

12bGrantaPark

Cambridge CB21 5RX

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

OVERVIEW

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

THE SPACE

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.

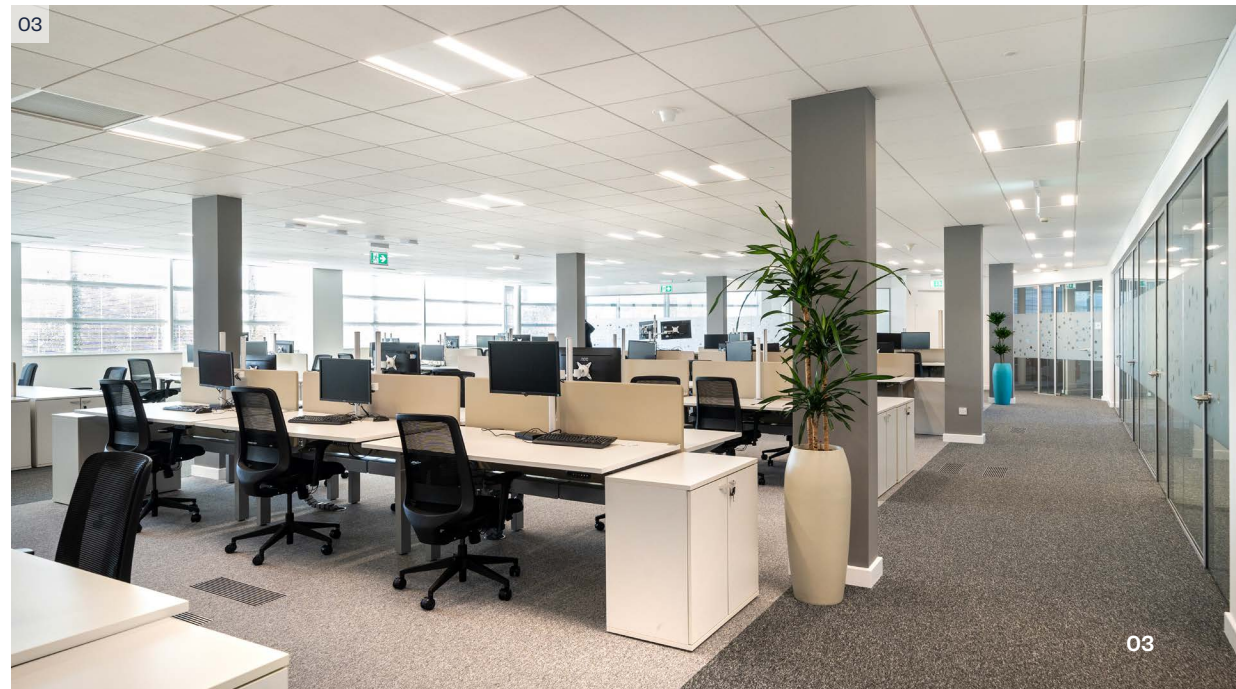


01

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



02



03

SPECIFICATION

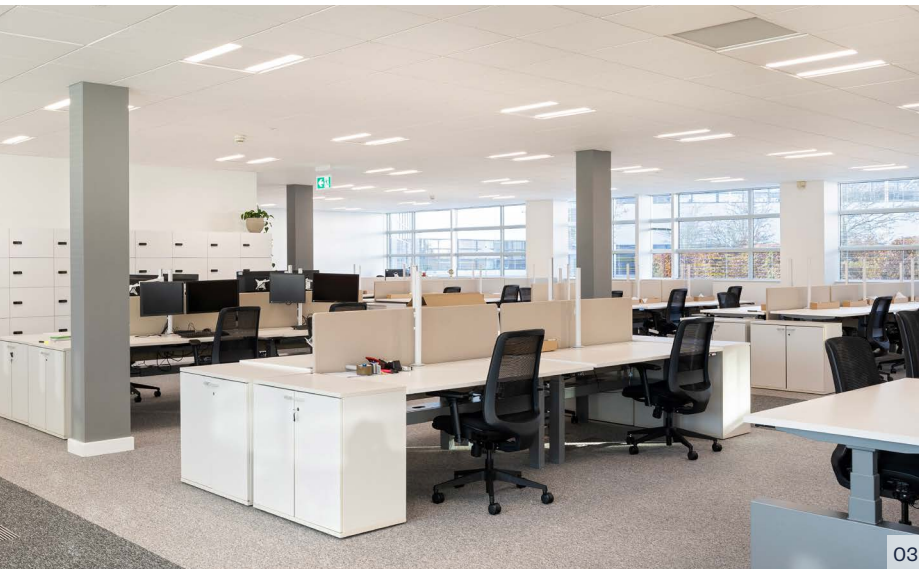
Highly specified

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



Air cooling
& heating



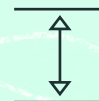
BREEAM
Excellent



EPC
B



Secure business
park with 24/7
security



Generous floor to
ceiling height



Balcony
terrace



Green outdoor
breakout spaces



Excellent
natural light

ACCOMMODATION

Fully fitted office space

The space comprises the following net internal areas:

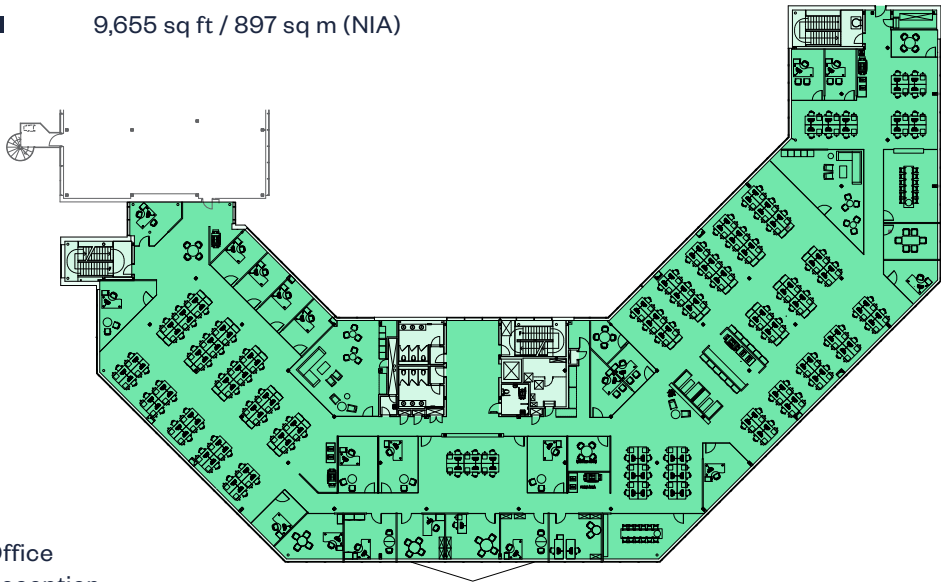
Floor	Sq m	Sq ft
First	897	9,655
Ground	929	10,000
Total (NIA)	1,826	19,655



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.



03



01



02

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.

DINING & SOCIAL

On-site restaurants, including the Apiary restaurant, coffee bars, and The Clubhouse for socialising and networking.

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



04

LOCATION

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

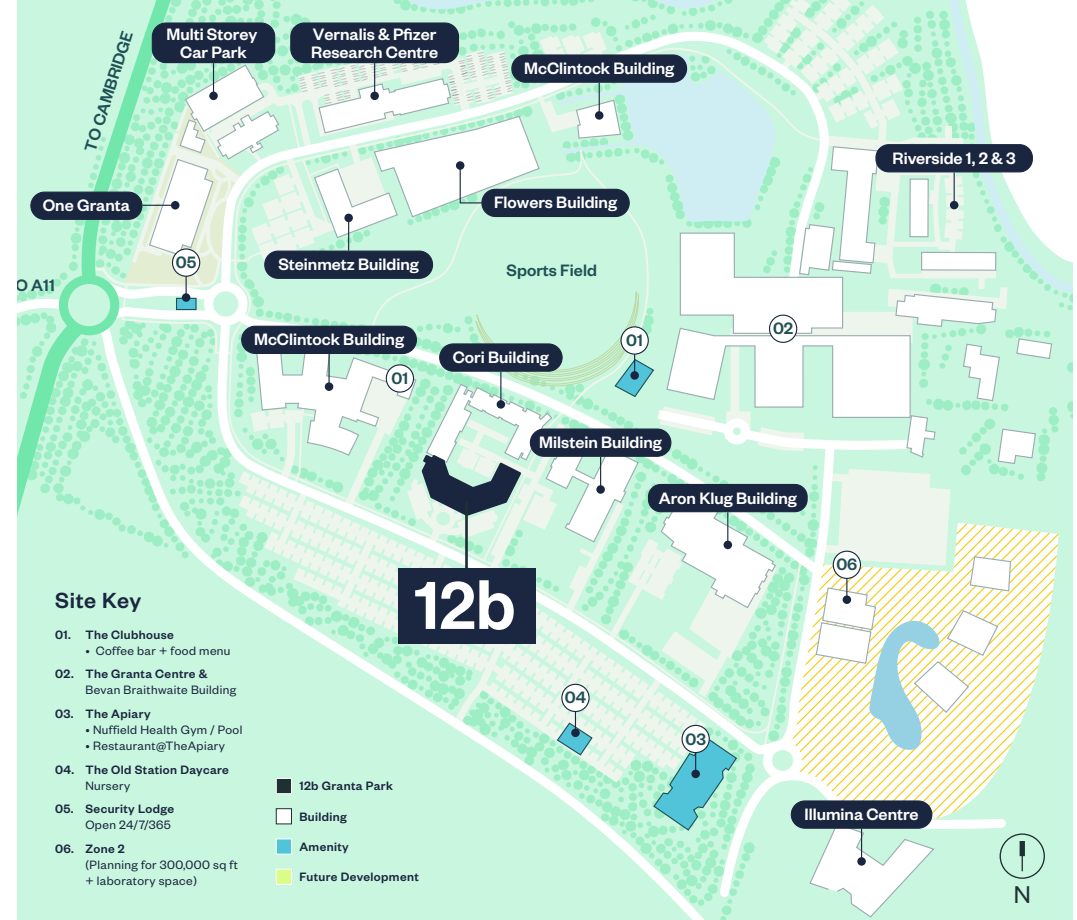
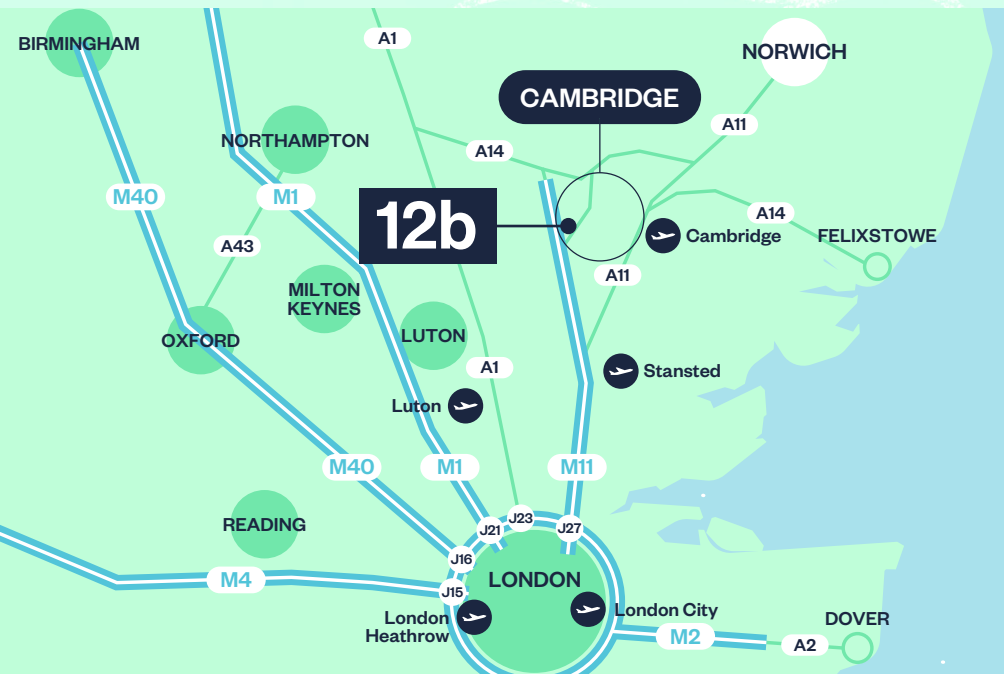
Stanstead 28 mins

M25 31 mins

Heathrow 1hr 21 mins

London 1hr 22 mins

Oxford 2 hrs



CURRENT OCCUPIERS INCLUDE

Alloy Therapeutics

ALTOS™

ALZHEIMER'S RESEARCH UK FOR A CURE

AMPHISTA THERAPEUTICS

Bicycle®

CANCER RESEARCH UK

GILEAD

illumina

metrion biosciences

NXera

Pfizer

sphere bio

syngenta

ThermoFisher SCIENTIFIC

T-Therapeutics

TWI

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.

Designed and produced by Cre8te - 020 3468 5760 – cre8te.london