

BioMed @ Babraham

Babraham Research Campus



FIRST-CLASS FITTED FLEXIBLE
LABORATORY AND OFFICE SPACE

Buildings 940 & 950
available to let from
12,500 square feet upwards

ABOUT BIOMED @ BABRAHAM

In October 2017, BioMed Realty and Babraham Research Campus launched a partnership. This collaboration will see a new 108,000 square foot scale-up research space for growing bioscience-based companies built on site. Spread across two buildings the new facilities will provide a corporate campus feel to further promote innovation and strengthen links between academia and the commercial world.

The Babraham Research Campus is considered to be the UK's leading campus to support early-stage bioscience enterprise. It is more than a collection of laboratories and offices. It is a community of early-stage and scale-up life sciences companies co-located with world leading academic research.



BIOMED @ BABRAHAM

BioMed @ Babraham

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

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



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 and 950 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



FLOOR PLAN

Indicative 12,500 SF suite



*Please refer to features section for detailed specification

ABOUT BIOMED REALTY

BioMed Realty, a Blackstone portfolio company, is the leading provider of real estate solutions to the life science community with a proven track record in bringing unmatched expertise to the full range of real estate services – development, construction, redevelopment, acquisition, financing and management – to our tenant partners in the United States and United Kingdom.

With over 12 million square feet of rentable space worldwide, BioMed Realty's world-class portfolio of facilities are located predominantly in core life science markets that offer partners a wide range of options, from traditional laboratory and office space to small lab space to state-of-the-art, build-to-suit, life science properties.

In January 2016, BioMed Realty was acquired by affiliates of Blackstone Real Estate Partners VIII, which is part of Blackstone, one of the world's leading investment firms.



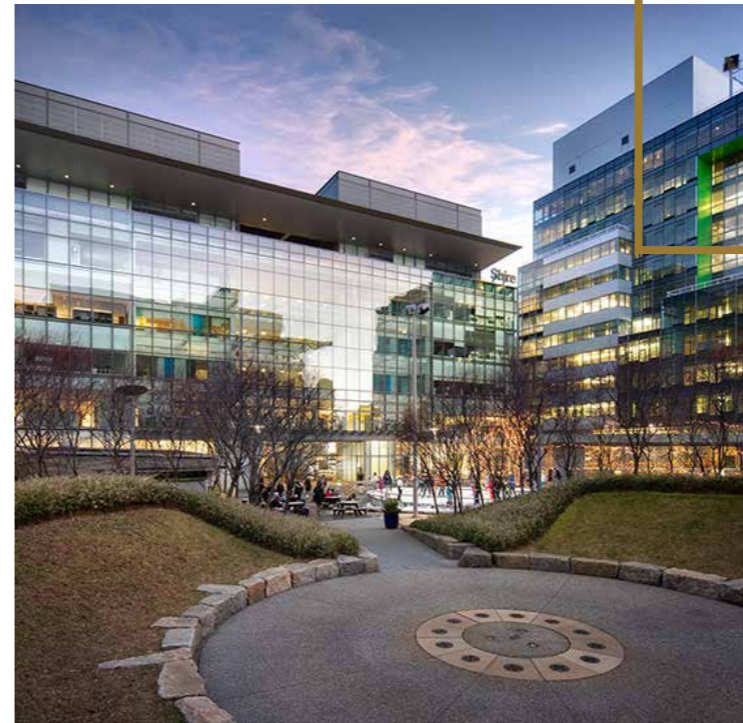
180 Oyster Point, South San Francisco, CA



Vue Research Center, Seattle, WA



i3, San Diego, CA



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

Dream.
Inspire.
Create.



Colleen O'Connor
Senior Director,
East Coast & UK Markets

T: +617 551 5953
M: +858 386 8737
colleen.oconnor@biomedrealty.com

www.biomedrealty.com

CHEFFINS

Michael Jones
Director, Head of
Commercial Division

T: 01223 271971
M: 07879 497141
michael.jones@cheffins.co.uk