



Granta
Centre

STEP INTO YOUR NEW SPACE



GRANTA CENTRE
CAMBRIDGE

LOCATION



Granta Park is a high-quality science park located in the heart of the Cambridge Science Cluster and is home to companies including Gilead, Medimmune and Illumina



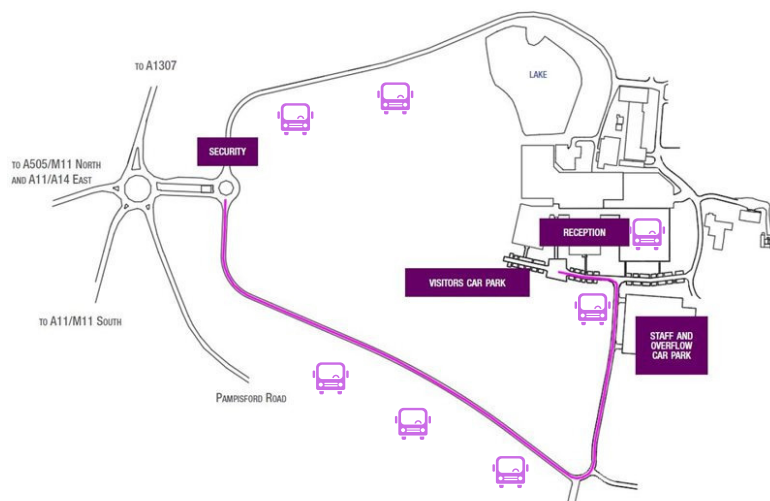
Granta Park is only a few minutes' drive from the M11 motorway (junction 9a) and Cambridge City Centre (9 miles) and is ideally placed for companies focussed on Cambridge and who also value excellent access to Stansted Airport London as well as connections to the A1 (M) and M25.



A frequent public bus and train service runs from Cambridge city centre and link in with the **Granta Park** commuter bus which run from Cambridge train station with stops including Whittlesford Parkway train station.



Cycle routes provide a cycle link between Cambridge and Granta Park as well as the villages to the south of Cambridge including Trumpington, Great Shelford, Stapleford, Sawston and Babraham.



- GRANTA PARK COMMUTERS BUS STOP

Granta Park is accessible using the 13 or 13A bus route between Cambridge Drummer Street bus station and Haverhill – the full time table is available here. Please note the X13 is direct and does not stop in the village.

The bus stop nearest to Cambridge railway station is the Botanic Gardens, Hills Road.

Distances

7.9 miles to Cambridge railway

2.6 miles to Whittlesford parkway

8 miles to Cambridge center

3.8 miles to M11 junction 10

From the west and north

Join the M11 southbound from A428 (Bedford), A603 (Sandy) or A14 (Peterborough) and leave at Junction 10, turning left to the A505.

From the east

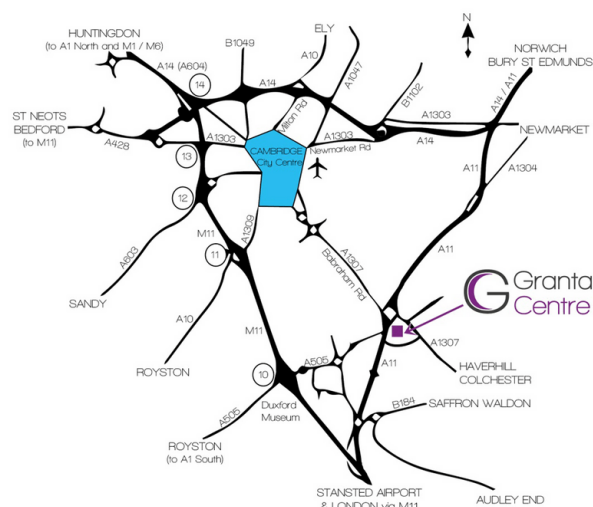
From the A14 take the A11. Leave at the Haverhill junction.

From the south via the A1 (West London)

Leave the A1 at Baldock and take the A505 eastbound towards Royston.

From the south via the M11 (East London)

Leave M11 at Junction 9 and take the A11. Take the A1307 slip road to Haverhill and turn right at the roundabout.



GRANTA PARK

Set within 120 acres of natural woods and beautiful landscaping including the central cricket pitch. Home to over 2,500 people.

AMENITIES • WELLBEING



APIARY

Swimming pool, gym, restaurant and café, squash and tennis court, climbing wall sauna, physio, beauty treatments.

MONTESSORI NURSERY

24 HOUR SECURITY

SOCIAL CLUBS

NETWORKING

CAR SHARING SCHEME

NATURE WALKS

OUTDOOR ACTIVITIES

Cricket, football, rounders, volleyball



GRANTA CENTRE

1 & 2 Granta Centre, located right in the centre of Granta Park. Two multi let office and R&D buildings. Constructed in 2015 totalling 120,000 sq ft benefitting from views over the cricket pitch and Granta Park.



- _____ A FULLY ACCESSIBLE RAISED FLOOR SYSTEM
- _____ SUSPENDED CEILING
- _____ NEW VRF SYSTEM
- _____ FLOOR TO CEILING HEIGHT 2.7M
- _____ PASSENGER LIFTS
- _____ FULLY MANED RECEPTION
- _____ SHOWERS
- _____ LG7 LIGHTING
- _____ GENEROUS PARKING
- _____ CAFÉ

GRANTA CENTRE

CONTACT

Max Bryan

07793 808 114
max.bryan@bidwells.co.uk

Harry Blevins

07467 745774
harry.blevins@bidwells.co.uk

ADDRESS

Granta Park, Great Abington
Cambridge, CB21 6AL



DISCLAIMER

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

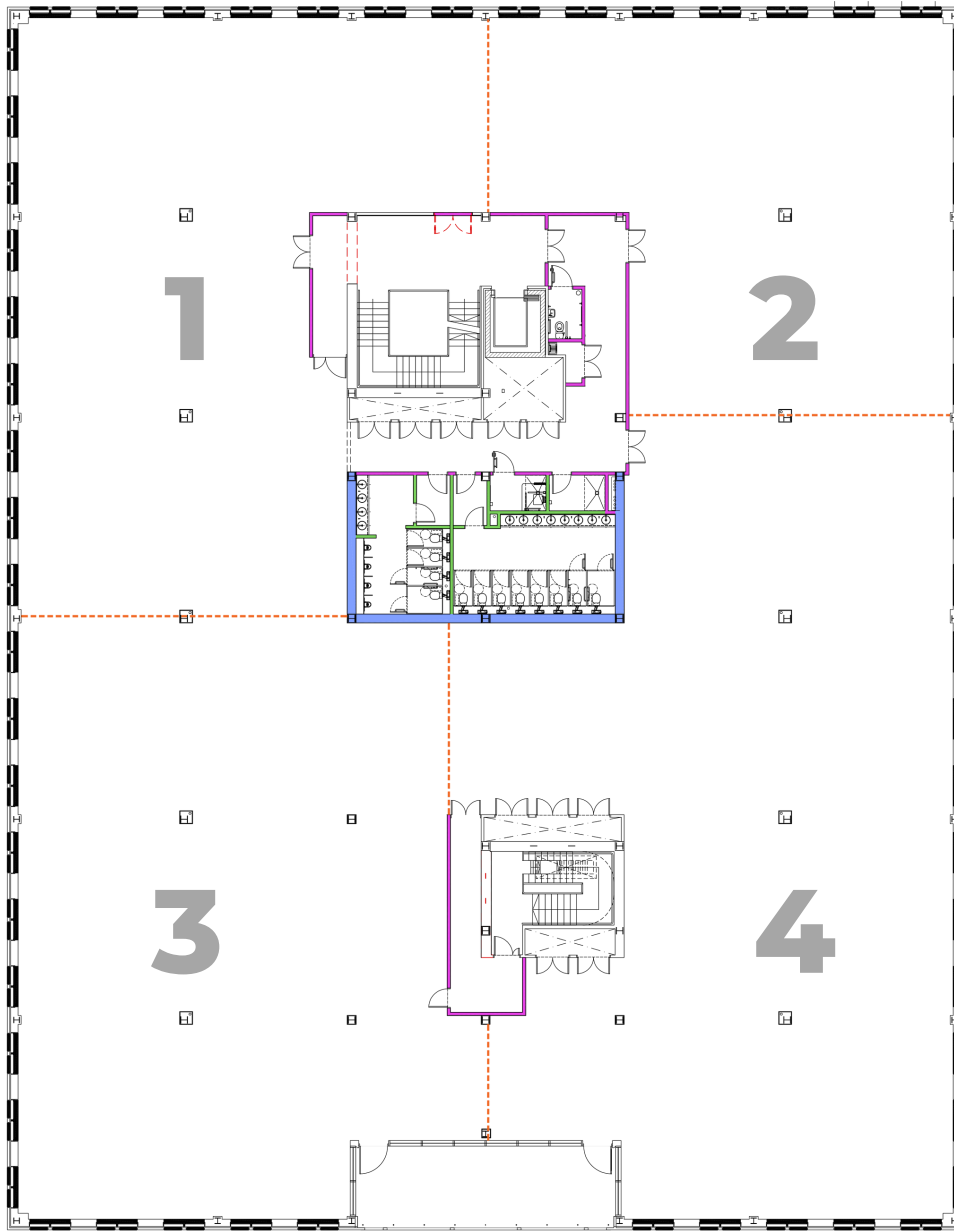
OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

RENTAL SPACE

C 3,300 – 20,000 SQ FT

BUILDING 2

SECOND FLOOR



1 POTENTIAL TENANT 01
439 sq m / 4,725 sq ft

2 POTENTIAL TENANT 02
313 sq m / 3,369 sq ft

3 POTENTIAL TENANT 03
512 sq m / 5,511 sq ft

4 POTENTIAL TENANT 04
643 sq m / 6,921 sq ft

ENQUIRIES

Max Bryan

07793 808 114

max.bryan@bidwells.co.uk

Harry Blevins

07467 745774

harry.blevins@bidwells.co.uk



LIGHTING

- The lighting system is designed to enable tenants to comply with the requirements of LG'7
- All lighting controllers shall be provided with supplementary absence/movement detection sensors, DALI dimmable daylight control to be maintained adjacent windows.

AIR CONDITIONING

- Heating and cooling is distributed by new VRF fan coil units (FCU) throughout, to suit the new general arrangement layouts.
- The system provides 12 litres per sqm per person based upon an occupation density of 1 person per 10 sqm.

TOILET PROVISION

- Male, female and disabled WC's

CONSTRUCTION

- The main super structure of the building is Steel frame.

ENTRANCE

- Fully maned reception.

PARKING

- 1:375 per sq ft

FLOOR TO CEILING HEIGHT

- The finished floor to ceiling heights, from the top of the raised floor tile to the underside of the suspended ceiling will be: 2.7m

RAISED FLOOR

- A fully accessible raised floor system will be provided across all office areas, comprising 600mm X 600xmm metal floor tiles mounted on pedestals fixed to the floor slab.

SUSPENDED CEILING

- Office area will comprise 600mm square SAS 130, Bioguard Plain 2223M product with fissured mineral wool tiles with rebated edge in White.

LIFTS

- Maximum passengers: 17 persons
- Rated load: 1275kg

TERMS

Available by way of a direct lease with the landlord.

RENT

Quoting rent available on application.

RATES

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

LEGAL COSTS

All parties to bear their own legal costs.

EPC

Available upon request.

POSTCODE

CB21 6AL

DISCLAIMER

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.