

# Babraham B960

Babraham Research Campus



FIRST-CLASS FITTED FLEXIBLE  
LABORATORY AND OFFICE SPACE

Available to let from  
5,113 square feet upwards



## BABRAHAM B960 OFFERING

BioMed Realty is expanding its footprint at the Babraham Research Campus ("BRC") following the formation of a joint venture with Babraham Research Campus Ltd to deliver a 40,000 square feet purpose-built building with new fitted laboratory space.

The new collaboration with the Babraham Research Campus is in response to significant tenant demand in Cambridge and ensures space for life sciences companies that are typically under-served UK wide; namely those growing out of the early stages of incubation with an ambition to scale.

The building, which will incorporate fitted lab and office suites designed for multi-tenant flexibility, will see BioMed's footprint at the Campus in Cambridge grow to more than 130,000 square feet across three buildings.

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.





# Building Features

**Babraham B960: 40,000 SF**

## BUILDING FEATURES:

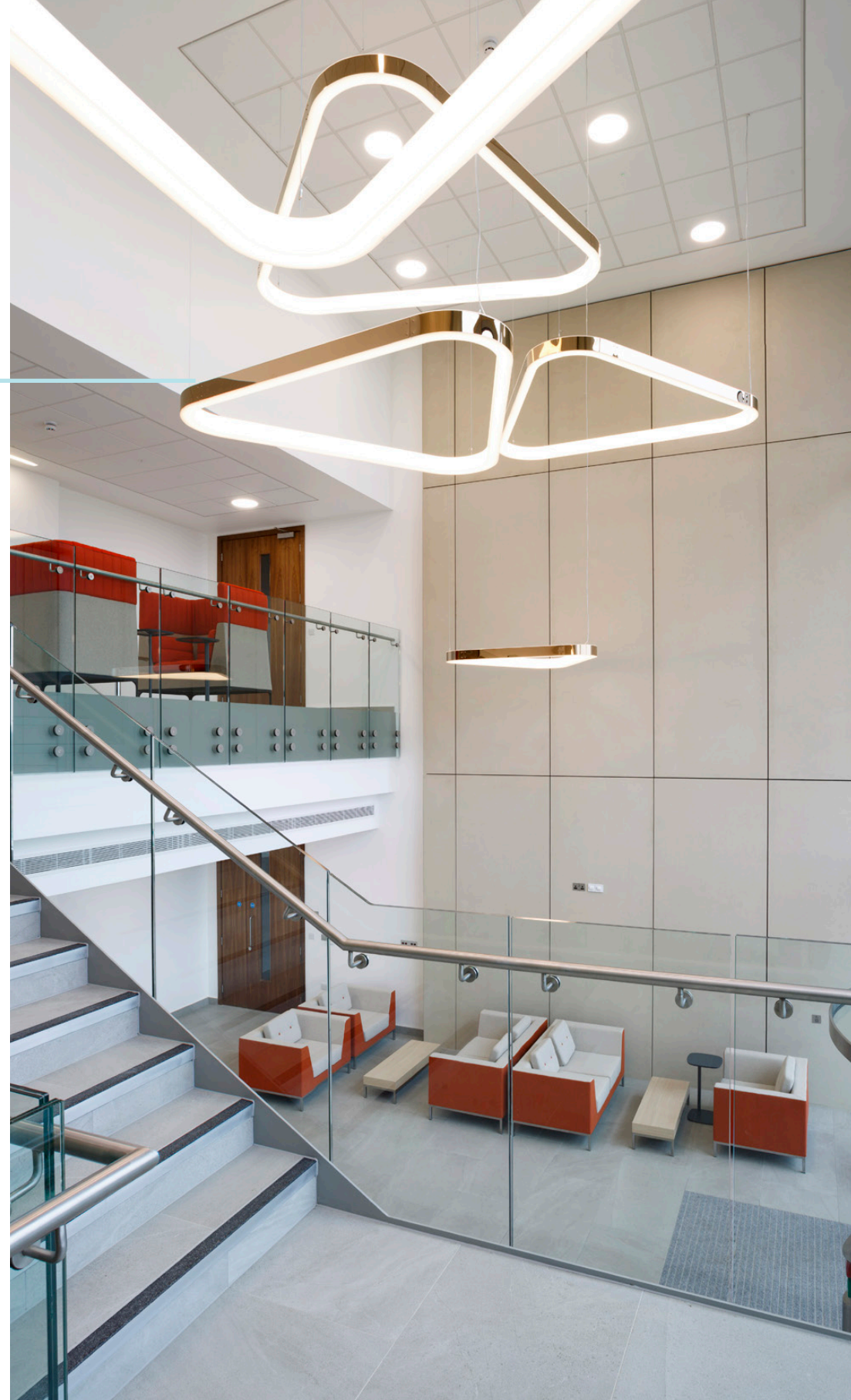
- Separate passenger and goods lifts
- Toilet facilities and showers on each floor
- Rear servicing/loading providing direct access to each suite
- External storage areas
- Generous plant loft space
- 98 car parking spaces (Ratio: approx. 1:350 sq ft)

**In addition, each suite will be served by its own independent air handling unit and fitted out to a high level to provide laboratory, office and ancillary/support accommodation in distinct zones. Amenities will include:**

- Fully air conditioning throughout
- Offices finished to open plan 'Cat A' specification

**Laboratory areas will have mechanical and electrical services installed and will include:**

- Solid floors with vinyl coverings
- Benches
- Trespa shelving
- Sinks (incl. wash hand basins)
- Ancillary Zone will include a tea point and lab prep area together with rooms suitable for freezers, general storage etc
- Fume hoods



*Representative lab and lobby areas from other BioMed Realty properties.*



# 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
- In addition occupiers of Buildings 940, 950 and 960 will be entitled to a membership at Granta Park's The Apiary

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

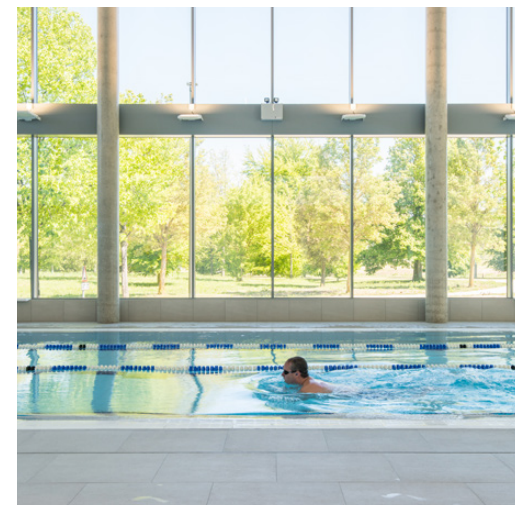
- Restaurant at The Apiary
- Apiary coffee and juice

**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





## Ground Level

Area C ■ ■ ■ 6,910 SF



TOILET BLOCK

*\*Please refer to features section for detailed specification*

## Level 01

Area F ■ ■ ■ 6,878 SF



TOILET BLOCK

*\*Please refer to features section for detailed specification*



## ABOUT BIOMED REALTY

**BioMed Realty, a Blackstone 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 15.5 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 4.2 million square feet of Class A properties in active construction and 6.5 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

Dream.  
Inspire.  
Create.

A  BioMed Realty property

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

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