



Offices up to 635 sq m (6,832 sq ft)  
Flexible accommodation in offices and suites  
starting from 6 sq m (63 sq ft)

**In Brief**

- World renowned hospital campus
- Former MRC LMB building
- Global hub for biomedical R&D
- Flexible terms

**TO LET**  
**BIOMEDICAL INNOVATION HUB**  
**CAMBRIDGE BIOMEDICAL CAMPUS**

## Location

Cambridge Biomedical Campus is located 2 miles from Cambridge city centre, strategically positioned near to J11 of the M11 and 29 miles north of London Stansted Airport. Fast rail connections are provided from Cambridge train station to London King's Cross and Liverpool Street. The Campus is served by 60 local bus services an hour including the Guided Bus, which provides regular 8 minute connections to Cambridge Rail Station.

Cambridge is an acknowledged centre for biomedical R&D activity and the Campus is home to Addenbrooke's Hospital, Cancer Research UK, GSK and the MRC Laboratory of Molecular Biology and will soon be joined by AstraZeneca and Abcam.

On the Campus, the Frank Lee Leisure and Fitness Centre provides a swimming pool, gym, classes and bar facilities. There is also a range of retail and catering outlets within Addenbrooke's Hospital and conference, exhibition and associated catering facilities nearby. Significant new investment is being made in the Campus environment to include a Circus/Piazza and Hobson's Park, the latter comprising 120 acres of open space.

## Description

The University of Cambridge is opening the Biomedical Innovation Hub to provide co-location facilities for companies to advance their R&D alongside clinical key opinion leaders. Existing occupiers include ideaSpace South, Biomakespace, the Postdoc Centre, Research Operations Office and the new Health Improvement Research Institute. The accommodation is spread over a number of floors and benefits from:

- Modular office accommodation
- Carpeted suites and offices
- Perimeter trunking
- Secure access
- Staffed reception facilities
- Electric dimplex panel heaters
- Passenger and disabled lift to all floors
- WCs and disabled WC
- Ample cycle storage
- IT / Comms

## Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP and Creative Places LLP have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP and Creative Places LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP and Creative Places LLP are limited liability partnerships registered in England & Wales (registered numbers OC344553 and OC341501). Registered offices are Bidwell House, Trumpington Road, Cambridge, CB2 9LD and 3 Kings Parade, Cambridge, CB2 1SJ respectively, where in each case a list of members is available for inspection



**Flexible Accommodation up to 635 sq m (6,832 sq ft)**

A range of suites and offices starting from 6 sq m (63 sq ft)

## Additional Information

### Terms

Leases of up to 5 years available

Full details and quoting terms are available upon application.

### Rates

The occupiers will be responsible for meeting the cost of Business Rates.

### Legal Costs

Each party to bear their own legal costs.

### Value Added Tax

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate. At the current time VAT is not charged on rent.

### Service Charge

A service charge will be levied to cover communal costs including the receptionist

### EPC

Rated E

### Postcode

CB2 0AH

### Enquiries

**Nykki Rogers**

01223 229353

[nykki.rogers@creativeplaces.com](mailto:nykki.rogers@creativeplaces.com)

Joint Agents

