



To Let

Landmark 4 Storey HQ Laboratory Building available from Q3 2024

- Prestigious location at the entrance to a best-in-class science park in Cambridge
 - Considered design to class leading WELL Enabled, BREEAM and WiredScore certifications
 - Opportunity to occupy large contiguous floorplates
 - 4.25m slab to slab height throughout
 - Two passenger lifts plus dedicated goods lift
 - Dedicated service yard and delivery entrance
 - Dedicated external store, waste area and gas store for each floor
 - Shower, changing and drying facilities
- jll.co.uk

One Granta

Granta Park, Cambridge, Great Abington, CB21
6AL

12,287 to 104,828 sq ft

1,141.50 to 9,738.84 sq m

Reference: #185641





Summary

Available Size	12,287 to 104,828 sq ft / 1,141.50 to 9,738.84 sq m
Car Parking	1:394 sq ft (1:37 sq m)
EPC	B

Description

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.

Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Right Wing	12,286	1,141.41	Available
Ground - Left Wing	12,286	1,141.41	Available
1st	26,964	2,505.04	Available
2nd	28,449	2,643	Available
3rd - excluding terrace	24,843	2,307.99	Available
4th - Roof Plant	2,238	207.92	Available
Total	107,066	9,946.77	

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