

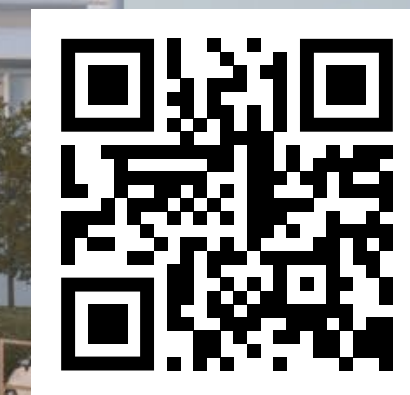
**UNDER
CONSTRUCTION
DELIVERY Q3 2024**

ONE GRANTA AT GRANTA PARK



**FROM 12,287 (1,142 SQ M) -
104,828 SQ FT (9,738 SQ M)**

LANDMARK 4 STOREY HQ LABORATORY BUILDING



**WHAT.THREE.WORDS
EUPHORIC.SUCCESSES.DOCTORS**

**SAT NAV
CB21 6GP**

**onegranta.com
grantapark.co.uk**



Location


Shuttle bus/coaches
 Running to/from the Park from Central Cambridge via Addenbrookes, plus shuttles to Whittlesford Parkway.


Car
 Easy access to the M11 and A11


Cambridge Train Station
 Enabling easy access
 Cambridge South Station coming 2025


Cycle and cycle routes


Various access points to the Park by foot
 Available along the to be constructed C-Set public transport route


Approximate Drive times from Granta Park

Cambridge 15mins	Milton Keynes 1hr 5mins
Stansted Airport 28mins	Heathrow Airport 1hr 21mins
London (m25) 31mins	London 1hr 22mins
Stevenage 40mins	Oxford 2hrs
Luton Airport 55mins	

Granta Park

Granta Park, ideally positioned within the Cambridge Science Cluster, has been an **established base** in the science world for **more than 20 years** and is home to many leading companies. It offers 120 acres of beautiful, green surroundings, creating the ultimate environment for a work-life balance. **There are 30 companies on site, hosting over 3,700 employees.**

Key Features of Granta Park include:

- **1.3m sq ft** of existing building(s)
- **26** average annual community events
- **Set in 120 acres** of of curated landscape and native woodlands
- **45,000 sq ft** of amenity buildings + 1 building to be re-purposed for additional amenity
- **Free parking**

One Granta is the very first building upon entering the Park.



- 1 Cricket Pavillion (to be refurbished for amenity)
- 2 Granta Centre
- 3 The Apiary (amenities centre)
 - Nuffield Health Gym
 - Restaurant @ The Apiary
 - Costa Coffee
- 4 Sunhill day care nursery
- 5 Zone 2 (planning for 245,000 sq ft of laboratory space)

Work, rest and play

Granta Park users benefit from a broad spectrum of amenities. It's set within **120 acres of natural woods** and beautiful landscaping, perfect for walks and al fresco lunches. The Park also benefits from a **central cricket pitch, a hub for outdoor activities.**

Tenants also have exclusive access to The Apiary, a **45,000 sq ft building designed for healthy living**, helping employees achieve the **perfect work/life balance**. The Apiary not only includes a restaurant, Costa Coffee and Juice Press, it also boasts access to **Nuffield Health Fitness & Wellbeing Centre**. Here employees can make the most of a range of fitness and wellbeing activities; from a **25m swimming pool, sauna and tennis / squash court, to a world-class gym, a fitness studio** with more than 60 classes per week and beauty treatments too.

And for those with young children, Sunhill Day Care Nursery sits on the Park, designed with **capacity for 120 children** to offer an exciting **place to play and learn.**



Food and Drink



24h Security



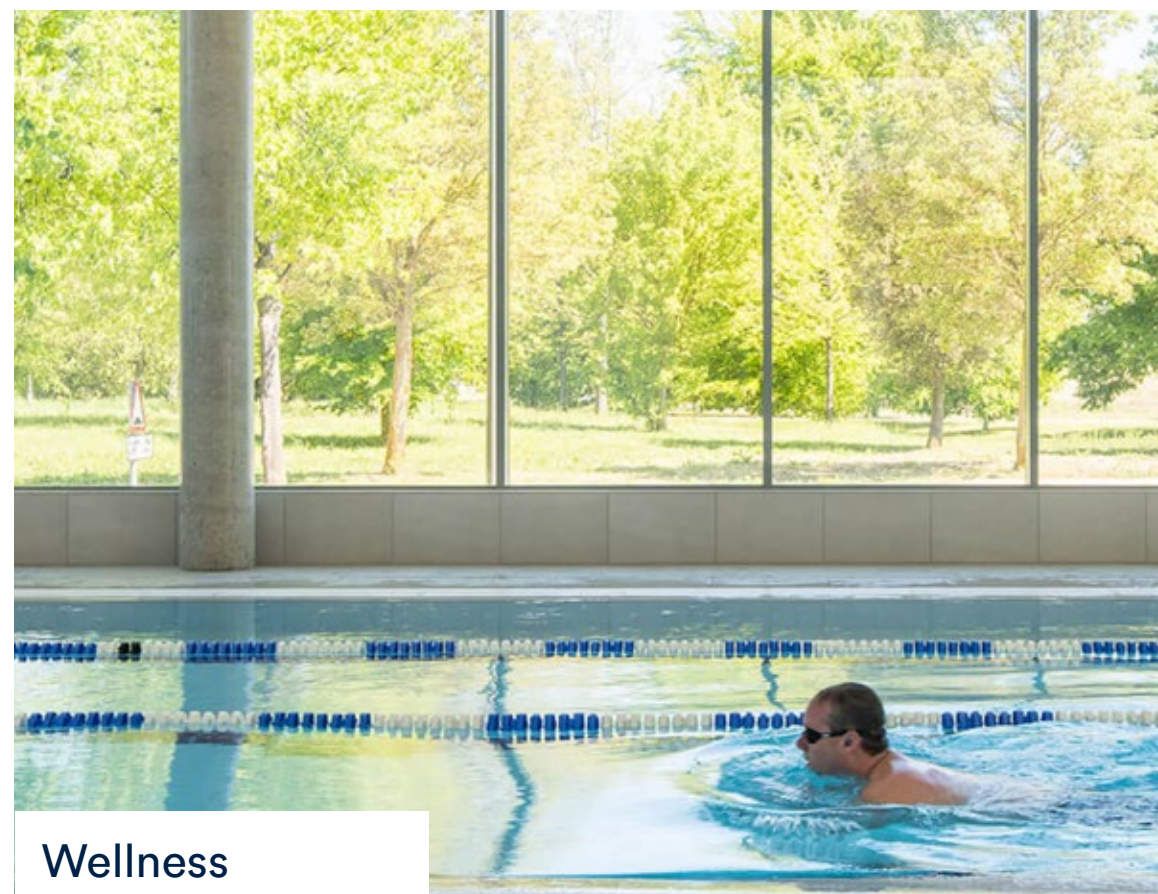
Nursery



Networking



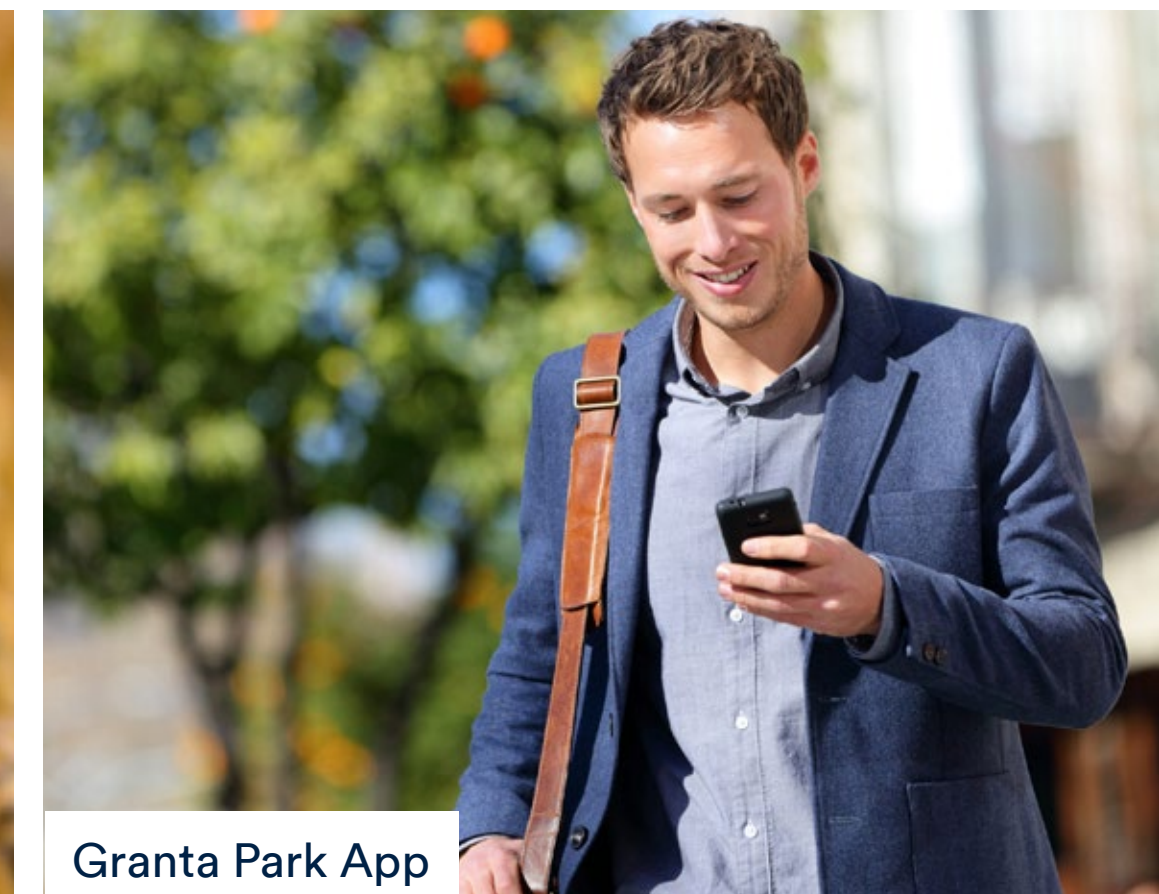
Shuttle



Wellness



Biodiversity



Granta Park App

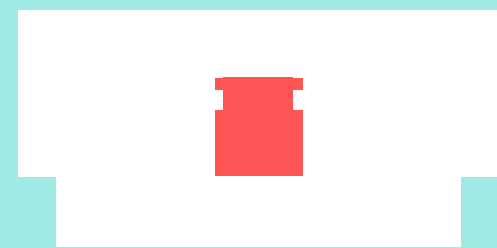


About "ONE GRANTA





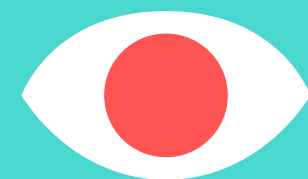
Prestigious location at the entrance to a best-in-class science park in Cambridge



Opportunity to occupy large continuous floorplates



Considered design to class leading WELL Enabled, BREEAM and WiredScore certifications



Full width third floor terrace with outstanding views across Granta Park and the wider countryside



World-class architecture and fully flexible design



Access to park community and wellbeing centre: The Apiary



Indicative CGI



Indicative CGI

Franklin
Building

ONE
GRANTA

The Apiary

Park
entrance

ONE
GRANTA



Summary Spec

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

- Prestigious **two storey entrance / reception**
- **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** and **32 EV charging**
- **32 EV charging stations** (allocated 8 per floor) provided with enablement to further 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, waste area** and **gas store** for each floor.
- Minimum **25% reduction in carbon emissions** including renewable technologies (air source heat pumps and rooftop PV array)
- **Shower, changing and drying facilities** provided to ground floor
- **BREEAM Excellent** targeted
- **WiredScore Gold** targeted
- **WELL Enabled** targeted
- **EPC B** targeted

A more comprehensive technical pack is available upon request.

Schedule of Areas

GIA	Sq m	Sq ft
4TH FLOOR (roof plant)	207	2,238
3RD FLOOR (excluding terrace) UNDER OFFER	2,308	24,843
2ND FLOOR	2,643	28,449
1ST FLOOR	2,505	26,964
GROUND FLOOR – LEFT WING	1,141	12,286
GROUND FLOOR – RIGHT WING	1,141	12,286
TOTAL*	9,738	104,828

*Not including 4th floor roof plant or 3rd floor terrace

Car Parking Ratio 1:394 sq ft (1:37 sq m)

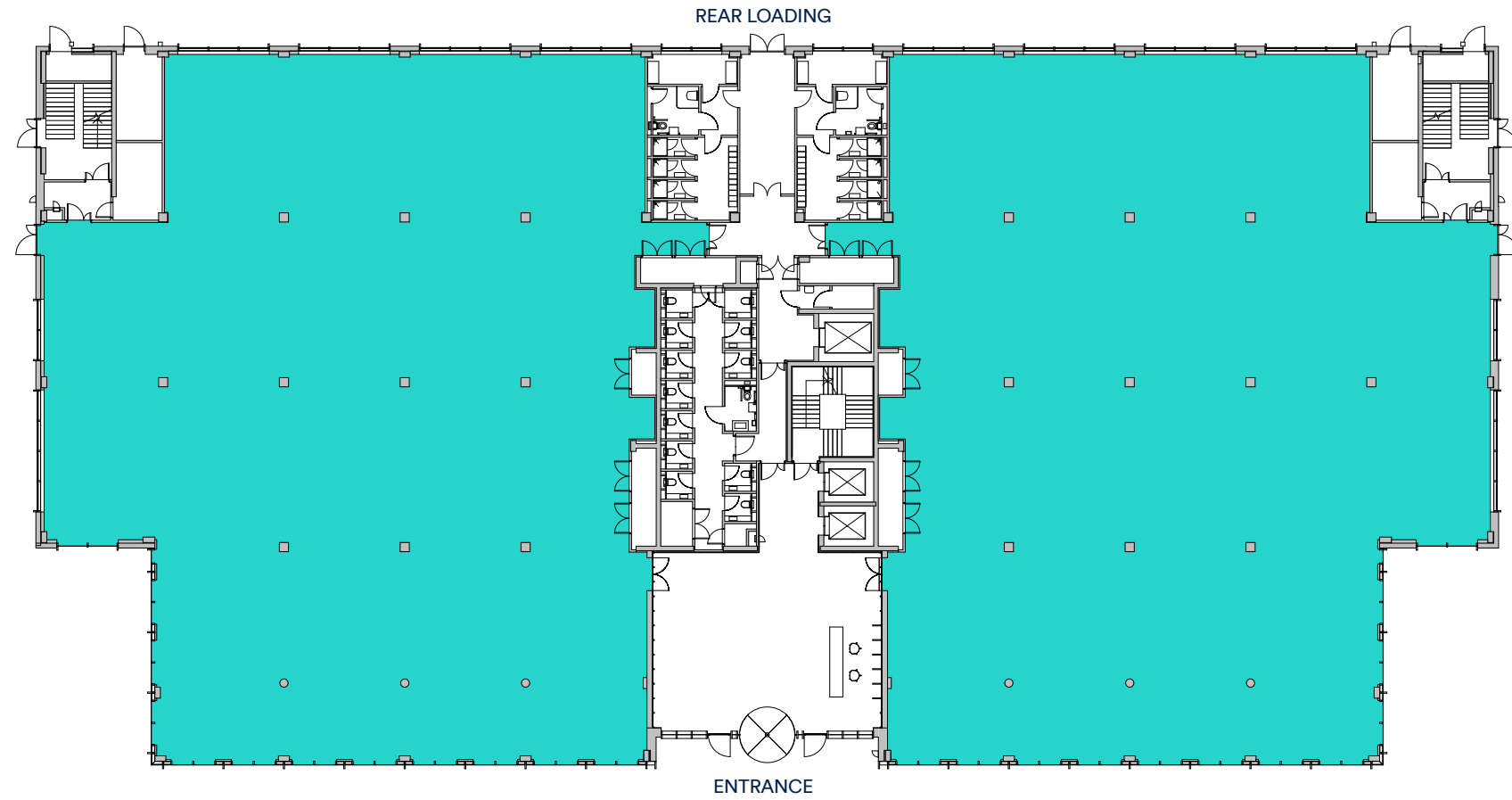
1. The above areas are approximate and relate to the likely areas of the building at the current state of the design and using the stated from the Code of Measuring Practice 6th Edition, RICS/ISVA.

2. Any decision to be made on the basis of these areas, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for design development and building tolerances.

Floor plans available on request in PDF or CAD format.

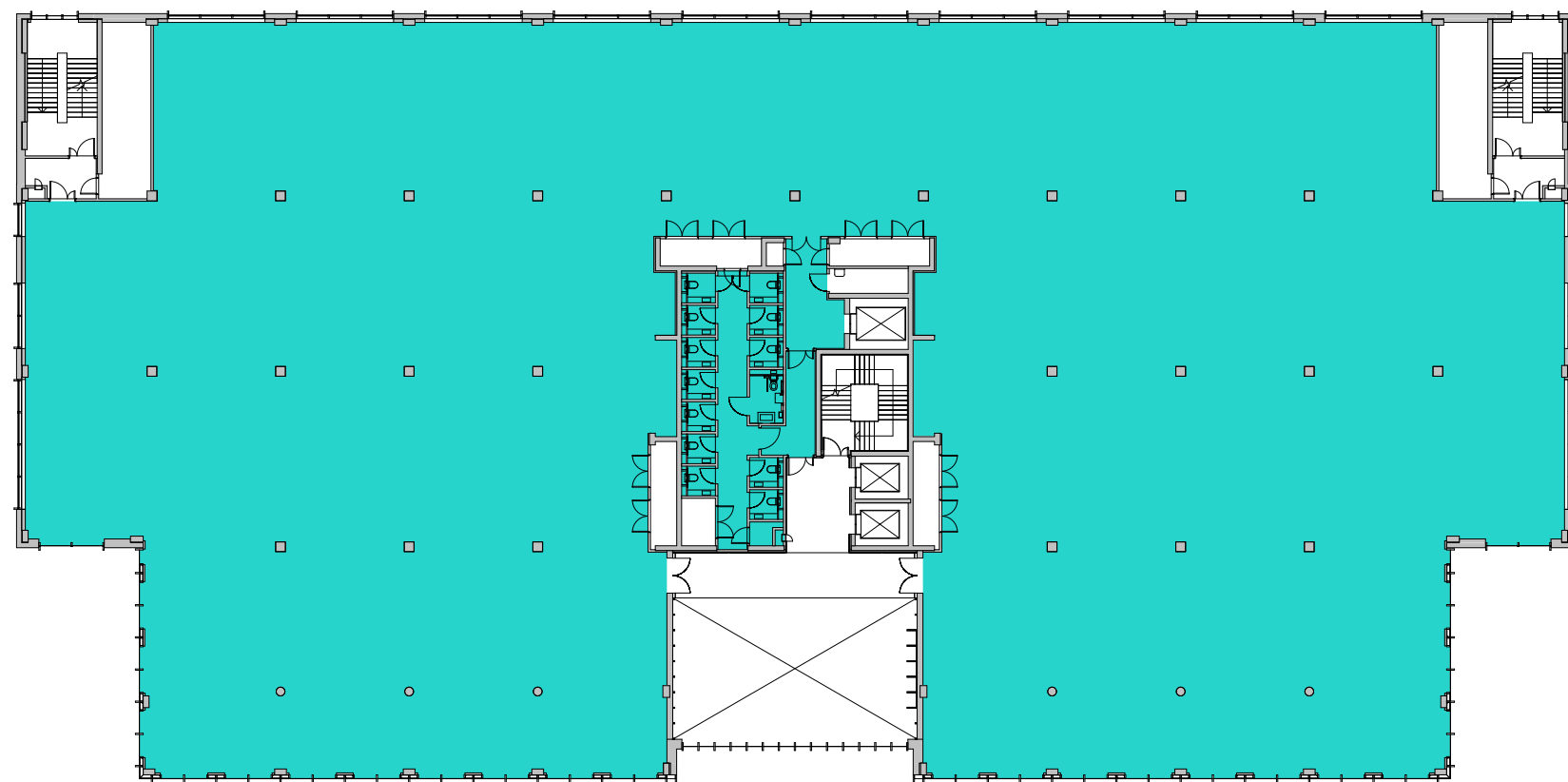
Ground floor

Left wing 12,286 SQ FT | 1,141 SQ M
Right wing 12,286 SQ FT | 1,141 SQ M



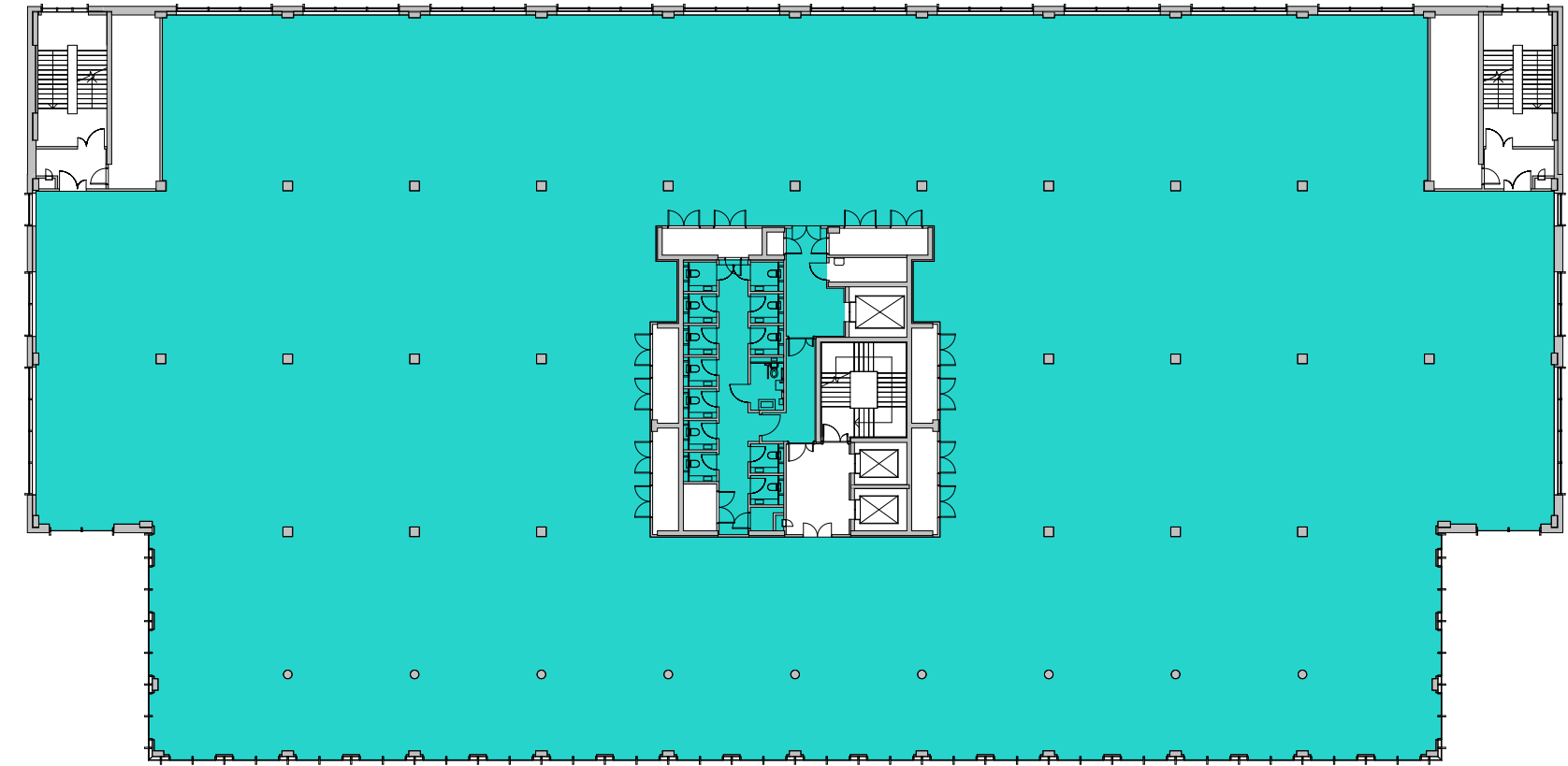
First floor

26,964 SQ FT | 2,505 SQ M



Second floor

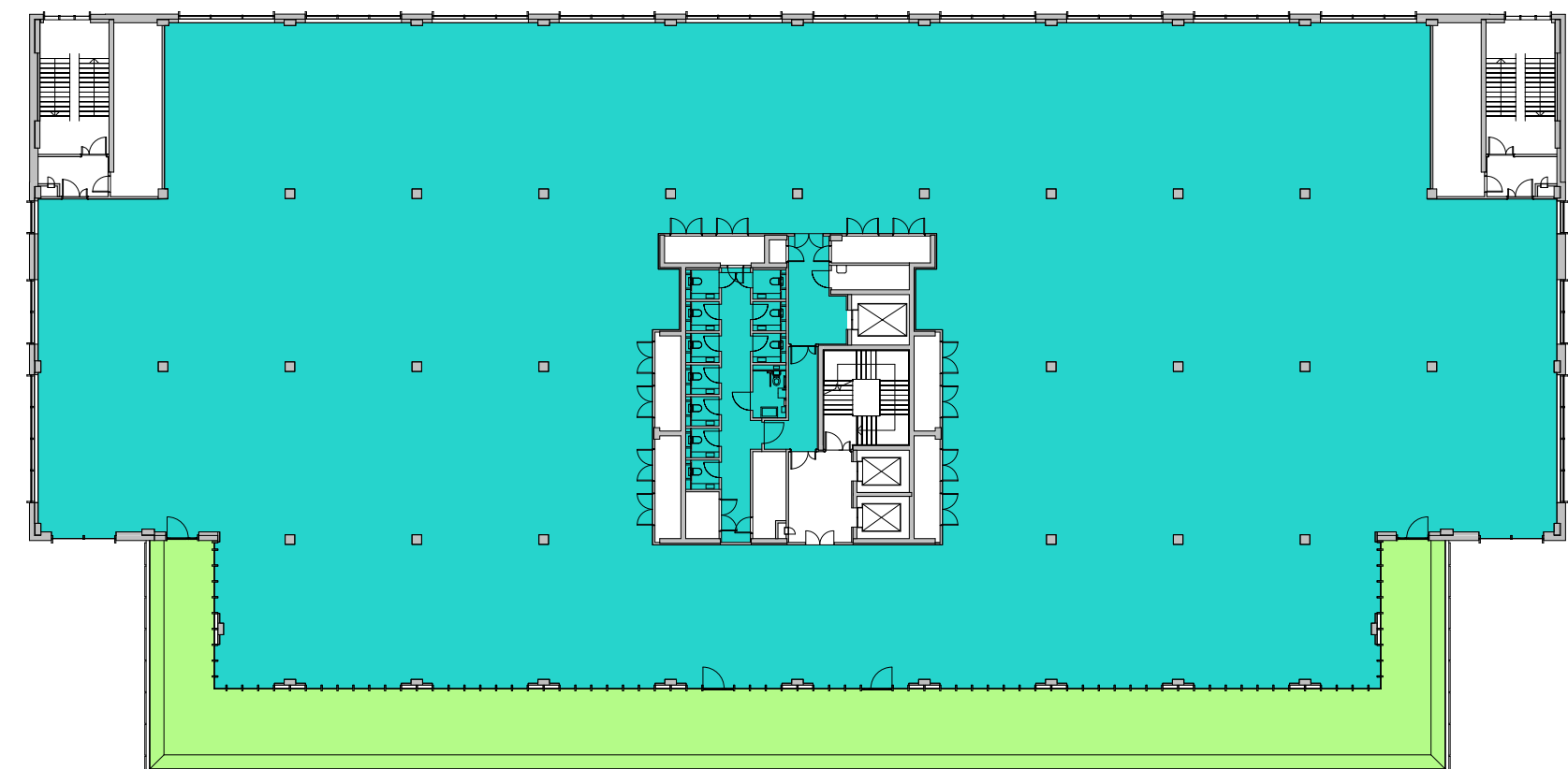
28,449 SQ FT | 2,643 SQ M



Third floor

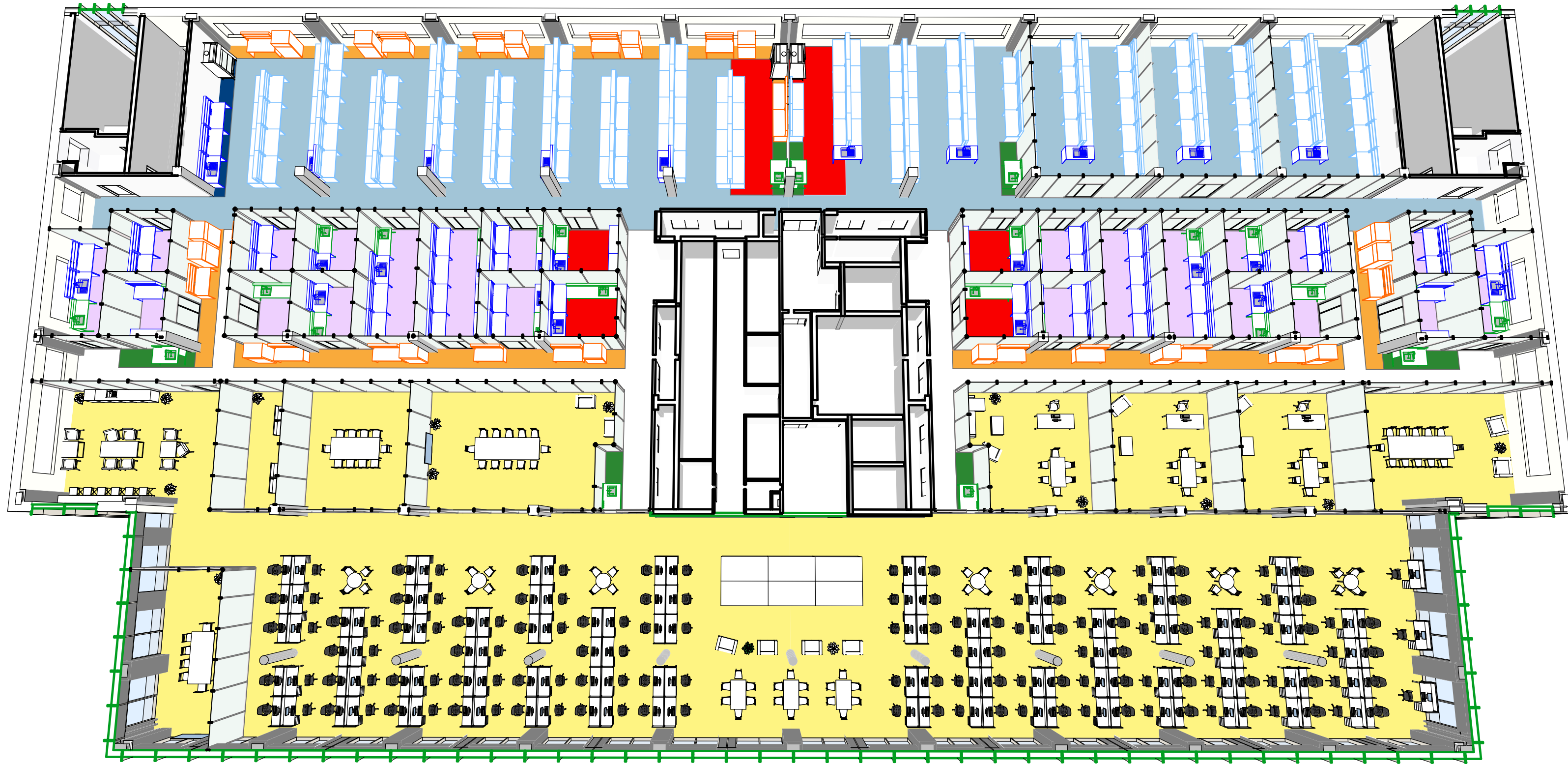
24,843 SQ FT | 2,308 SQ M (excluding terrace)

UNDER OFFER



Second floor

Indicative potential space plan



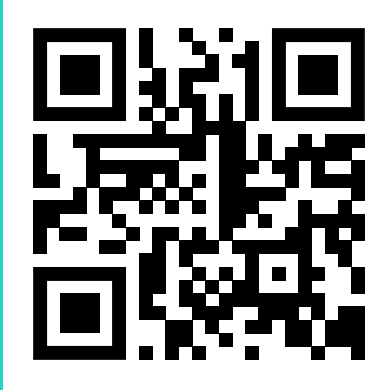
Office

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

Contact



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