

Babraham B960

Babraham Research Campus

COMPLETED
Q1 2024



FIRST-CLASS FULLY FITTED
LABORATORY AND OFFICE SPACES

From 5,258 sq ft (488 sq m) -
10,527 sq ft (978 sq m)



Computer Generated Image

BABRAHAM B960 OFFERING

BioMed Realty has expanded its footprint at the Babraham Research Campus (“BRC”) following the formation of a joint venture with Babraham Research Campus Ltd to deliver a 34,000 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 incorporates 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.

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 960 will have the option to become members 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 bar

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



Building Setting



Building Features

Babraham B960: 34,000 SF GIA

BUILDING FEATURES:

- Separate passenger and goods lifts
- Toilet facilities and showers on each floor
- Rear servicing/loading providing direct access to each suite
- Staff lockers
- External storage areas
- Generous plant loft space
- Meeting room at first floor for communal use
- Second floor to include a room with connections for freezers and a separate room connected for glass wash facilities
- Car parking spaces for each suite
Accessible and EV spaces available
- Building generator

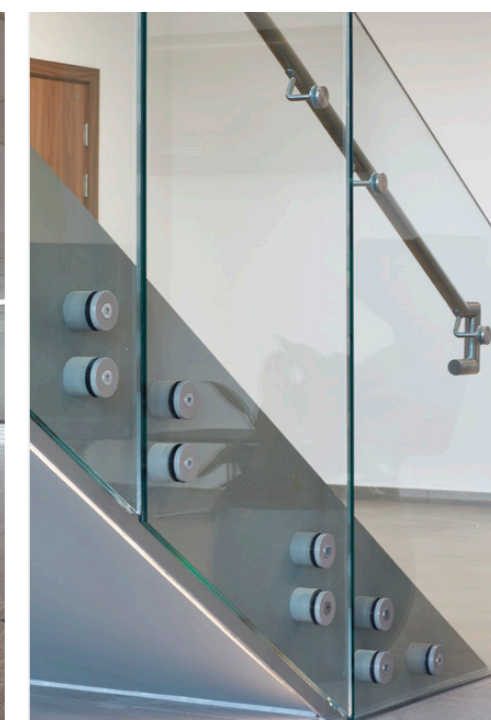
Each suite is fitted out to a high level to provide laboratory, office and ancillary/support accommodation in distinct zones.

Amenities include:

- Fully air conditioned
- Offices finished to open plan 'Cat A' specification including a mix of solid and suspended ceilings, LED lighting, carpeting, floorboxes with power and data

Laboratory areas have mechanical and electrical services installed and include:



- Solid floors with vinyl coverings
- Benches
- Trespa shelving
- Sinks (incl. wash hand basins)
- Each suite capable of providing facilities for three ducted fume hoods
- Landlord installation of a generator for shared tenant use







FLOOR PLAN

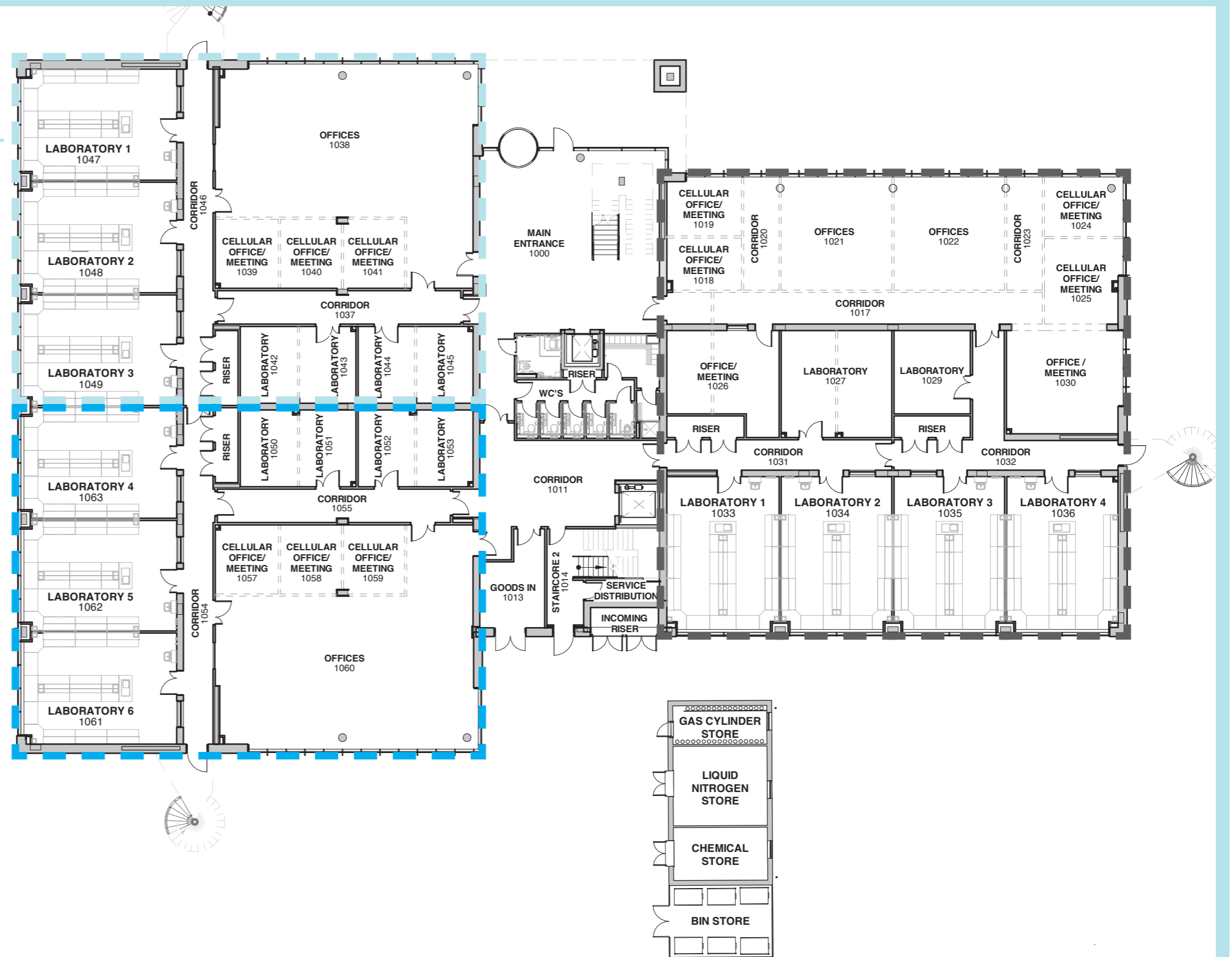
Ground Level

AVAILABLE FOR LET

Area A  5,289 sq ft (491 sq m) 

Area B  5,229 sq ft (486 sq m) 

Area C  7,110 sq ft (661 sq m) 




*Please refer to features section for detailed specification


FLOOR PLAN

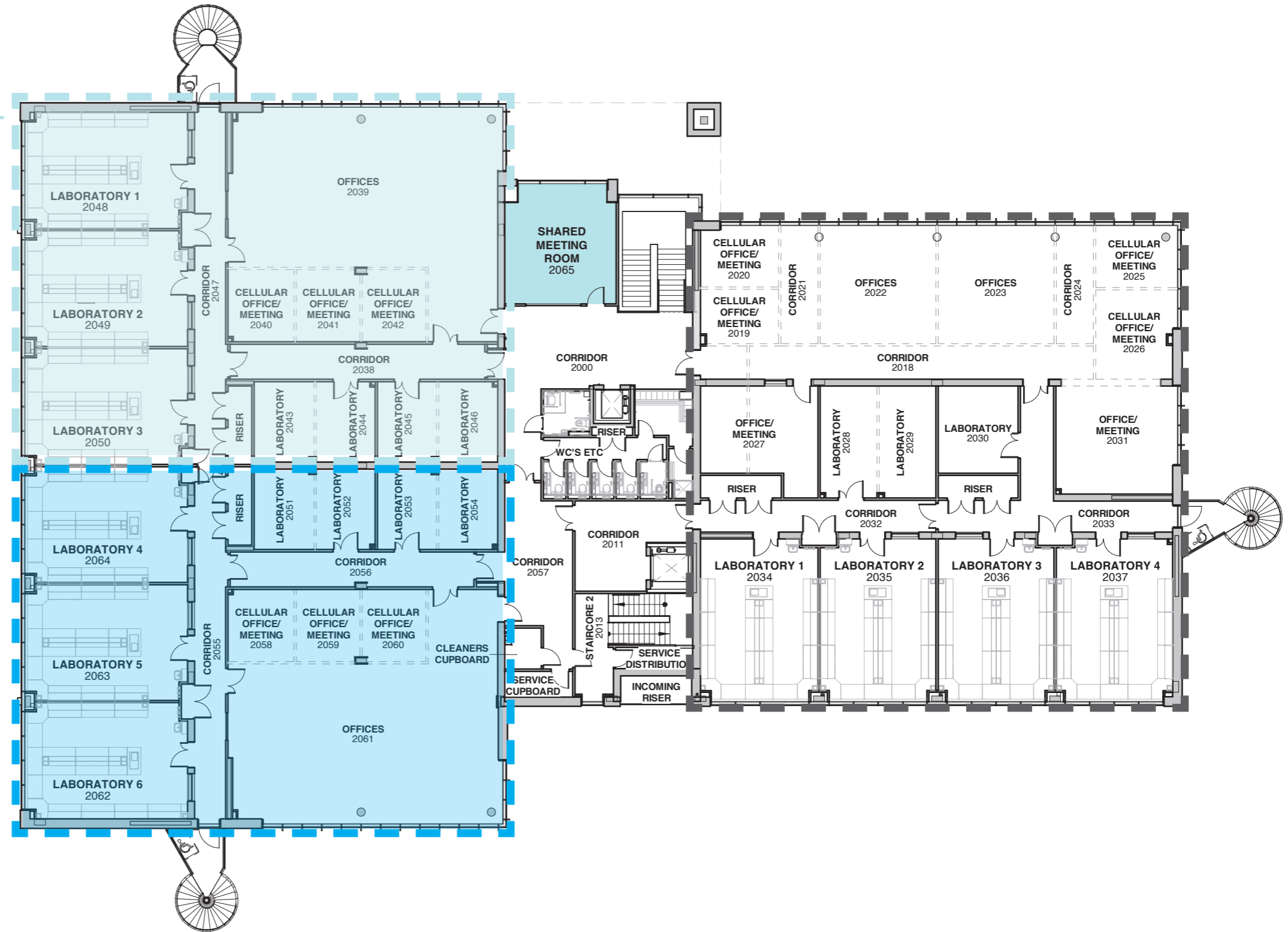
Level 01

AVAILABLE FOR LET

Area D  5,258 sq ft (488 sq m) - AVAILABLE

Area E  5,269 sq ft (490 sq m) - AVAILABLE

Area F  7,119 sq ft (661 sq m) 



*Please refer to features section for detailed specification

Please note the office areas are open plan CAT A and shown demonstrated potential fit out options.



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 16.4 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 3.4 million square feet of Class A properties in active construction and 7.8 million square feet of future development platform to meet the growing demand of the life science industry.



Gateway of Pacific, South San Francisco, CA



Vue Research Center, Seattle, WA



i3, San Diego, CA



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

Dream.
Inspire.
Create.

A  BioMed Realty property

www.biomedrealty.com

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