

# 12b Granta Park

Cambridge CB21 5RX

9,655 – 19,655 Sq Ft  
Grade A Fully Fitted Offices To Let

# Designed for work

**12b Granta Park offers up to 19,655 sq ft of Grade A workspace in a leading Cambridge innovation setting.**

Fully fitted to a high specification, it provides contemporary workspace ready for immediate occupation, set within Granta Park's exceptional range of amenities and parkland backdrop.

1. Reception
2. Building exterior



High quality  
fully fitted space



Excellent  
car parking

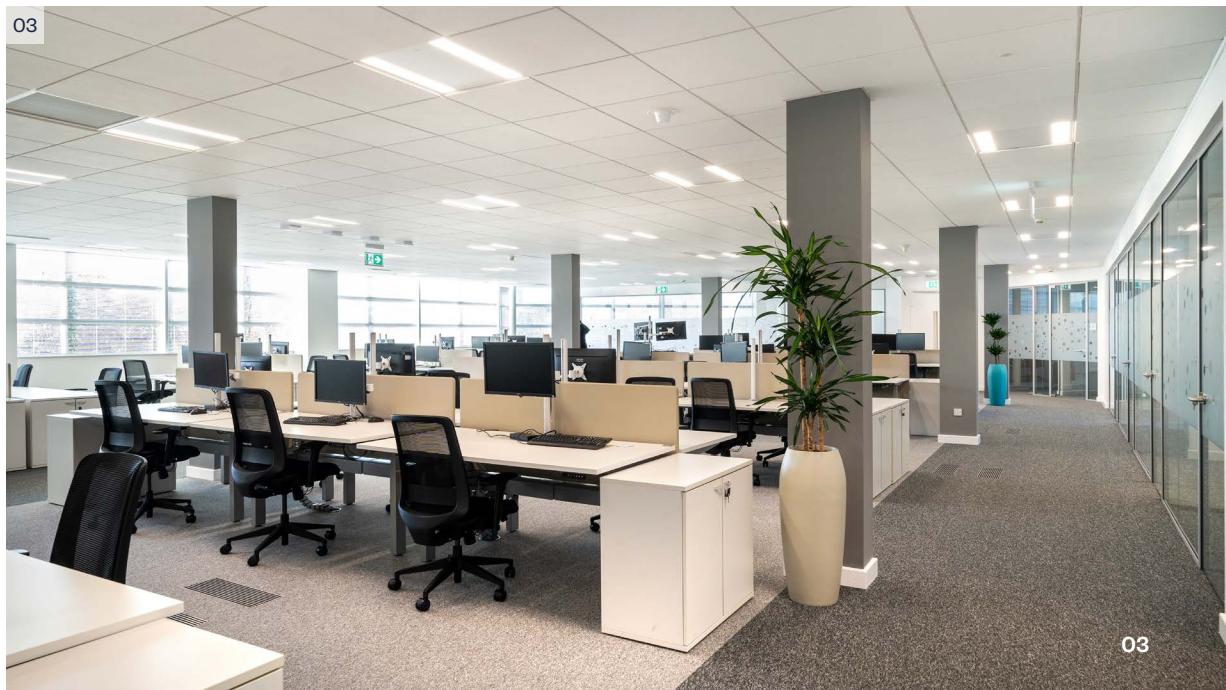
# Space to grow

The ground and first floors provide flexible workspace, ready for your business to get straight to work.

Bright, open-plan accommodation includes dedicated meeting rooms and on-site conferencing facilities for efficient daily working and events.



1. Private Boardroom
2. Conference room
3. First floor workspace



## SPECIFICATION

# Highly specified

High-quality workspace with a specification designed for comfort, productivity and wellbeing.

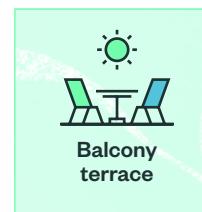
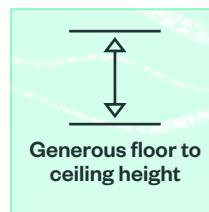
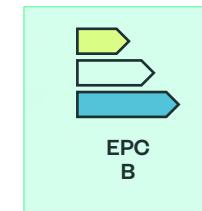
Breakout space and a terrace provide informal areas to recharge, with excellent natural light and comfort cooling throughout.



1. Breakout area
2. Kitchen and breakout area
3. Ground floor workspace



## SUMMARY SPECIFICATION



## ACCOMMODATION

# Fully fitted office space

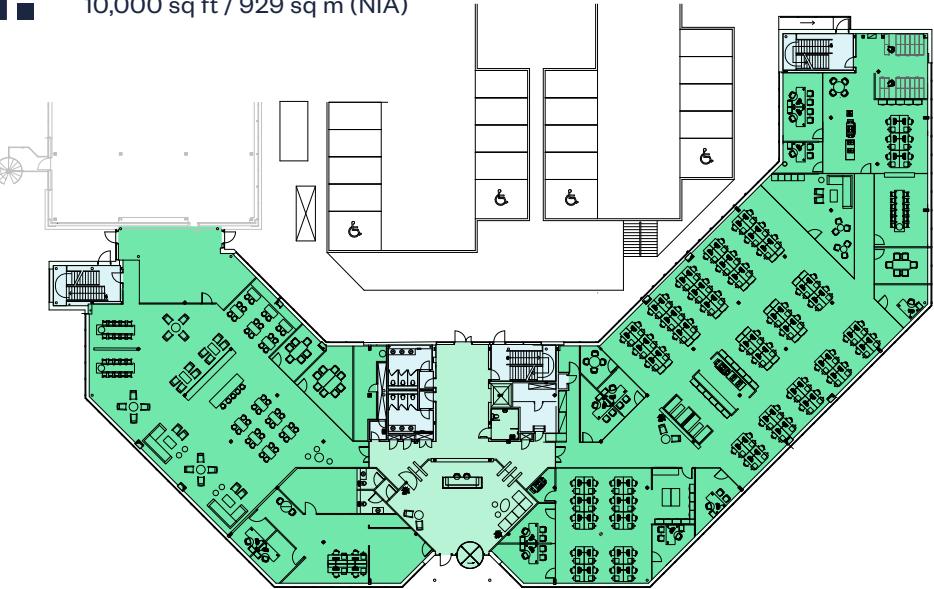
The space comprises the following net internal areas:

Floor	Sq m	Sq ft
First	897	9,655
Ground	929	10,000
<b>Total (NIA)</b>	<b>1,826</b>	<b>19,655</b>



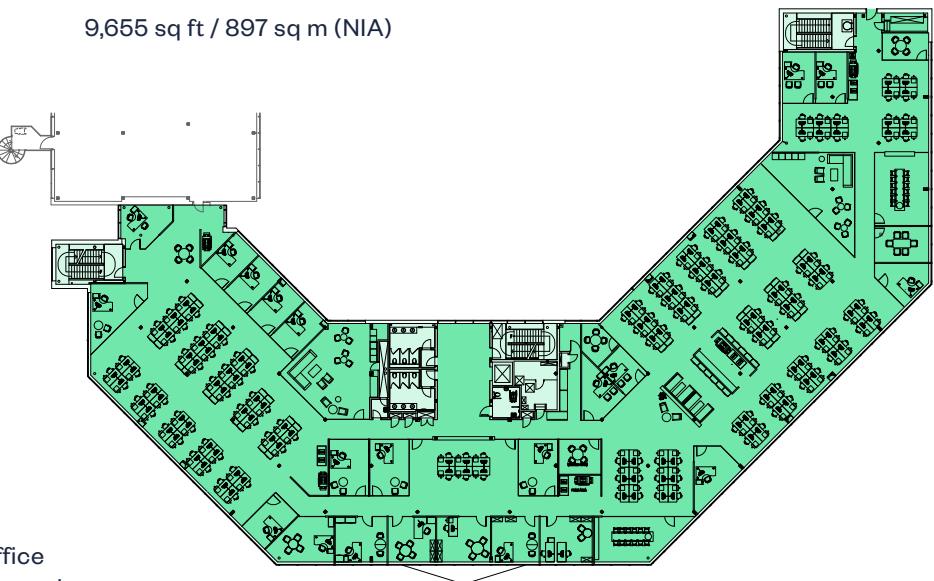
# G.

10,000 sq ft / 929 sq m (NIA)



# 1.

9,655 sq ft / 897 sq m (NIA)



- Office
- Reception
- Core

For indicative purposes only.  
Not to scale.

## AMENITY

# Unrivalled campus amenities

More than an office, this is a premium business setting built around wellbeing and connection, in the heart of a world-leading innovation hub.



## ON-SITE NUFFIELD HEALTH GYM

State-of-the-art Nuffield Health gym featuring a 25m swimming pool, fully equipped gym and studios.



## NATURE

120 acres of surrounding parkland for lunchtime walks, outdoor sports, 5-a-side pitch and relaxation.

## CONFERENCING

Conferencing and event facilities, including corporate hospitality.

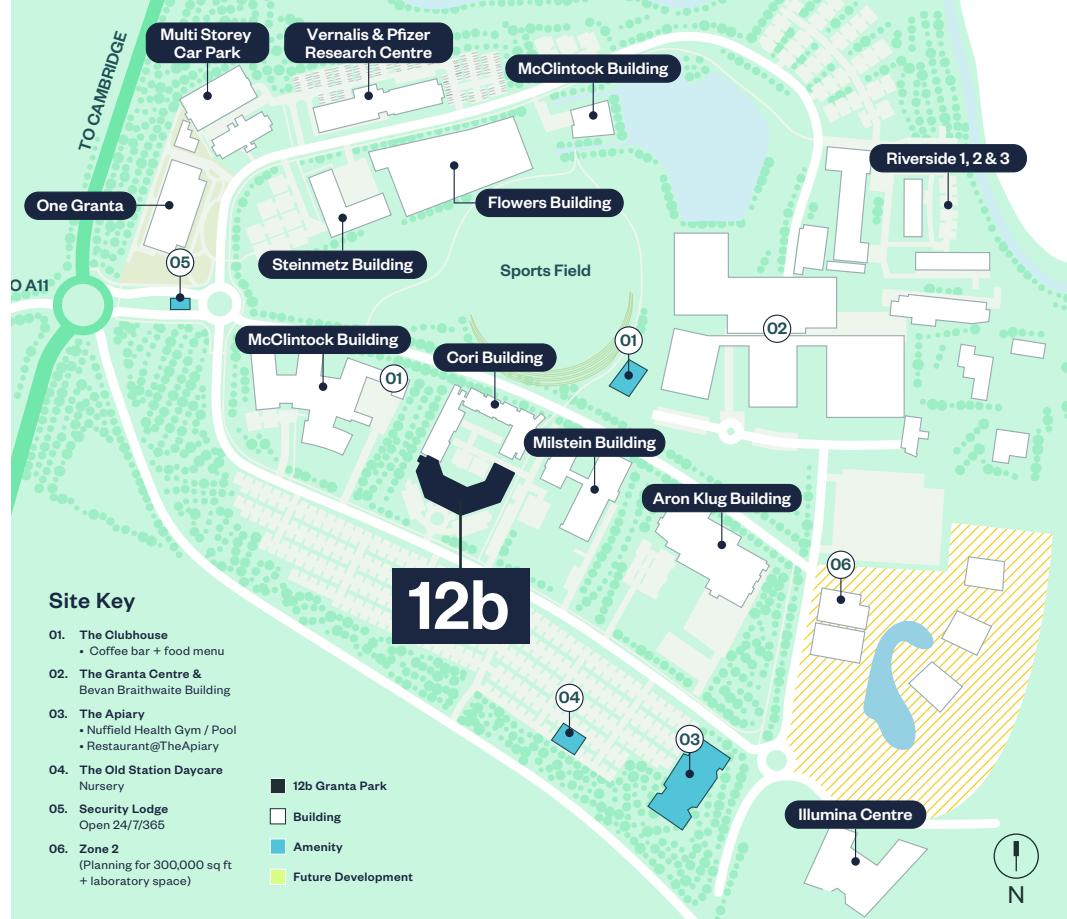
1. 120 acres of surrounding parkland
2. The Apiary restaurant
3. Nuffield Health Fitness & Wellbeing Centre
4. The Clubhouse restaurant

# Well connected

Exceptionally well connected with frequent bus and mainline rail connections and sustainable travel options including a commuter shuttle, cycle routes, EV charging and car share initiatives. Surrounded by global, high-profile occupiers in life sciences and technology.

## DRIVE TIMES FROM GRANTA PARK APPROX

Cambridge South	10 mins	Cambridge	15 mins
Stanstead	28 mins	M25	31 mins
Heathrow	1hr 21 mins	London	1hr 22 mins
Oxford	2 hrs		



## CURRENT OCCUPIERS INCLUDE



# Further information

## TERMS

Upon application.

## VIEWINGS

Strictly through the sole letting agents:



### George Craig

07779 770 902

george.craig@bidwells.co.uk

### Charlie Percival

07769 385 223

charlie.percival@bidwells.co.uk

Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2026.

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