

## TO LET:

**Up to 12,000\* sq ft (1,115 sq m) of fitted laboratory, office / write-up space spread across the ground and first floors**

High specification laboratory suites, ideal for chemistry use, available at the heart of Babraham Research Campus. An exceptional opportunity to join this leading, sustainable life science ecosystem community, benefit from the extensive Campus infrastructure and gain access to our wider network. Start, nurture, scale and grow your bioscience business with us...

[www.babraham.com](http://www.babraham.com)



# The Minerva Building





# The Minerva Building

The building consists of:

- Two storeys of accommodation with a further level above this accommodation for internal and external plant spaces.
- Lettable space is contained within two simple rectilinear floor plates over two wings. 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.
- A newly refurbished WC core is located at both ground and first floor levels and contains accessible WC's, showers with changing area and lockers (ground floor) and a drying area (first floor).
- The lift is accessible from both the main entrance and the goods delivery points, providing a dual function as both an accessible passenger lift and a goods lift.
- Service doors located to the rear of the central area exit into a service yard area with adjacent refuse enclosure and external stores.
- External stores include a dedicated gas bottle and nitrogen storage area. An underground trench links this area to the building to provide for piping of gasses into the building.

The main entrance leads into a double height communal reception area, from which the main staircase rises to the first floor, with glazed screens overlooking the reception area. Each wing has its own entrance doors at ground and first floor level leading off the main entrance space.

Car parking and covered cycle parking areas are available across Campus.

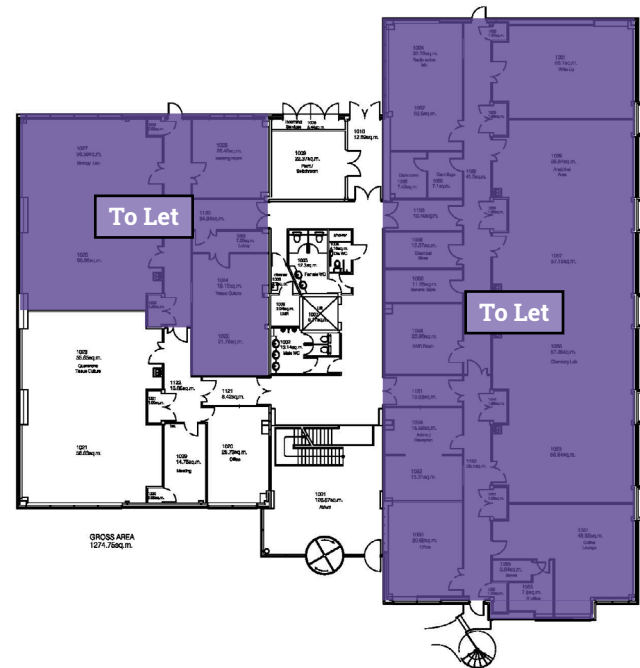


# Specification & Floor Plans

## Building Specification:

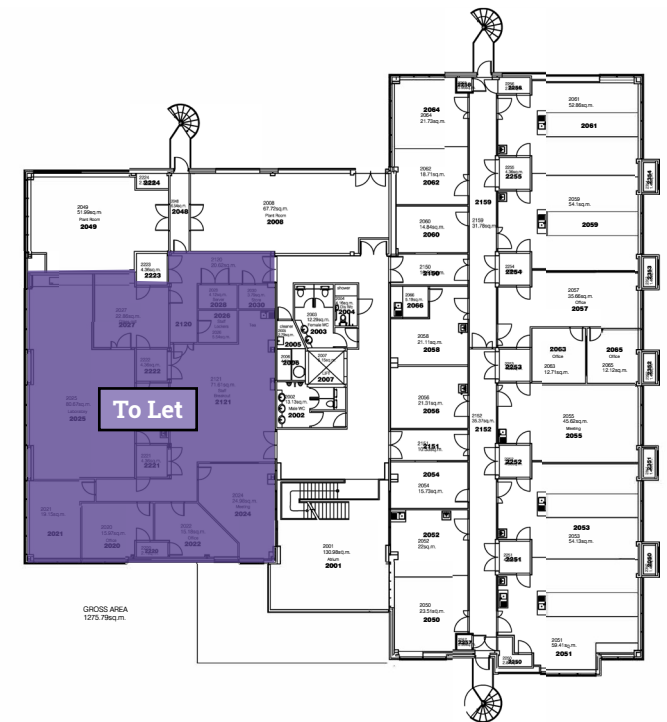
- The building is steel framed with a reinforced ground bearing ground floor slab.
- First and second floors comprise steel and reinforced concrete floor decks, with a first and second floor loading of 5.0 kN/sqm and 7.5kN/sqm respectively.
- High efficiency LED lighting is fitted to all laboratory and office / write-up space.
- Security systems, including CCTV and Access Control, have been installed throughout the building.
- Conditioned (heated and cooled) ventilation is provided via packaged air handling units and ceiling mounted 4-pipe fan coil units. Mechanical ventilation rates for the laboratory spaces are 10 air changes per hour.
- Chilled water (CHW) and Low temperature hot water (LTHW) are provided via central chiller and boilers respectively.
- The available suites are currently fitted with a total of 25 low velocity fume cupboards (with a sash velocity of 0.3m/s).
- All plant and associated systems are monitored and controlled via a centrally managed Building Management System (BMS).

## Ground Floor



Please note: Illustrative representation only.

## First Floor



Please note: Illustrative representation only.



# 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**







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

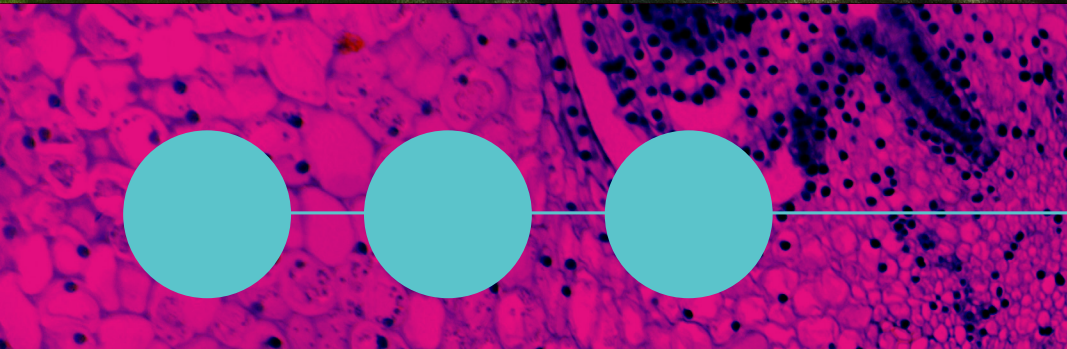
### By Rail

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

## Location







# Contact

To explore further, please contact:



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