



PRESTIGIOUS  
4-STOREY  
120,000 SQ FT  
LABORATORY  
BUILDING

# ONE GRANTA

UP TO 79,670 SQ FT (7,402 SQ M)



# GRANTA PARK:

Firmly established as a leading location for life science within the Cambridge science community, Granta Park provides the perfect mix of state-of-the-art laboratory facilities and amenity set within a truly inspirational parkland environment. Thoughtful development of the 120-acre estate has created superb spaces for both work and relaxation, resulting in leading life science organisations including TWI, AstraZeneca, Gilead, Illumina, Bicycle Therapeutics and Altos choosing to locate here.



## THE HEART OF THE CAMBRIDGE LIFE SCIENCE CLUSTER



1.3m sq ft of existing buildings

47,700 sq ft of amenity buildings

30 companies

3,700 employees

26+ community events each year

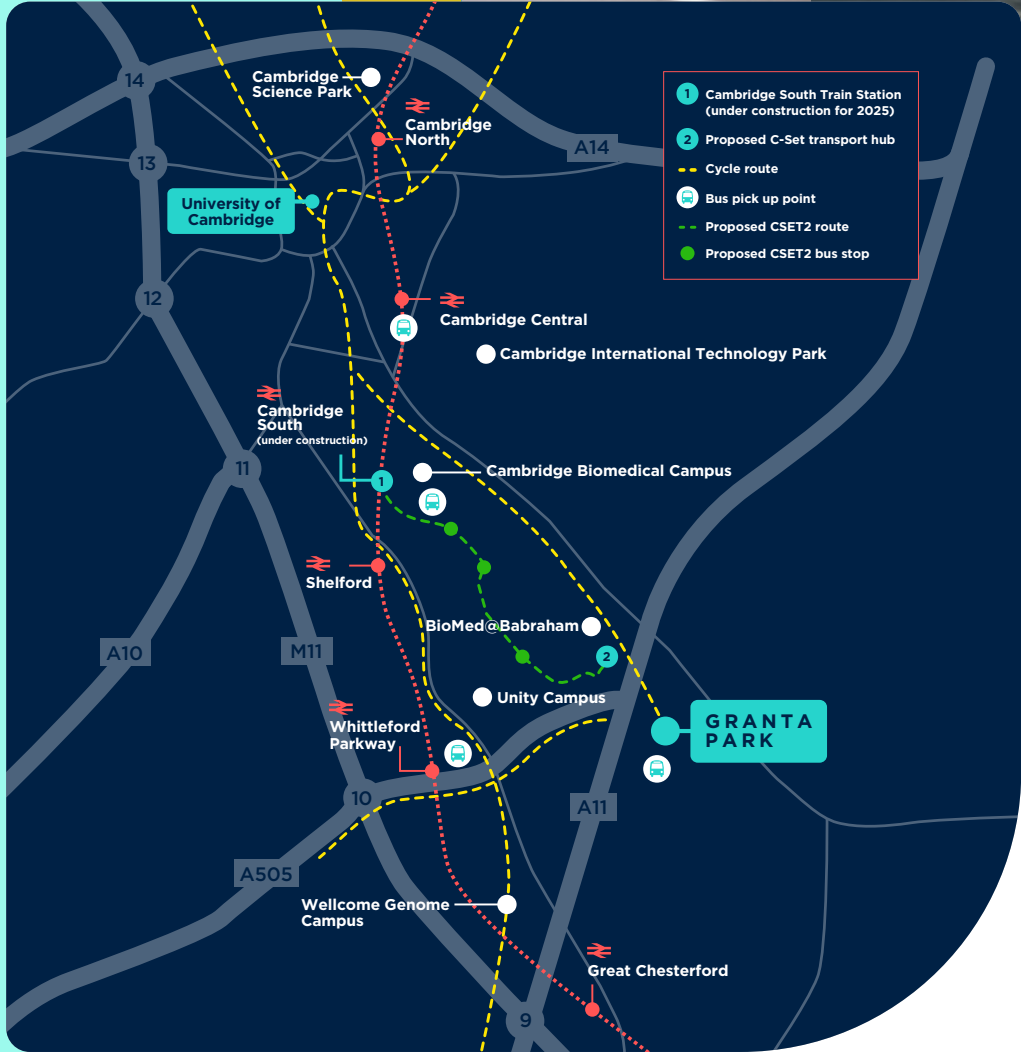
# WITHIN EASY REACH:

## FACILITATING & CHAMPIONING A GREENER COMMUTE



Well served by public transport with frequent bus and train services from Cambridge city centre and surrounding areas, the Park also runs a commuter bus service which picks up from Cambridge Train Station (via Addenbrookes) and Whittlesford Parkway Station daily.

Foot and cycle paths connect Granta Park to Cambridge, Sawston and Babraham and the Park is within touching distance of the A11 (linking with the A14 and M11) and the A505. For those travelling by car the Park also encourages membership of its free car sharing scheme.

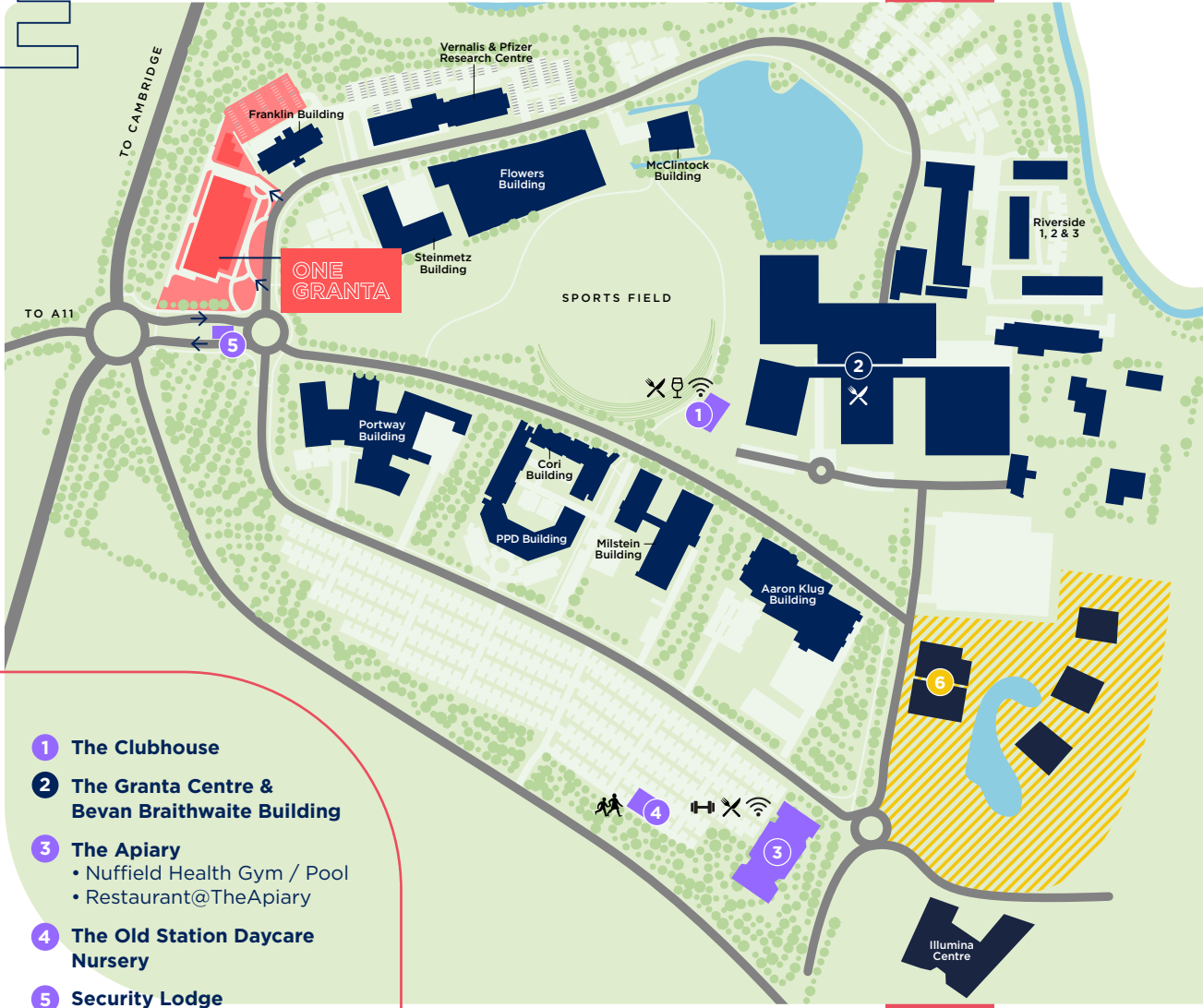


### DRIVE TIMES FROM GRANTA PARK (APPROX)

<b>Cambridge</b> 15mins	<b>Stevenage</b> 40mins	<b>Heathrow Airport</b> 1hr 21mins
<b>Stansted Airport</b> 28mins	<b>Luton Airport</b> 55mins	<b>London</b> 1hr 22mins
<b>London (M25)</b> 31mins	<b>Milton Keynes</b> 1hr 5mins	<b>Oxford</b> 2hrs

# CHANGEMAKERS WELCOME

## CURRENT OCCUPIERS INCLUDE:



- 1 The Clubhouse
- 2 The Granta Centre & Bevan Braithwaite Building
- 3 The Apiary
  - Nuffield Health Gym / Pool
  - Restaurant@TheApiary
- 4 The Old Station Daycare Nursery
- 5 Security Lodge
  - Open 24/7/365
- 6 Zone 2
  - (Planning for 300,000 sq ft + laboratory space)

- Amenity
- Future Development
- Building
- One Granta



# ALL PART OF THE SERVICE:

120 acres of natural woodland and beautiful green spaces, ideal for al fresco lunches and walks - including regular tours and foraging walks in partnership with the Woodland Trust.

Enjoy a game of rounders, volleyball or 5-a-side football on the central cricket pitch, the Park's hub for outdoor activities. Engage in post-match analysis in **The Clubhouse** - 2,700 sq ft, WiFi enabled lounge-style seating and meeting areas complemented by a super food and beverage provision + leisure facilities, licensed bar, changing rooms and showers. The building is also available for private hire events.



PICTURE YOURSELF HERE...



Jack's Gelat.  
... Fortnightly

# ENJOY THE APIARY:

Work it all out in The Apiary - 45,000 sq ft specifically designed to facilitate and promote healthy living. The Apiary restaurant has a variety of dining options including daily hot food, salad bar, soup, grab-and-go as well as a coffee bar. The Apiary is the ideal space within which to relax and refuel having taken advantage of the fantastic health and fitness facilities on offer here, including:

- o Extensive, world-class gym.
- o Squash and tennis courts.
- o Climbing wall.
- o 25m swimming pool.
- o Sauna.
- o Spin room.

- o 3 Fitness studios with over 60 classes per week.
- o Physiotherapy.
- o Beauty treatments.



Health & fitness facilities operated by Nuffield Health.

And, for our youngest community members, the onsite nursery provides a stimulating environment for play and learning.



[www.theoldstationnursery.co.uk/nurseries/sunhill-granta-park/](http://www.theoldstationnursery.co.uk/nurseries/sunhill-granta-park/)



EXCEPTIONAL  
AMENITY FOR  
EVERYBODY,  
EVERY DAY







# ONE GRANTA

As a prominent, state of the art gateway HQ building, One Granta comprises four storeys (excluding the plant loft) and is designed to showcase sustainable design features. It is aimed to be delivered WELL enabled, with BREEAM 'Excellent', WiredScore Gold. The Building has achieved an EPC A (14).

A newly constructed 305 space multi deck parking facility supports the building. End of journey amenity comprises bike storage, electric bike charging, drying facilities, showers + towels and premium consumables.

SUPPORTING A RANGE OF REQUIREMENTS FROM 12,236 SQ FT (1,137 SQ M) TO 79,670 SQ FT (7,402 SQ M)





# THE DETAIL:

## SUMMARY SPEC

The property is delivered to a shell and core specification including the following elements:

- Prestigious **double height staffed reception**.
- **High spec reception furniture** and bespoke commissioned **artistic centrepiece**.
- **Unisex superloos** on each level with separate DDA compliant facilities.
- **Two passenger lifts** plus dedicated **goods lift**.
- **Air handling plant** to support tenant fit out (details on application).
- **305 car parking spaces** in a multi storey facility, of which **19 are accessible**.
- **32 EV charging stations** (allocated 8 per floor) with capacity to increase to **156 stations** for the whole building.

- **4.25m slab to slab height** throughout (area below terrace 4.1m).
- Dedicated **service yard** and **delivery entrance**.
- Dedicated **external store/gas store** and **refuse store** for each floor.
- Minimum **25% reduction in carbon emissions** including renewable technologies (air source heat pumps and rooftop PV array).
- **Exceptional shower, changing and drying facilities + storage** provided at ground floor.



BREEAM  
Excellent targeted.



WiredScore  
Gold

WiredScore  
Gold targeted.



WELL Enabled  
targeted.



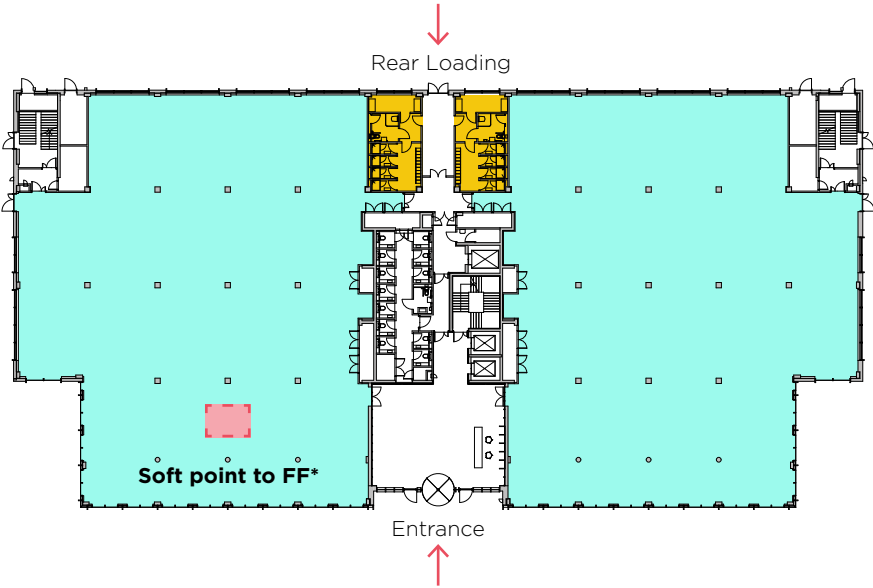
EPC A (14)  
(achieved).



## SCHEDULE OF AREAS

GIA	Sq m	Sq ft
<b>Third Floor (including terrace) LET</b>		
Second Floor	2,639	28,408
First Floor	2,489	26,790
Ground Floor - Left Wing	1,137	12,236
Ground Floor - Right Wing	1,137	12,236
<b>Total</b>	<b>7,402</b>	<b>79,670*</b>

\*Excluding reception, leased 3rd floor, 3rd floor terrace, 4th floor plant roof and cores.  
 1. The above areas are approximate and relate to the likely areas of the building at the current state of the design and using the stated from the Code of Measuring Practice 6th Edition, RICS/ISVA.  
**Floor plans available on request in PDF or CAD format.**

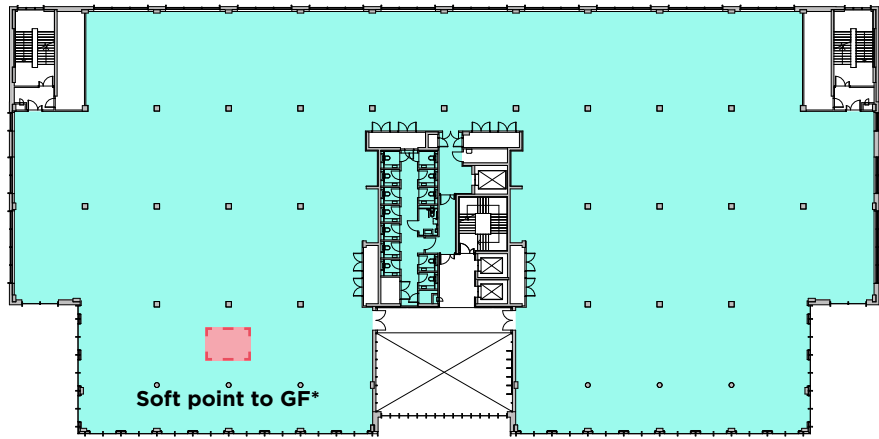


GROUND FLOOR

Available Shower & drying facilities

Left wing 12,236 SQ FT | 1,137 SQ M  
Right wing 12,236 SQ FT | 1,137 SQ M

**\*Internal soft point allows contiguous occupation of up to 1.5 floors.**



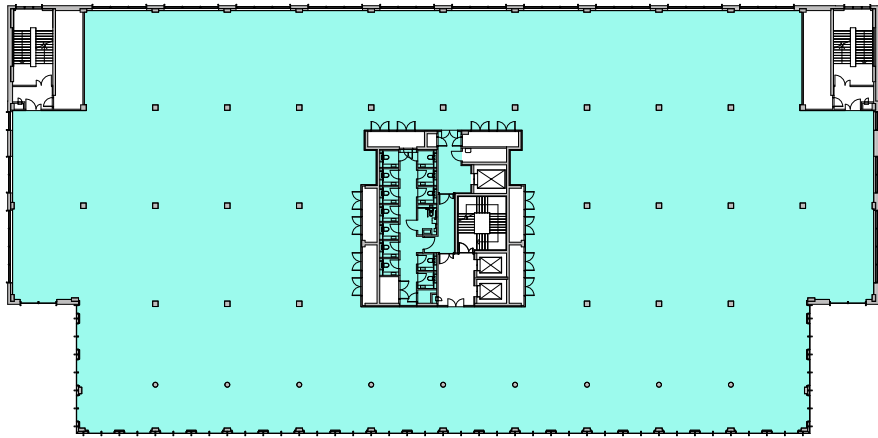
FIRST FLOOR

Available

26,790 SQ FT | 2,489 SQ M

**\*Internal soft point allows contiguous occupation of up to 1.5 floors.**

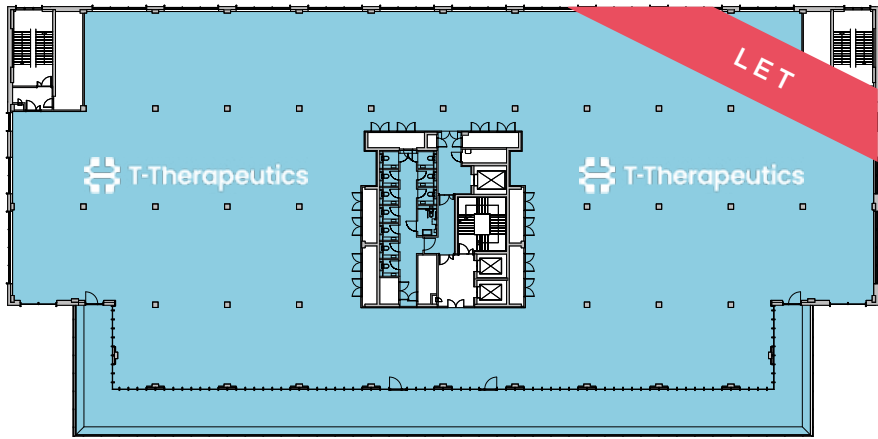
**\*\*Floor plans available on request in PDF or CAD format.**



SECOND FLOOR

Available

28,408 SQ FT | 2,639 SQ M

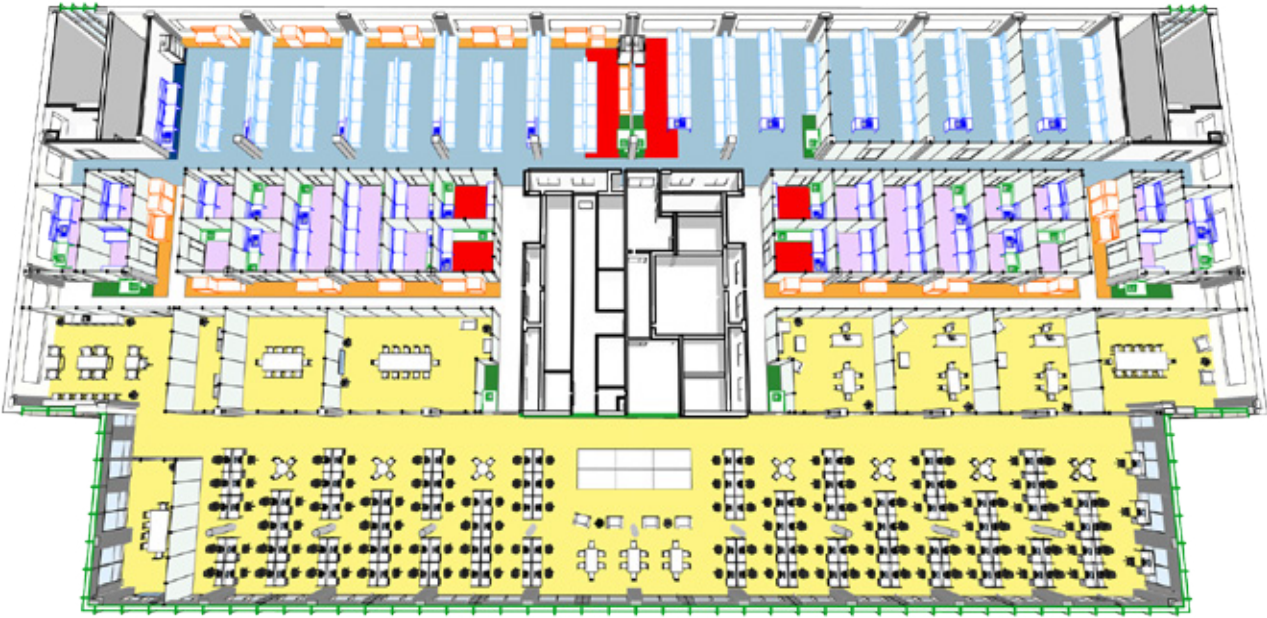


THIRD FLOOR

Let

# INDICATIVE SPACE PLAN

(Second Floor)



## OFFICE

Workstations	139
Cellular office	1
Private office	3
Meeting room	3
Board room	1
Meeting pods	6
Co-working space	1
Break out space/kitchenette	1

## LAB

Lab bench	161
Lab wet bench	12
Equipment bench	19
Lab support	26
FRZ	18
Fume hood	3
Safety station	9



# ONE GRANTA: CHAMPIONING ESG



32 communal EV charging stations



25% reduction in CO<sub>2</sub> Emission



Air Source Heat Pumps



395m<sup>2</sup> PV array

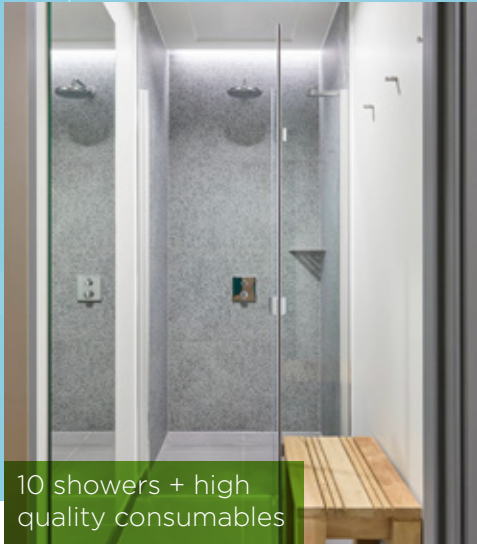
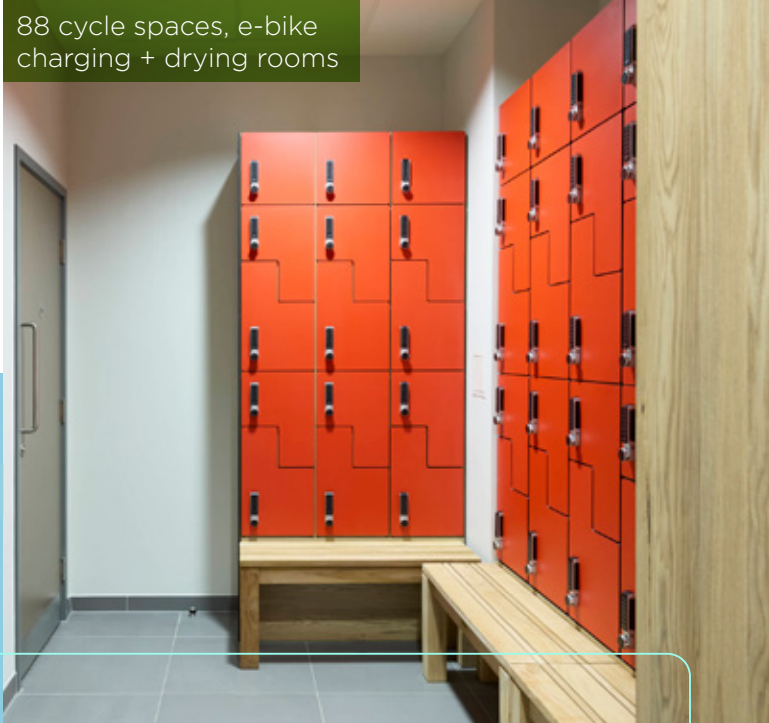


5,200 litre rainwater harvesting tank



15% biodiversity net gain

88 cycle spaces, e-bike charging + drying rooms



10 showers + high quality consumables



Changing facilities with lockers and complimentary towels

**WHAT.THREE.WORDS**

EUPHORIC.SUCCESSES.DOCTORS

**SAT NAV**

CB21 6GP

**GRANTAPARK.CO.UK**

**in** Granta Park

**X** @grantapark

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**LEGAL**

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