TO LET:

Start-up Space

Flexible bioscience incubator space comprising wet laboratory and write-up / office space across various buildings from 600 sq ft.

Start, nurture, scale and grow your bioscience business with us...

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Developed as flexible bioscience incubator space that is capable of sub-division into several different sized tenancies, laboratory options are available from 600 sq ft across various buildings on Campus. These buildings also offer meeting room / open plan meeting areas with seating to the ground floors.

Flexible, Fully Fitted Laboratory Space

Moneta Building: From 600 sq ft (56 sq m)

- Adaptable wet laboratory and office / write up units ranging from 123 sq ft (office space) to 600 sq ft laboratories. Ideal accommodation for early-stage start-up ventures.
- Multi-let building comprising three floors including two communal meeting rooms, kitchens, comms room, +4 cold room, -80 freezer room and full equipped wash up facility.

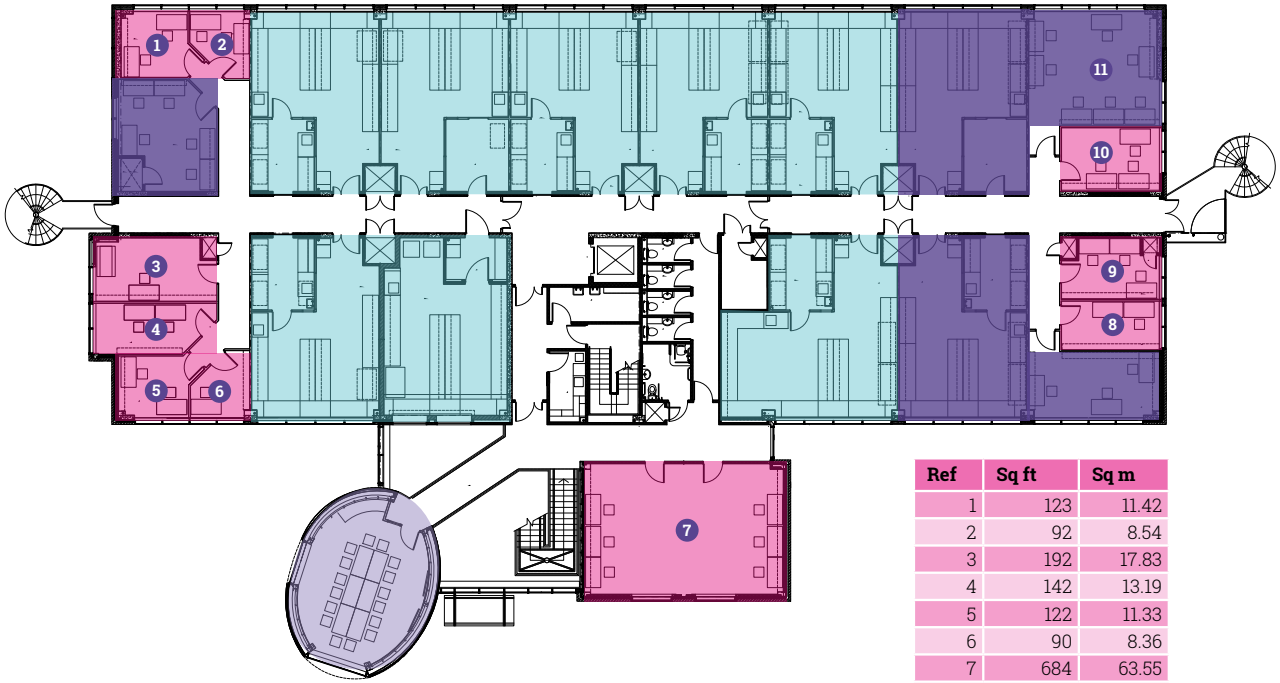
Meditrina Building: From 1,000 sq ft (93 sq m)

- Fully fitted laboratory, office / write up spaces currently split into six individual units.
- Multi-let building comprising two lettable floors including meeting room, tea point, post drop off area, open plan meeting area with seating and fully equipped wash up facility.

Moneta Building: Specification & Floor Plans

First Floor

Total Area: 7,886 sq ft (732.44 sq m)



Ref	Sq ft	Sq m
1	123	11.42
2	92	8.54
3	192	17.83
4	142	13.19
5	122	11.33
6	90	8.36
7	684	63.55
8	125	11.61
9	218	20.25
10	165	15.34
11	393	36.51

Lab Space: x8 at 600 sq ft (55.72 sq m) each, and x1 at 740 sq ft (68.75 sq m)

Office Space

Meeting Room

Let

Please note: Illustrative representation only.

Indicative laboratory layout

Building Specification:

- Reinforced concrete frame with ground and first floor loading to 3.75kN/m2 live load.
- The Building Management System (BMS) utilises TCP/IP technology and has been connected to the site IT network for remote monitoring and control of the plant/environment by the in-house engineering team.
- IT Data delivery is via Cat5e Structured cabling, cabled from a central cooled and fire protected comms room with facilities for housing tenant's dedicated servers or connection to the Campus network.
- Building equipped with fully addressable, automated fire detection and alarm system together with Access Control and CCTV security (which link back to centralised security control facilities managed and operated by Babraham Research Campus Ltd).
- Goods passenger lift (max 1000kg loading capacity).

Laboratory Specification:

- Fully fitted with Romero laboratory furniture:
  - Benches have a maximum loading capacity of 200kg/m2.
  - Drawers in the mobile bench units have a maximum capacity of 35kg.
- Each laboratory unit has the ability to be fitted with a fume cupboard. Selected units to the first floor are designed to be fitted with two fume cupboards.
- Perimeter benching laid out in modular arrangement to aid flexibility (max loading capacity 200kg/sq m).

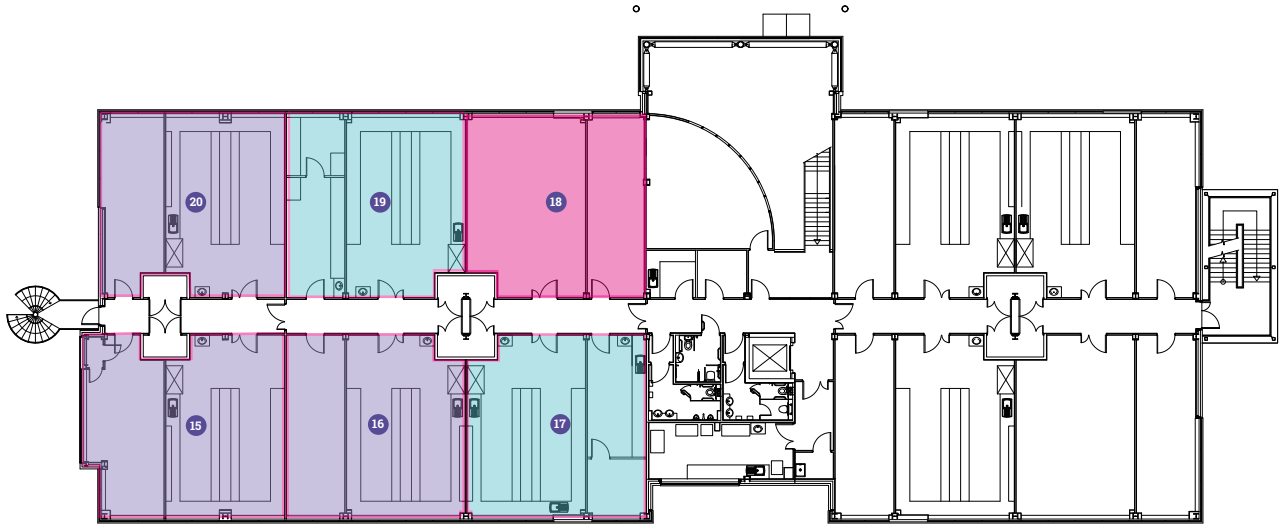
Meditrina Building: Specification

Indicative laboratory layout

Building Specification:

- Two storeys of accommodation with a further level above this accommodation, which consists of internal plant space.
- The building is a steel frame with reinforced ground bearing ground floor slab. First and second floors comprise steel and reinforced concrete composite floor deck, with a first and second floor loading of 3.0 kN/sqm and 7.5kN/sqm respectively.
- Lettable space is contained within two simple rectilinear floor plates. The main customer, delivery point, lift and core toilet accommodation has been located centrally, outside the blocks of laboratory accommodation, to enable shared use by all tenants whilst leaving the usable space unrestricted.
- There are entrance doors into each wing of lettable accommodation at ground and first floor level from the back of the entrance space.
- As well as the WC core, which is located at both ground and first floor levels and contains accessible WC's and showers at both levels, the central area also includes a post drop off area, tea point, comms room, meeting room and an open plan meeting area with seating.
- Security systems, including CCTV, Access Control and Intruder Alarm have been installed throughout the building.
- All plant and associated systems are monitored and controlled via a centrally managed Building Management System (BMS).
- External stores includes gas bottle storage area.

Meditrina Building: Floor plan



Unit	Sq ft	Sq m
15	1014	94
16	973	90
17	974	90
18	963	89
19	972	90
20	959	89

Lab Space
Office Space
Lab / Office space

Please note: Illustrative representation only.

Laboratory Specification:

- Chilled water (CHW) and low temperature hot water (LTHW) are provided via central chillers and boilers respectively with ceiling mounted fan coil units.
- Space heating and cooling is achieved through tempered air via the supply air handling units and ceiling mounted 4-pipe fan coil units.
- Mechanical Ventilation rates for the for laboratory and office spaces are x6 air changes per hour.
- The design allows for one fume cupboard per laboratory module. Each fume cupboard is separately ducted to external flues (constant flow).
- Fire detection and alarm facilities throughout the building via a fully addressable system. Detection is generally by ceiling-mounted and ceiling void-mounted multi sensor heat and smoke detectors, with 'breakglass' call points installed around the building for manual activation of the fire alarm system.

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Babraham Research Campus

The best place to start-up and scale-up a bioscience venture

The Babraham Research Campus is a leading location which supports early-stage and scale-up bioscience enterprise and is distinct in its co-location of bioscience companies with the world leading discovery research of the Babraham Institute. Our Campus is a dynamic environment set within 430 acres of beautiful parkland and is home to over 60 companies, 2,000 employees and 300 academic researchers. It is where discovery research and business come together with a shared scientific focus that accelerates innovation and strengthens links between academia and the commercial world.

In addition to comprehensive lab facilities and support services, occupiers enjoy access to our restaurant, café and bar within the Cambridge Building, which also enjoys fantastic meeting room and auditorium spaces catering for both private and free-to-attend events, seminars and networking, many of which are intended to introduce occupiers to our wider Campus/Cambridge network of stakeholders, investors and those 'who have been there and done it many time before' and who are happy to share their experiences.

In addition, our beautiful parkland setting, sports & social club and gym enable a healthy work/life balance.

430 acres
of parkland

Home to over
60 Companies

A community of over
2,000 Employees

300 Academic Researchers

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Location

The Babraham Research Campus benefits from excellent access by road, rail and public transport. Stansted Airport is approximately 25 minutes away and London's Luton, Heathrow and Gatwick airports are all easily accessible by regular rail links from central Cambridge, which is just 6 miles away.

In addition, a public bus from Cambridge (the Linton & Haverhill 13/13A) departs from Drummer Street bus station in Cambridge every 30 minutes and takes approximately 25 minutes to reach the Campus.

By Road

- Central Cambridge - 6 miles
- Duxford - 7 miles
- Newmarket - 13 miles
- Central London - 57 miles

By Rail

- London Kings Cross to Cambridge - 48 mins
- London Liverpool Street to Whittlesford Parkway - 75 mins

Contact

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Babraham Research Campus

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