

TO LET:

# Start-up Space

**Flexible bioscience incubator  
space comprising wet laboratory  
and write-up / office space across  
various buildings from 600 sq ft.**

Seize the opportunity to join this leading, sustainable ecosystem community and benefit from our exceptional campus infrastructure and wider network. Start, nurture, scale and grow your bioscience business with us...

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Developed as flexible bioscience incubator space that is capable of sub-division into several different sized tenancies, laboratory options are available from 600 sq ft across various buildings on Campus. These buildings also offer meeting room / open plan meeting areas with seating to the ground floors.

## Start-up Space: Moneta Building

A multi-let building, Moneta offers circa 17,000 sq ft of flexible and adaptable fitted wet laboratory and office / write-up units. It comprises three floors including two communal meeting rooms, kitchens, comms room, +4 cold room, -80 freezer room and fully equipped wash up facility.

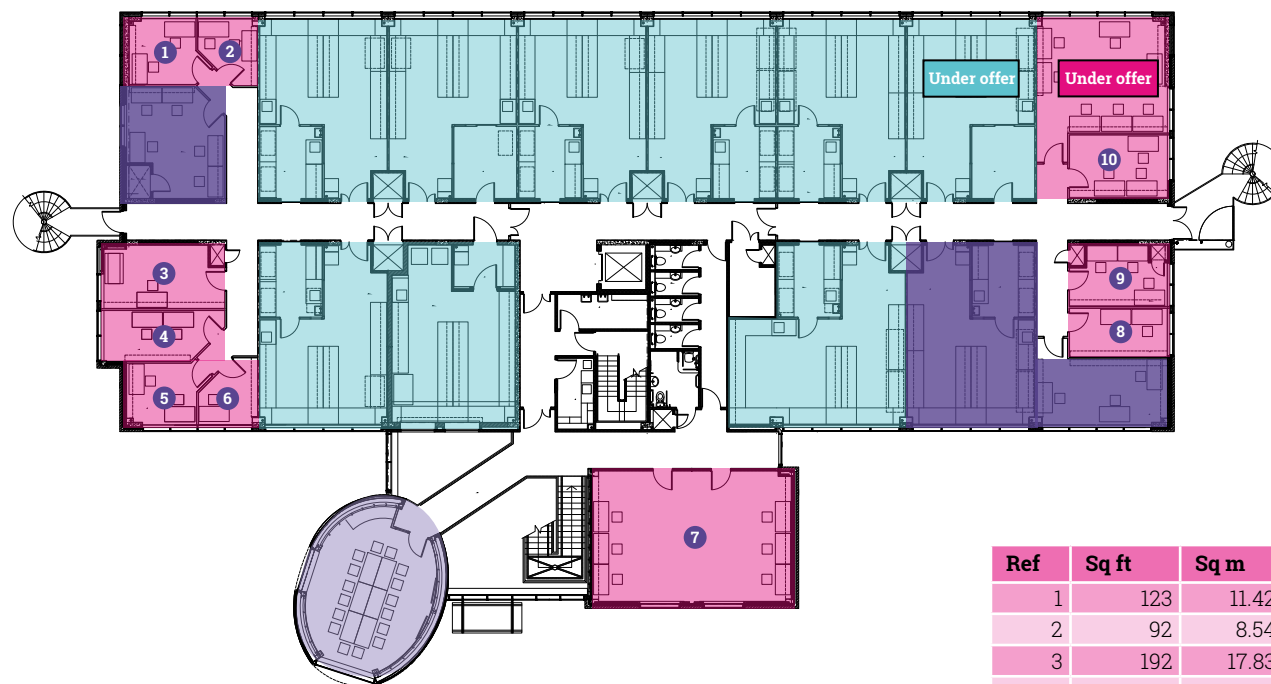
With units ranging from 123 sq ft office space to 600 sq ft wet laboratories, Moneta provides the ideal accommodation for early-stage start-up ventures. The flexibility of the space also allows for growth (subject to availability).



# Specification & Floor Plans

## First Floor

Total Area: 7,886 sq ft (732.44 sq m)



- Lab Space: x8 at 600 sq ft (55.72 sq m) each, and x1 at 740 sq ft (68.75 sq m)
- Office Space
- Meeting Room
- Let

Please note: illustrative representation only.

Ref	Sq ft	Sq m
1	123	11.42
2	92	8.54
3	192	17.83
4	142	13.19
5	122	11.33
6	90	8.36
7	684	63.55
8	125	11.61
9	218	20.25
10	165	15.34
11	393	36.51

Indicative laboratory layout



## Building Specification:

- Reinforced concrete frame with ground and first floor loading to 3.75kN/m<sup>2</sup> live load.
- The Building Management System (BMS) utilises TCP/IP technology and has been connected to the site IT network for remote monitoring and control of the plant/environment by the in-house engineering team.
- IT Data delivery is via Cat5e Structured cabling, cabled from a central cooled and fire protected comms room with facilities for housing tenant's dedicated servers or connection to the Campus network.
- Building equipped with fully addressable, automated fire detection and alarm system together with Access Control and CCTV security (which link back to centralised security control facilities managed and operated by Babraham Research Campus Ltd).
- Goods passenger lift (max 1000kg loading capacity).

## Laboratory Specification:

- Fully fitted with Romero laboratory furniture:
  - Benches have a maximum loading capacity of 200kg/m<sup>2</sup>.
  - Drawers in the mobile bench units have a maximum capacity of 35kg.
- Each laboratory unit has the ability to be fitted with a fume cupboard. Selected units to the first floor are designed to be fitted with two fume cupboards.
- Perimeter benching laid out in modular arrangement to aid flexibility (max loading capacity 200kg/sq m).



# Babraham Research Campus



## The best place to start-up and scale-up a bioscience venture


The Babraham Research Campus is a leading location which supports early-stage and scale-up bioscience enterprise and is distinct in its co-location of bioscience companies with the world leading discovery research of the Babraham Institute. Our Campus is a dynamic environment set within 430 acres of beautiful parkland and is home to over 60 companies, 2,000 employees and 300 academic researchers. It is where discovery research and business come together with a shared scientific focus that accelerates innovation and strengthens links between academia and the commercial world.

In addition to comprehensive lab facilities and support services, occupiers enjoy access to our restaurant, café and bar within the Cambridge Building, which also enjoys fantastic meeting room and auditorium spaces catering for both private and free-to-attend events, seminars and networking, many of which are intended to introduce occupiers to our wider Campus/Cambridge network of stakeholders, investors and those 'who have been there and done it many time before' and who are happy to share their experiences.


In addition, our beautiful parkland setting, sports & social club and gym enable a healthy work/life balance.



 **430 acres**  
of parkland

 Home to over  
**60 Companies**

 A community of over  
**2,000 Employees**

 **300 Academic Researchers**

# Location

The Babraham Research Campus benefits from excellent access by road, rail and public transport. Stansted Airport is approximately 25 minutes away and London's Luton, Heathrow and Gatwick airports are all easily accessible by regular rail links from central Cambridge, which is just 6 miles away.

In addition, a public bus from Cambridge (the Linton & Haverhill 13/13A) departs from Drummer Street bus station in Cambridge every 30 minutes and takes approximately 25 minutes to reach the Campus.

## By Road

- Central Cambridge - 6 miles
- Duxford - 7 miles
- Newmarket - 13 miles
- Central London - 57 miles

## By Rail

- London Kings Cross to Cambridge - 48 mins
- London Liverpool Street to Whittlesford Parkway - 75 mins





# Contact

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