

The Glenn Berge Building

Babraham Research Campus



TO LET — FIRST CLASS FITTED FLEXIBLE
LABORATORY AND OFFICE SPACE

12,338 sq ft (1,146 sq m)



The Glenn BERGE Building is one of a trio of BioMed buildings at Babraham Research Campus constructed between 2020 and 2024 totaling over 130,000 square feet. The Building is a 52,000 square foot multi-let, purpose built laboratory building with fully fitted laboratory spaces, external stores, goods delivery areas and a statement building reception.

The Babraham Research Campus facilitates a world-class research and business ecosystem that bridges academia and the commercial sector, and it is also a hub for scale-up and start-ups located at the heart of the Cambridge biotech cluster. Its co-location of more than 60 bioscience companies with the Babraham Institute facilitates a world class research and business ecosystem that bridges academia and the commercial sector. The Babraham Research Campus is located 3 miles (5km) to the north-west of Granta Park.

World-Class

Babraham Research Campus provides the ideal combination of an attractively landscaped Park environment with an internationally renowned reputation located at the heart of the Cambridge biotech cluster.

Amenities available on the Park include:

- Catering and conference facilities within the Cambridge Building
- Excellent transport links to Cambridge and the wider area
- Day nursery
- Gym and sports facilities
- Full scientific support services
- Occupiers of Building 940 will have the option to become members at Granta Park's the Apiary® and Clubhouse facilities

The Apiary® at Granta Park is a 40,000 square foot building specifically designed to promote healthy living and improve the day-to-day life provides exceptional facilities including:

- Restaurant at The Apiary®
- Apiary® coffee and juice

Fitness & Wellbeing Centre:

- World-class gym
- Squash & tennis courts
- Climbing wall
- 25m swimming pool
- Sauna
- Spin room
- Fitness studios with over 60 classes per week
- Beauty treatments
- Physiotherapy

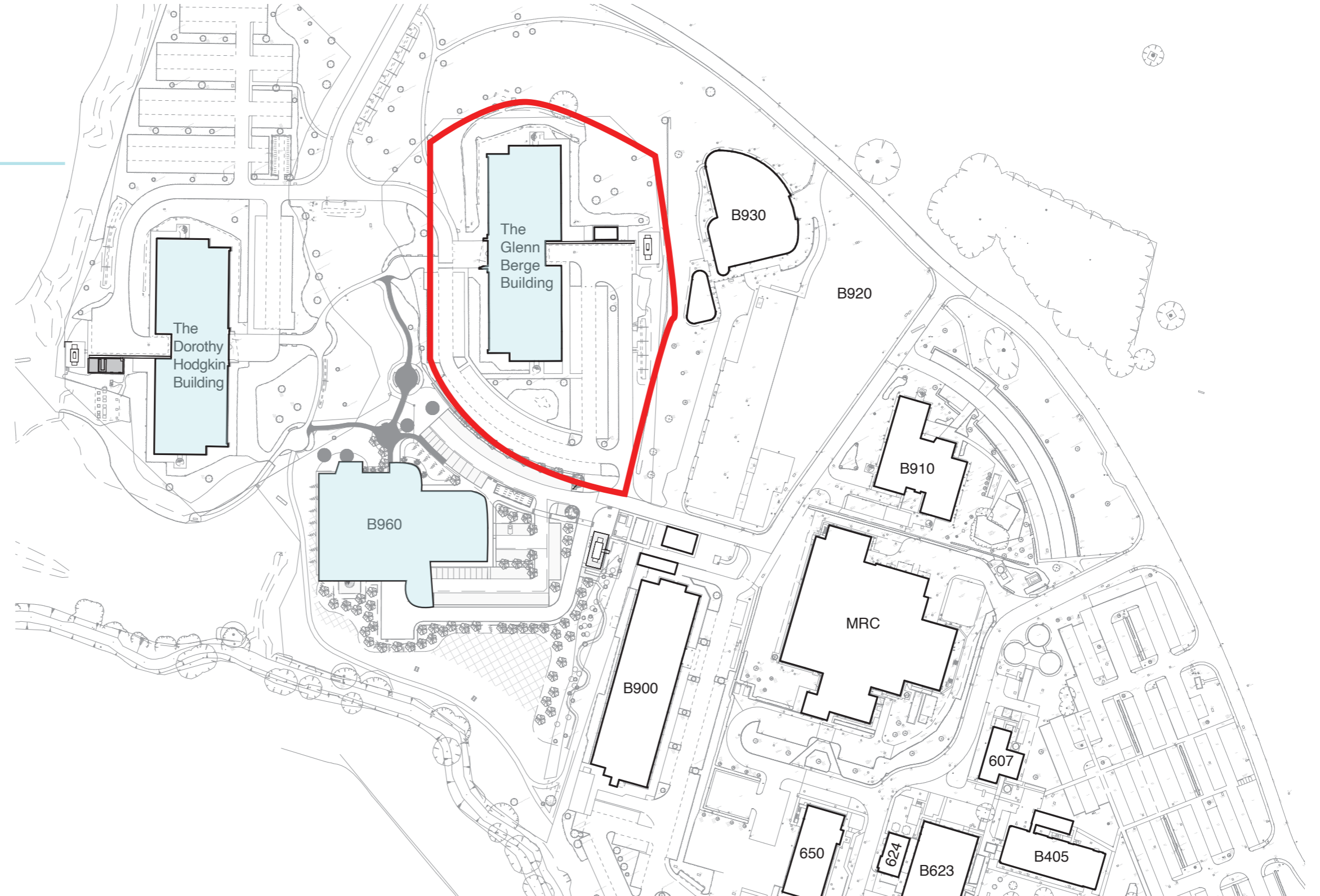


 **The Apiary**
GRANTA PARK



Mixed photographs between Babraham and Granta Park

Building Setting



Building Features

BUILDING FEATURES:

- Prestigious two story entrance/ reception area
- Separate passenger and goods lifts
- Toilet facilities and showers on each floor
- Rear servicing/loading providing direct access to each suite
- External storage areas
- Generous plant loft space
- Car parking provision of 1 space per 300 sq ft
- 41 parking spaces (access to EV spaces)
- Building generator

The suite is fitted out to a high level to provide laboratory, office and ancillary/support accommodation in distinct zones.

Amenities include:

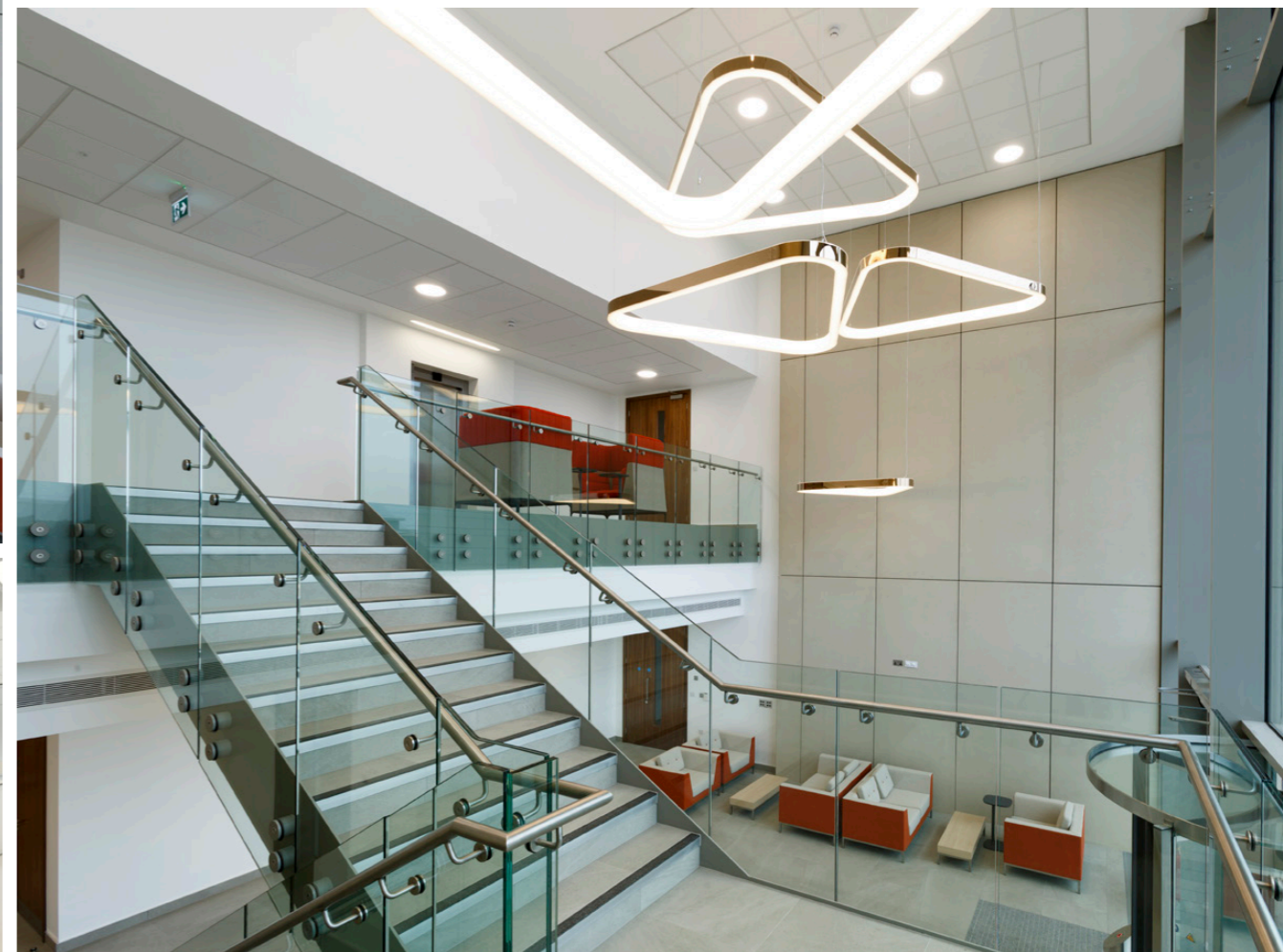
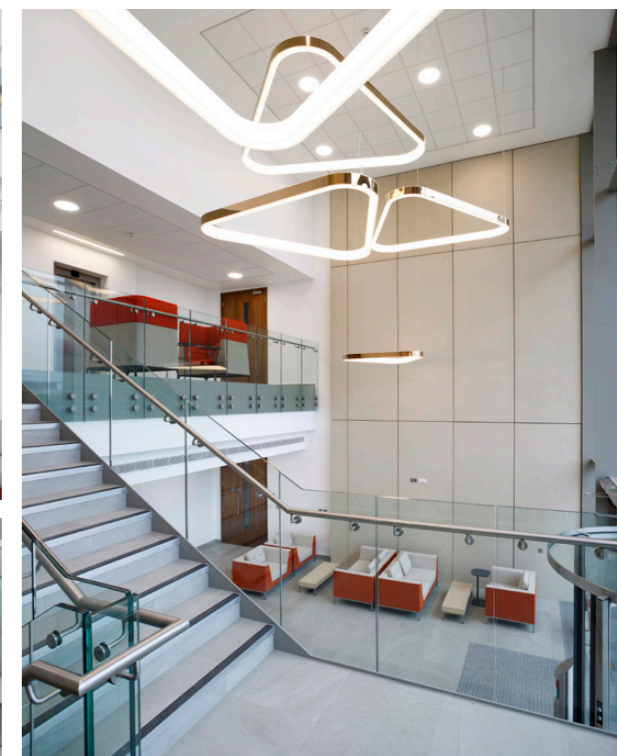
- Fully air conditioned
- Offices finished to open plan CAT 'A' specification including meeting facilities and kitchen/breakout areas

Laboratory areas have mechanical and electrical services installed and include:

- Solid floors with vinyl coverings
- Benches
- Trespa shelving
- Sinks (incl. wash hand basins)



EPC Rating B (39)



FLOOR PLAN

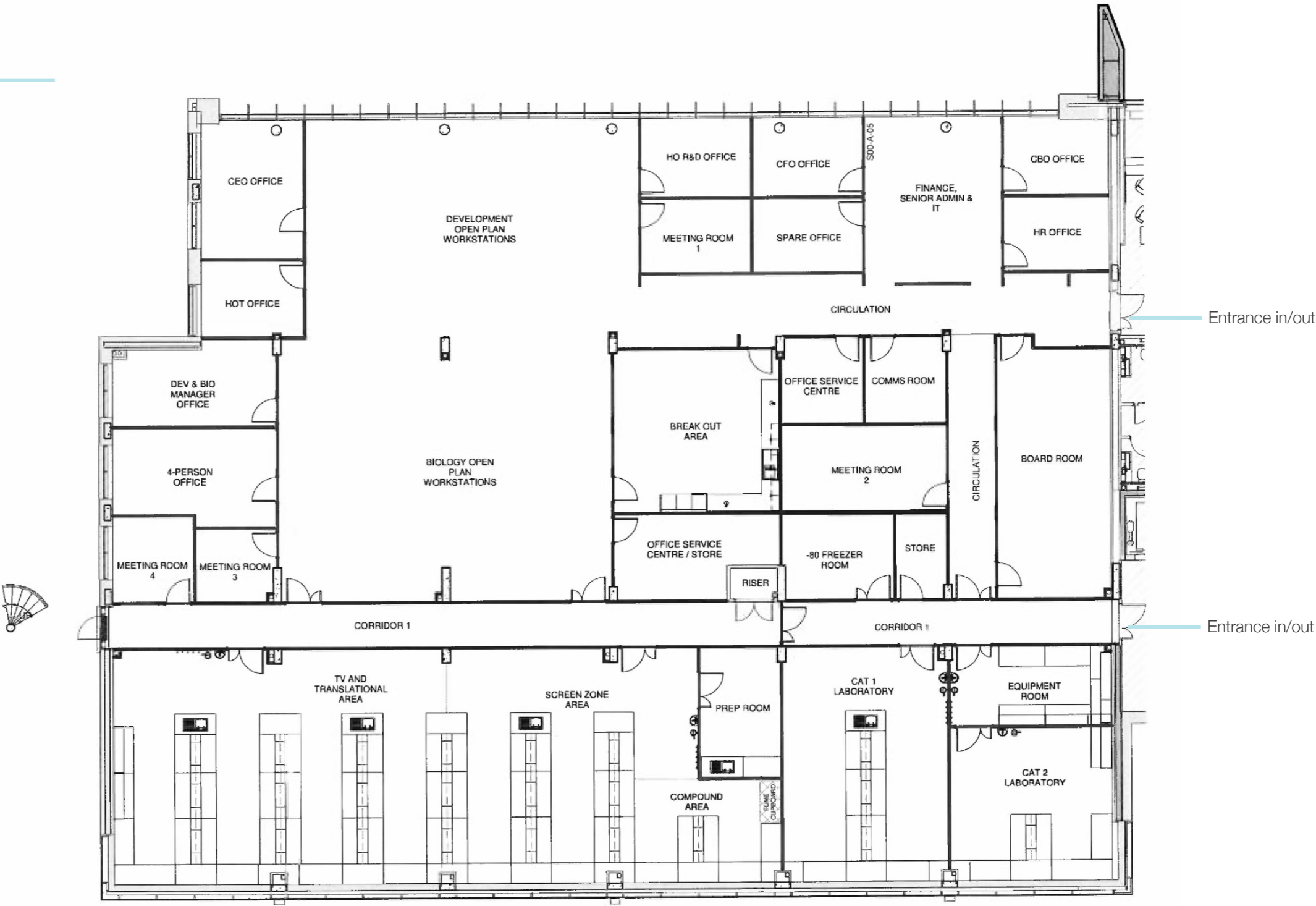
Ground Level

AVAILABLE FOR LET

Wing A, Ground Floor,
Glenn Berge Building
12,338 sq ft (1,146 sq m)

FEATURES:

- Open plan office areas
- Private offices
- Meeting rooms
- Breakout and kitchen areas
- Boardroom
- Comms and office storage room
- Lab areas with benching, power and water
- Fume hood, storage and freezer areas



**Please refer to features section for detailed specification*



ABOUT BIOMED REALTY

BioMed Realty, a Blackstone real estate portfolio company, is a leading provider of real estate solutions to the life science and technology industries.

BioMed owns and operates high quality life science real estate comprising 16 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 2.5 million square feet of Class A properties in active construction and 8.9 million square feet of future development platform to meet the growing demand of the life science industry.



Gateway of Pacific, South San Francisco, CA



i3, San Diego, CA



Vue Research Center, Seattle, WA



650 Kendall (left) & 500 Kendall (right), Cambridge, MA

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Inspire.
Create.

A  BioMed Realty property

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