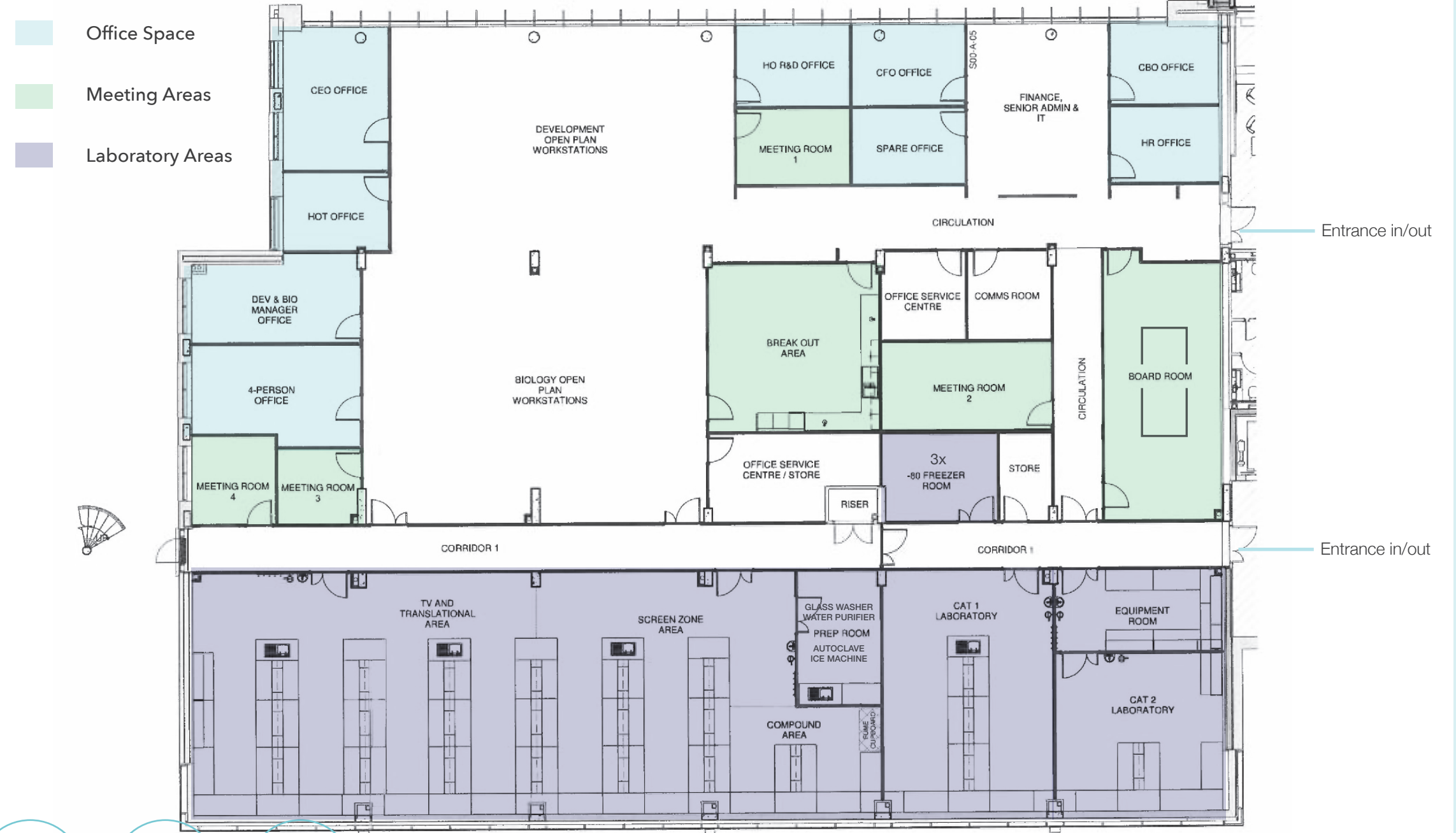
GROUND LEVEL

Available for Let

- 12,338 sq ft (1,146 sq m)
- Wing A, Ground Floor

Interior Layout & Facilities

- Flexible and spacious **open plan office areas**
- **Private offices** enclosed for focused work
- **Meeting rooms** suitable for internal collaboration
- **Boardroom** equipped with AV and executive conference table
- Comfortable and well-equipped **kitchen and breakout areas**
- Secure **comms and office storage room** for IT infrastructure
- **Laboratory areas** fitted with:
 - » Workbenches
 - » Power and water supply
 - » Fume hood
 - » Dedicated storage
 - » Three -80°C freezer facilities and ice machine
 - » Glass washer and water purifier
 - » Autoclave





ABOUT BIOMED REALTY

BIOMED REALTY, A BLACKSTONE REAL ESTATE PORTFOLIO COMPANY, IS A LEADING PROVIDER OF REAL ESTATE SOLUTIONS TO THE LIFE SCIENCE AND TECHNOLOGY INDUSTRIES.

BioMed Realty owns and operates high quality life science real estate in leading innovation markets, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. We're proud that our tenants continue to rapidly advance human health and the industry's breakthroughs. Over the past two decades, our tenant contributions to healthcare have improved the lives of millions of people worldwide.

We are fortunate to have Blackstone as a world-class sponsor, a strong believer of long-term life science market fundamentals driven by unprecedented scientific growth and breakthroughs. Since 2016, Blackstone and BioMed Realty have been actively investing in developing, modernizing, and expanding research facilities to support the life science and technology industries.

18+ MILLION SF
across 130+ operating portfolio assets

2+ MILLION SF
of active development pipeline

9+ MILLION SF
of future development pipeline



Gateway of Pacific, South San Francisco, CA



Granta Park, Cambridge, UK



One Granta, Cambridge, UK



650 Kendall (left) & 500 Kendall (right), Cambridge, MA

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