

TO LET:

**From 2,207 sq ft (205 sq m) up to
c.20,000 sq ft (1,858 sq m) of fitted
laboratory, write-up & meeting room space**

Seize the opportunity to join this leading, sustainable ecosystem community and benefit from our exceptional campus infrastructure and wider network. Start, nurture, scale and grow your bioscience business with us...

www.babraham.com

The Bennet Building



• The Bennet Building



A specialist wet laboratory facility designed for biotech and chemistry users seeking an HQ style facility or also available as smaller lab and write up spaces.

Located in a prominent position within Babraham Research Campus, The Bennet Building is a three-storey building comprising wet laboratory, office/write-up areas and meeting room space to the ground and first floors. The ground floor also benefits from an impressive central atrium and café area. Plant is located on the second floor.

The building consists of:

- Ground Floor: Comprising three separate demises, which are available as a whole or can be leased individually, totaling 9,454 sq ft of laboratory and office/write-up/meeting space.
- First Floor: Comprising three lab / office demises totaling 10,402 sq ft of laboratory and office/write-up space, plus 302 sq ft (28 sq m) additional meeting room space (split across two rooms).
- Second Floor: A -80 degrees centigrade freezer room, a +4 degrees centigrade cold room and storeroom all within 540 sq ft (50 sq m).
Please note: All areas are net sq ft.

Communal facilities within the building include a dedicated comms room and two externally accessed general stores rooms + shared freezer, cold room and stores to the second floor.

The ground floor 'Signatures' self-service café offers a selection of sandwiches, salads, confectionery, hot and cold beverages.

Car parking and a BREEAM compliant covered cycle area is available to the rear of the building, together with a separate service yard with access into the building for deliveries. A dedicated secure waste compound is located adjacent to the service yard. There is also an external compressed gas store with pipework service routes into the building for piped-in gas supplies.

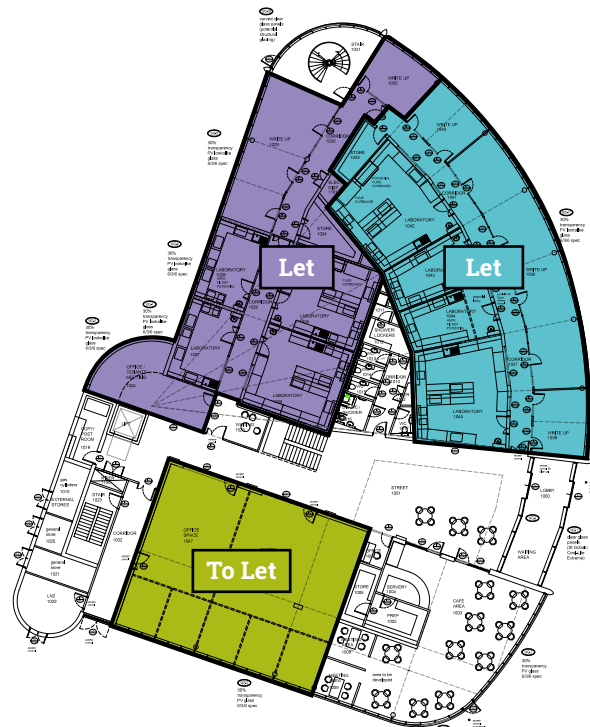


Specification & Floor Plans

Building Specification:

- Reinforced concrete frame and curtain walling above a brick plinth.
- Ground and first floor loading 3kN sq m live load and 1kN sq m partition allowance.
- Dedicated plant to each laboratory and office space.
- Air Source Heat Pumps for heating and cooling.
- High efficiency LED lighting coupled with PIR sensing fitted to all office, laboratory and circulation areas.
- Auto-controlled, integrated louvre blinds incorporated to the perimeter curtain walling system, optimised to minimise glare and maximise natural light.
- The building fully serviced with environmental control systems via a TRENDS Building Management System, connected into the site IT 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).

Ground Floor



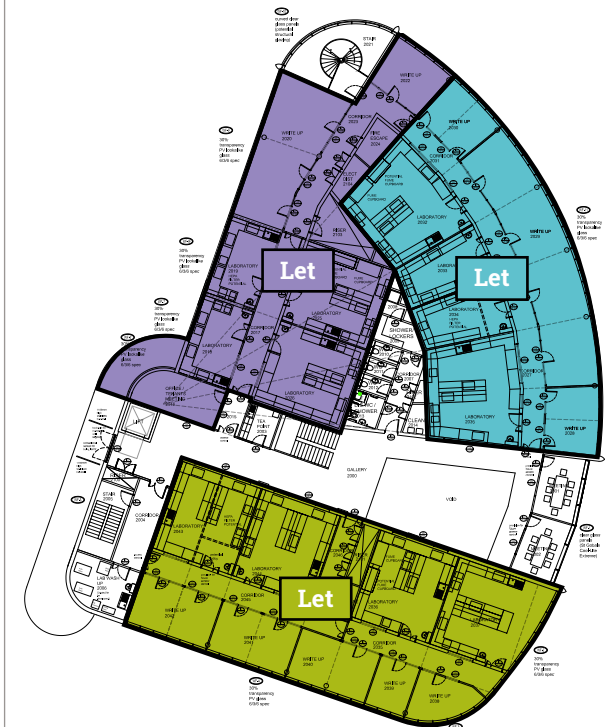
3,638 sq ft (338 sq m)

3,778 sq ft (351 sq m)

2,207 sq ft (205 sq m)

Please note: Illustrative representation only.

First Floor



3,251 sq ft (302 sq m)

3,886 sq ft (361 sq m)

4,026 sq ft (374 sq m)

Please note: Illustrative representation only.

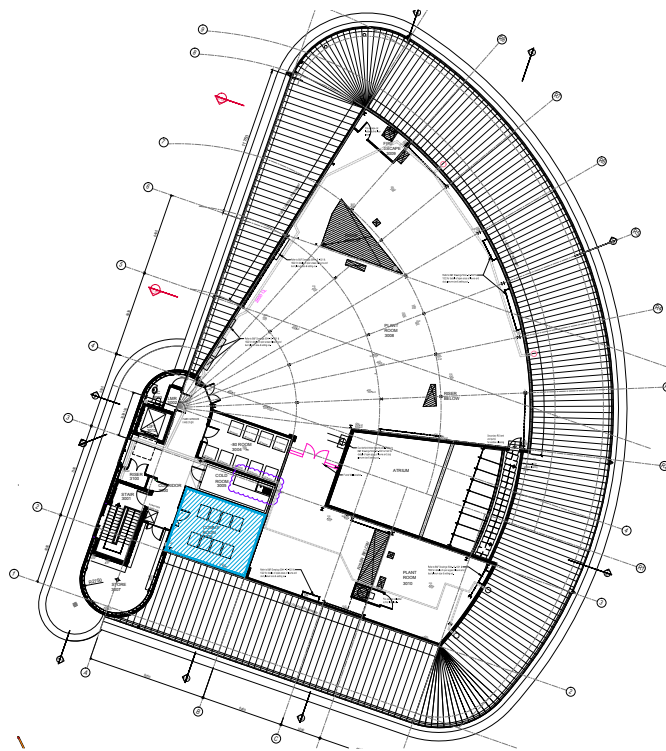
• Specification & Floor Plans

Fitted labs available in a range of sizes from 3,250 sq ft (302 sq m) to 20,785 sq ft (1,931 sq m).

Laboratory Specification:

- Fully fitted with Romero laboratory furniture, including:
 - Trespa-top benches.
 - Mobile under bench units.
 - Toprack shelving system.
 - Sinks and hygiene stations.
- Perimeter benching laid out in modular arrangement to aid flexibility (max loading capacity 200kg/sq m).
- Liquid Nitrogen store, with oxygen depletion monitoring and alarms linked to mechanical ventilation system.
- Provision for up to 10 low flow fume cupboards.

Second 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

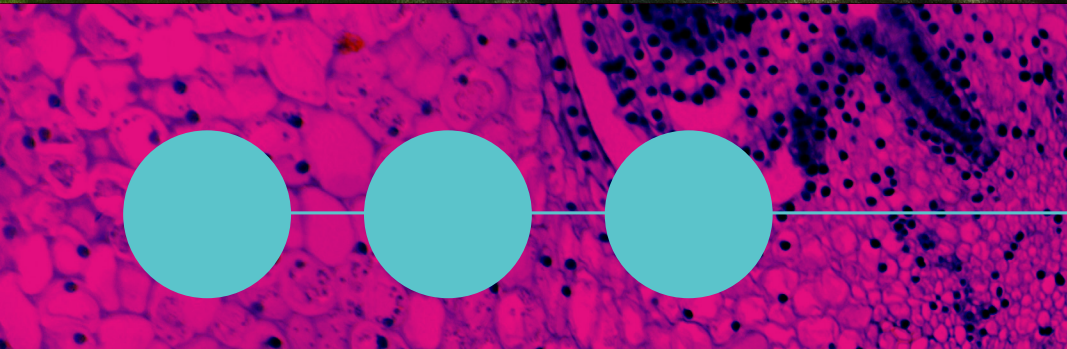
- Central Cambridge - 6 miles
- Duxford - 7 miles
- Newmarket - 13 miles
- Central London - 57 miles

By Rail

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

Location





Contact



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