

2-STOREY,
SELF CONTAINED,
FULLY FLEXIBLE
ACCOMMODATION
TO SERVE THE
INNOVATION
ECONOMY

MARJORY STEPHENSON BUILDING

UP TO 19,750 SQ FT (1,835 SQ M)
(NIA) + SIGNIFICANT STORAGE



WITHIN EASY REACH:



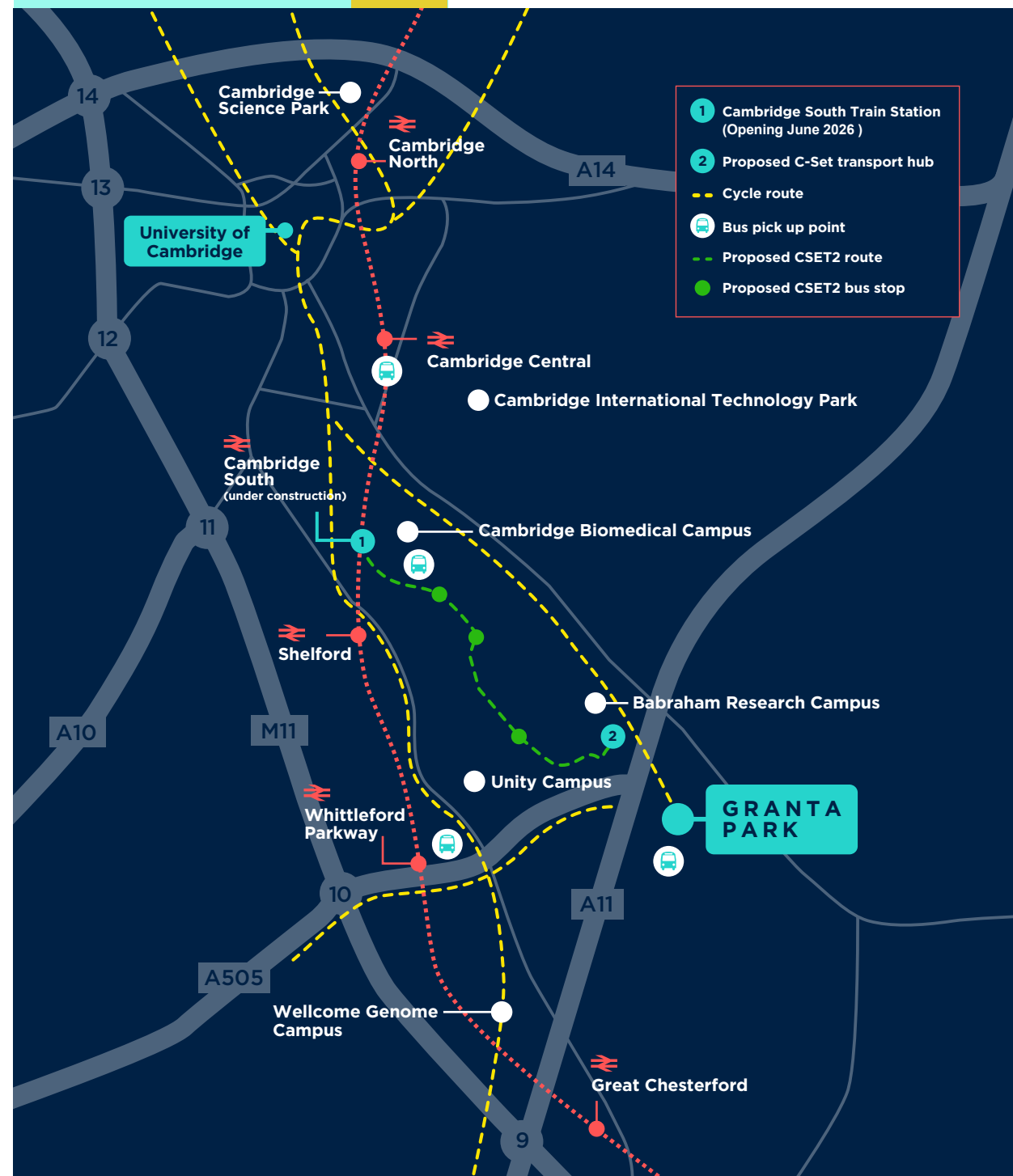
**Market leading
parking provision: 1:23 sq m**

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.

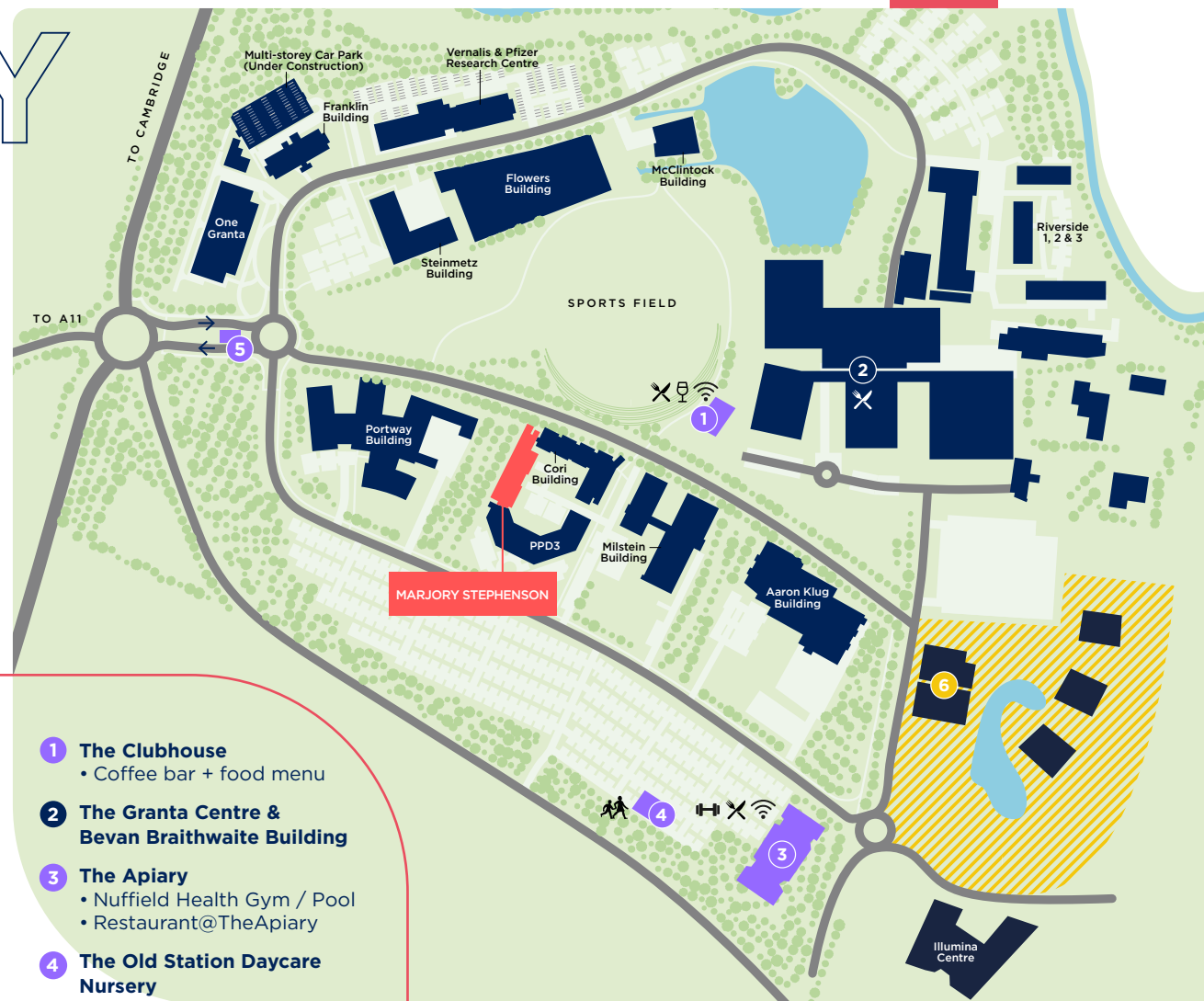
DRIVE TIMES FROM GRANTA PARK (APPROX)

Cambridge 15mins	London 1hr 22mins	Heathrow Airport 1hr 21mins
Oxford 2hrs	London (M25) 31mins	Stansted Airport 28mins
Cambridge South Station 10mins	London Tottenham Hale (for Victoria Line) 1hr 5min	Duxford Airport (private charters) 5mins



IN GOOD COMPANY

CURRENT OCCUPIERS INCLUDE:



- 1 **The Clubhouse**
• Coffee bar + food menu
- 2 **The Granta Centre & Bevan Braithwaite Building**
- 3 **The Apiary**
• Nuffield Health Gym / Pool
• Restaurant@TheApiary
- 4 **The Old Station Daycare Nursery**
- 5 **Security Lodge**
Open 24/7/365
- 6 **Zone 2**
(Planning for 300,000 sq ft + laboratory space)

- **Amenity**
- **Future Development**
- **Building**
- **Marjory Stephenson**

THE DETAIL:

SUMMARY SPEC

The Marjory Stephenson Building is attractively located with views across to the central cricket pitch and neighbouring tree belt. The two storey building has been flexibly configured to allow for office or laboratory fit out.

In brief the building offers:

- **Self-contained single or double floor laboratory or office accommodation** with central, dedicated entrance.
- **Passenger and goods lift** serving each floor including plant loft, supporting laboratory equipment access and servicing.
- Typical **4m** slab to soffit heights.
(Design allows for 2750mm finished floor to finished ceiling, with 350mm floor screed and nominal 900mm ceiling void).
- **81 parking spaces** with shared EV charging available.

- Can be let **floor by floor** or as a **whole**, subject to requirements.
- The building can provide up to 5,000 sq ft of support space and storage within the **plant loft**.
- Within close walking distance of Park amenity:
 - The **Apiary** (Gym, swimming pool, studio classes, climbing wall, restaurant, coffee bar).
 - The **Clubhouse** (fully licensed café/bar, leisure facilities, changing rooms and showers).
 - The **Old Station Nursery** (childcare provision Mon-Fri).
- EPC to be reassessed following any works.

SCHEDULE OF AREAS

NIA / GIA	Sq m (NIA/GIA)	Sq ft (NIA/GIA)
Ground Floor	919 / 999	9,895 / 10,752
First Floor	916 / 1,012	9,855 / 10,889
TOTAL	1,835 / 2,011	19,750 / 21,641



BUILT TO PERFORM. DESIGNED TO EVOLVE

**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.

**Carbon Optimisation:**

(1) Reduced embodied carbon through considered refurbishment of the existing building fabric.

(2) Reduced operational carbon via new MEP systems, including heat pump technology, and energy-efficient fixtures and fittings.

**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:**

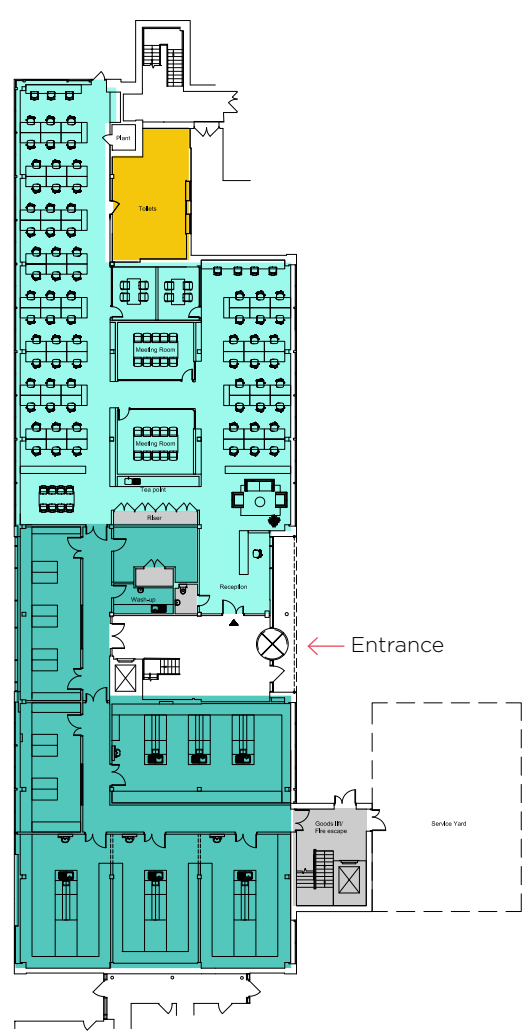
Intelligent building systems will measure building energy use and provide digital feedback. AI anonymously analyses this data to recommend adjustments that further optimise energy use.

**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.



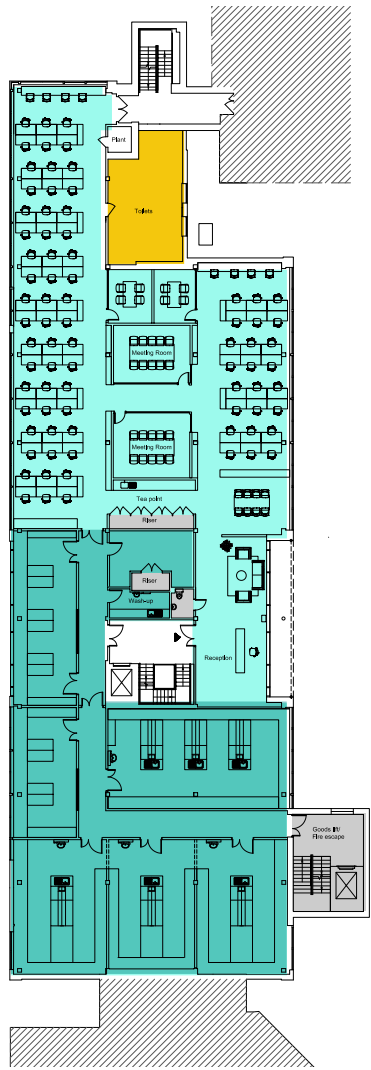
FLOOR PLANS



GROUND FLOOR

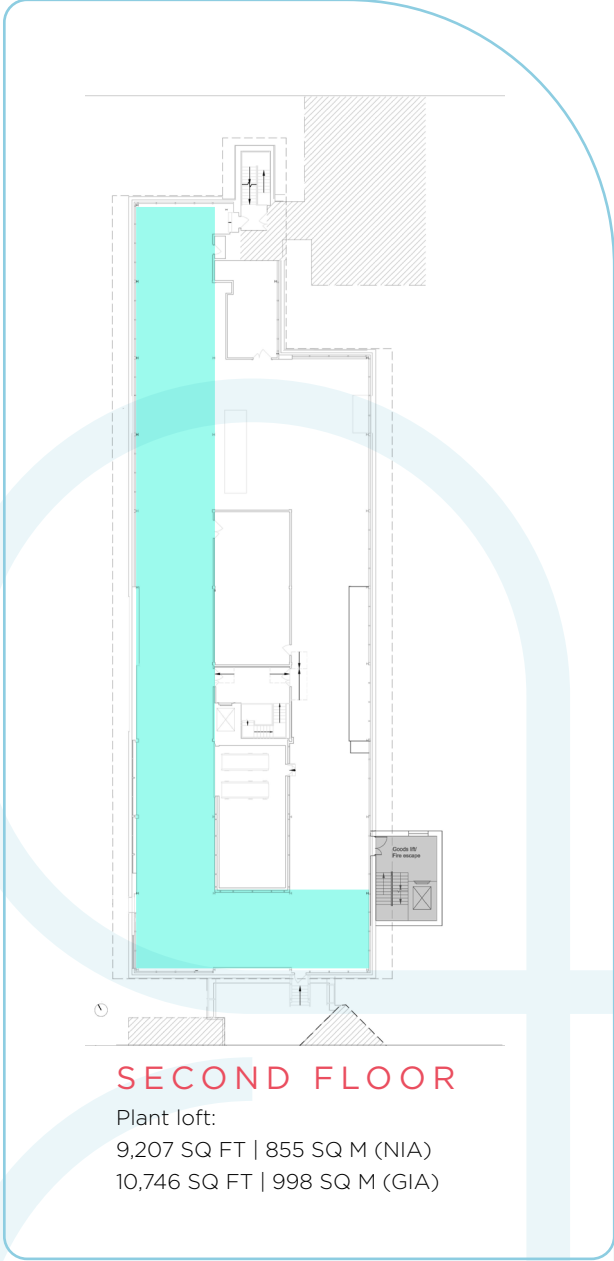
9,895 SQ FT | 919 SQ M (NIA)
10,752 SQ FT | 999 SQ M (GIA)

Office / Labs Toilets



FIRST FLOOR

9,855 SQ FT | 916 SQ M (NIA)
10,889 SQ FT | 1,012 SQ M (GIA)



SECOND FLOOR

Plant loft:
9,207 SQ FT | 855 SQ M (NIA)
10,746 SQ FT | 998 SQ M (GIA)

CGI IMPRESSIONS



NB: CG imagery: For marketing purposes to demonstrate potential capabilities.

WHAT.THREE.WORDS
INNOCENCE.PATHS.APART

SAT NAV
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