



# To Let

## Landmark 4 Storey HQ Laboratory Building

- Prestigious location at the entrance to a best-in-class science park in Cambridge
- Considered design to class leading WELL Enabled, BREEAM and WiredScore certifications
- Opportunity to occupy large contiguous floorplates
- 4.25m slab to slab height throughout
- Two passenger lifts plus dedicated goods lift
- Dedicated servicing and delivery entrance
- Dedicated external store, waste area and gas store for each floor
- Shower, changing and drying facilities

### One Granta

Granta Park, Great Abingdon, Cambridge, CB21 6DP

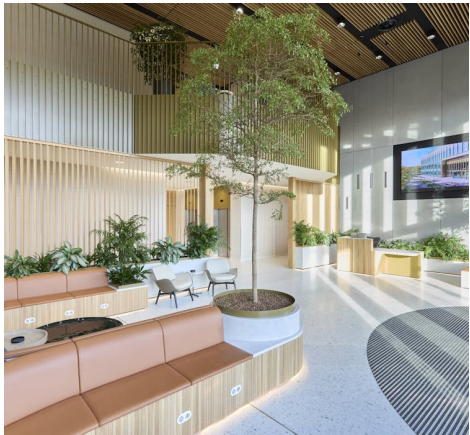
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**12,236 to 79,670 sq ft**

1,136.76 to 7,401.59 sq m

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**Reference: #185641**



Summary

|                |  |
|----------------|--|
| Available Size | 12,236 to 79,670 sq ft / 1,136.76 to 7,401.59 sq m |
| Car Parking    | 1:394 sq ft (1:37 sq m)                            |
| EPC            | A  |

Description

Granta Park, ideally positioned within the Cambridge Science Cluster, has been an established base in the science world for more than 20 years and is home to many leading companies. As a park in excess of 1m sq ft of built space, the Park offers an unrivalled life science and tech setting for young and mature companies seeking an established and amenitised setting.

Location

Granta Park users benefit from a broad spectrum of amenities. It's set within 120 acres of natural woods and beautiful landscaping, perfect for walks and al fresco lunches. The Park also benefits from a central cricket pitch, a hub for outdoor activities.

Tenants also have exclusive access to The Apiary, a 45,000 sq ft building designed for healthy living, helping employees achieve the perfect work/life balance. The Apiary not only includes a restaurant, it also boasts access to Nuffield Health Fitness & Wellbeing Centre.

Transport Amenities include:

- A commuter bus services from Cambridge (via Addenbrookes) and Whittlesford Parkway Stations morning and afternoon.
- Shuttle bus to Whittlesford Parkway Station.
- LiftShare: Car sharing with other commuting staff.
- Safe cycle routes: Off-road cycle path link Granta Park to Cambridge, Sawston and Babraham.
- Green Travel Champions: Actively working on initiatives to reduce single car occupancy journeys to the Park.

Accommodation

The accommodation comprises the following areas:

| Name                | sq ft  | sq m     | Availability |
|---------------------|--------|----------|--------------|
| Ground - Right Wing | 12,236 | 1,136.76 | Available    |
| Ground - Left Wing  | 12,236 | 1,136.76 | Available    |
| 1st                 | 26,790 | 2,488.87 | Available    |
| 2nd                 | 28,408 | 2,639.19 | Available    |
| Total               | 79,670 | 7,401.58 |              |

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