



To Let

B42 Charnwood Campus, Science and Innovation Technology Park, Bakewell Road,
Loughborough, LE11 5RB

High Specification Fully Fitted CL2 Lab Space

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B42 Charnwood Campus/ Loughborough

Key Points

- 33,533 sq ft of high quality fully fitted lab space
- 225 Fume Hoods including walk-in hoods
- Internal Solvent Store and Two External Solvent Stores
- Access control
- 23,628 sq ft of fitted office space
- EV Charging on site
- Large dedicated car park
- Dedicated goods vehicle access route



Description

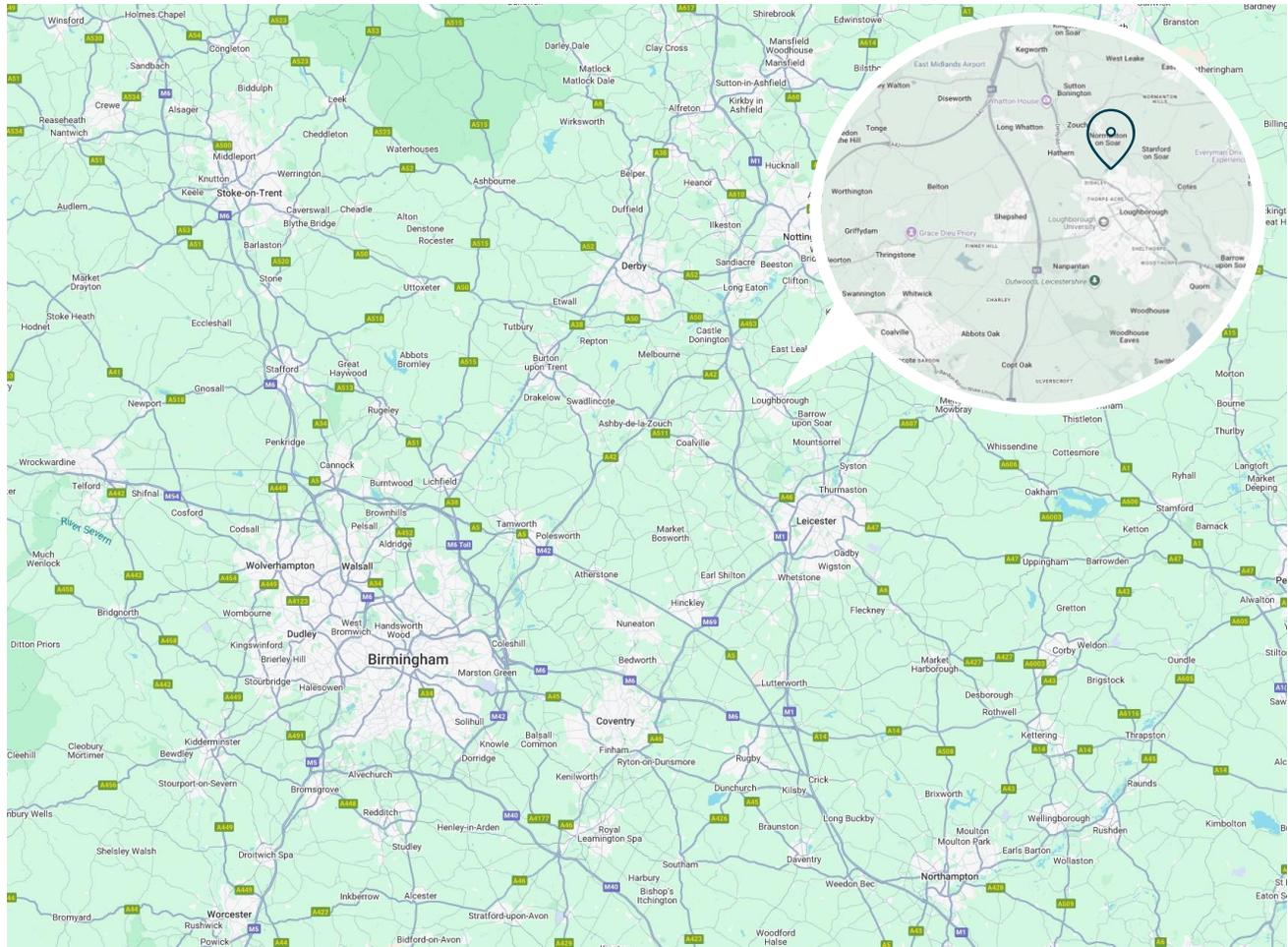
A high specification, self contained chemistry building refurbished in 2022. B42 has been fitted out to a market-leading specification, featuring 225 fume hoods, including walk-in hoods, internal solvent stores, two external solvent stores fully integrated into the BMS, CCTV and access control, EV charging points, ample car parking and a dedicated vehicle access route.

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.



B42 Charnwood Campus/ Loughborough



Floor Areas (sq ft)	Lab	Office	Total
2nd	13,389	6,009	19,398
1st	13,389	6,009	19,398
Ground	6,755	11,610	18,365
			57,161

Specification

- Fully Fitted CL2 Lab Space
- 225 Fume Hoods including Walk-In Hoods
- Internal Solvent Stores with Fire Trace
- Benching, Containment & Laminar Flow Units
- Two External Solvent Stores
- Goods vehicle access
- EV Charging Points & Dedicated Car Parks

Floorplans



Building B42 – Ground Floor



Building B42 – First Floor



Building B42 – Second Floor



EPC

C(60)

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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