



Babraham Research Campus B960	40,000 sq. ft.	Fully Fitted flexible laboratories and office space available to let from 5,258 – 10,527 sq. ft. upwards.	Building complete 2 Suites available 5,258 sq. ft. and 5,269 sq. ft.
The Press, Foxton	16,000 sq. ft. 65,000 sq. ft.	Fully fitted labs in a re-purposed former printing press Purposed built laboratory building	Planning permission has been granted. Q3 2023 with second phase of 65,000 sq. ft. due in 2025.
South Cambridge Science Centre, Sawston	136,000 sq. ft.	Available in smaller subunits Landlord development options are shell and core with landlord capital contribution or fitted labs	Planning permission has been granted. Start on site Jun 2023. Shell and Core complete Q4 2024 Fitted labs complete Q1 2025
Building 800 Chesterford Research Park (Sidney Sussex Building)	59,600 sq. ft.	Speculative new purpose designed lab building over three floors. Landlord providing a fitted base build generic lab specification. Individual lab modules range from 2,128 sq. ft. to 3,296 sq. ft. and multiples thereof	Planning permission has been granted. Predicted completion in 2025
Emmanuel Building	18,200 sq. ft.	Fitted labs	Available now

<p>Unity Campus Pampisford</p>	<p>Three lab buildings under construction</p> <p>Building A1 32,603 sq. ft.</p> <p>Building A2 24,467 sq. ft.</p> <p>Building B 31,000 sq. ft.</p>	<p>Speculative new purpose designed shell and core lab enabled building.</p> <p>Landlord providing a base build generic lab specification.</p> <p>Tenant to fit out to meet their bespoke needs</p>	<p>Domainex in A2. Tenant on 1st floor of A1 and 2 floors available. Building B to converted to private Hospital.</p>
<p>Iconix Park 2</p>	<p>7,168 sq. ft.</p>	<p>Fitted labs.</p>	<p>Available now for a term of up to 5 years</p>
<p>One Granta, Granta Park</p>	<p>120,000 sq. ft.</p>	<p>Speculative new purpose designed lab building over four floors.</p> <p>Landlord providing enabled shell and core.</p>	<p>Under construction for completion in September 2024.</p> <p>Space available from 12,200 sq. ft. with floorplates up to 28,000 sq. ft.</p> <p>T Therapeutics taken 3rd floor.</p>
<p>TWI Granta Centre</p>	<p>10,000 sq. ft.</p>	<p>Office to lab conversion</p>	<p>Available now</p>
<p>327-329 Cambridge Science Park</p>	<p>686 – 7,230 sq. ft.</p>	<p>Fitted labs</p>	<p>Available now</p>
<p>204 Cambridge Science Park</p>	<p>2000 sq. ft.</p>	<p>Fitted labs</p>	<p>Available Now</p>



Unit 310 CSP	55,000 sq. ft.	Labs including Chemistry and offices	Available now
1000 Discovery Drive, Cambridge Biomedical Campus	103,000 sq. ft.	Five-storey multi-occupancy building of 5,000 to 20,000 sq. ft. subdivisions. Lab and office split is 50/50	Work started June 2022 and reported to be finished in Q4 2023. Full
Cheddars Lane by Camprop		Three-story R&D Facility	Planning permission granted October 2023 and due to complete in 2025.
Babraham Research Park	@30,000 sq. ft.	Sanofi are closing the various Kymab sites.	Staff going in June.
NIAB	Up to 20,000 sq. ft.	Fitted labs	Available Q1 2024
B2020 Cambourne Business Park	10,109 sq. ft.	Office to lab conversion	Available now.
Future			
Unity Campus Pampisford Phase 3	50,000 sq. ft.		
Milstein Building, Granta Park	55,875 sq. ft.	Self contained office/lab building occupied by AstraZeneca	2yrs to go on current Lease. Will require substantial refurbishment

Granta Park Zone 2 Building F	90,000 sq. ft.	Purpose built laboratory building (to be constructed).	Planning in place: September 2022. Scheme is ready to construct: c60 week period.
Granta Park Zone 2 Building G	90,000 sq. ft.	Purpose built laboratory building (to be constructed).	Planning in place: September 2022. Scheme is ready to construct: c60 week period.
Granta Park Zone 2 Building H	60,000 sq. ft.	Purpose built laboratory building (to be constructed).	Planning in place: September 2022. Scheme is ready to construct: c60 week period.
Granta Park Zone 2 Building A	71,000 sq. ft.	Purpose built laboratory building (to be constructed).	Planning in place: September 2022. Scheme is ready to construct: c60 week period.
Granta Park Zone 2 Building B	71,000 sq. ft.	Purpose built laboratory building (to be constructed).	Planning in place: September 2022. Scheme is ready to construct: c60 week period.
Granta Park Franklin Building	50,000 sq. ft.	To be stripped back to frame and rebuilt	Planning submitted.
Granta Park, Riverside 3, Suite 1	5,737 sq. ft.	Fitted labs and offices	Available from Jul 2024
Merlin Place	140,000 sq. ft.		Planning permission granted
St Johns Innovation Park	132,588 sq. ft.	The five-storey, 132,588, building is being sculpted for maximum flexibility and adaptability spanning a wide range of scientific uses.	Construction is expected to begin in 2024 with occupancy anticipated in 2026.



Matrix House at Cambridge Business Park	22,681 sq. ft.	Office to lab conversion	
Brookmount Court, Kings Hedges	120,000 sq. ft.		
Unit 324 CSP	5,080 sq. ft.	Office to lab conversion	Available Q2 2024
CSP IQHQ site	500,000 sq. ft.		
B200 Cambridge Research Park	10,000 sq. ft.	50/50 split office / Biology Cat II lab	Available in Q1 2024
Capital Park, Fulbourn	CPC1 76,139 sq. ft. CPC2 54,318 sq. ft. CPC3 37,119 sq. ft.	Labs and offices	1 st phase Q2 2024
Cambridge International Technology Park, Fulborn		15-acre site	Work to start in 2024
Alchemy in Fowlmere by GenTwo	125,000 sq. ft.	Labs and offices	Planning permission granted Q4 2023 and will be available 2025.



Hauxton Mill	20,000 sq. ft.	Multi-tenant labs	
Shepreth Phase 1 by Cam Prop	20,000 sq. ft.		Planning granted and will be ready for Q1 2025
Coldham's Lane		Mission Street and BentallGreenOak 23-acre site	
Grafton Centre			
Beehive Centre			
Melbourne Science Park	390,000 sq. ft.	6 new buildings and 3 redevelopments	