

# TO LET

## THE WORKS, UNITY CAMPUS CB22 3FT

Part 1<sup>st</sup> Floor – 1,779 sq ft  
Available via sublease

# COREP

AN **NAIUK** COMPANY



### SUMMARY

- The Works building 63,000 sq ft
- Fully fitted brand new lab space
- 3 labs with 6 bays, 10 benches per lab
- On site parking
- Labs designed to CL2 Standard
- Access into site from A1301
- Cycle racks & showers
- Building design by NBBJ
- On site gym
- Rent - £12,000 pcm (excl. VAT)
- EPC – B
- Highly sustainable

Johnny Bray: 07946 502907

Matt Swash: 07980 905185

Website: [co-rep.com](http://co-rep.com)

**SPECIFICATION & FACILITIES**

- Laboratories designed to CL2 standard
- Full access control
- 2 sinks in each lab
- Lockable office suite
- Further bookable meeting facilities on site
- Access to boardroom, break-out and equipment areas

**ADDITIONAL FACILITIES BY SEPARATE NEGOTIATION:**

- CO2 provision in each lab
- Hazardous waste disposal
- Access to an autoclave
- Access to a glass washer
- Access to a water purifier (providing Type I and II water)
- Access to cold storage

**FLOOR PLAN**



KEY:  
Proposed shared space ———  
Available dedicated space ———



Dedicated Write-up Space



Large Shared Kitchen Space

**Disclaimer:**

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. January 2023.

## LOCATION

Located in the heart of the South Cambridge Cluster, Unity Campus is part of the 260,000 sq ft business park, Unity Park. Designed to meet the UK's highest business demands, the development has combined strategic building design, common amenities and shared public realms to inspire connection between people, businesses, ideas and places throughout. The Unity Park location is nearby some of the world's most prestigious organisations, creating the opportunity to work alongside some of the most exciting and dynamic organisations in the world.

Established as a leading research and development centre, Cambridge brings together some of the most talented organisations to create a world-class reputation.

## DESCRIPTION

The base build specification and wider offering includes:

- New facades, roof, service core and full height glazing
- External landscaping and amenity space
- Extensive car parking and cycle provision
- High speed secure fibre installed

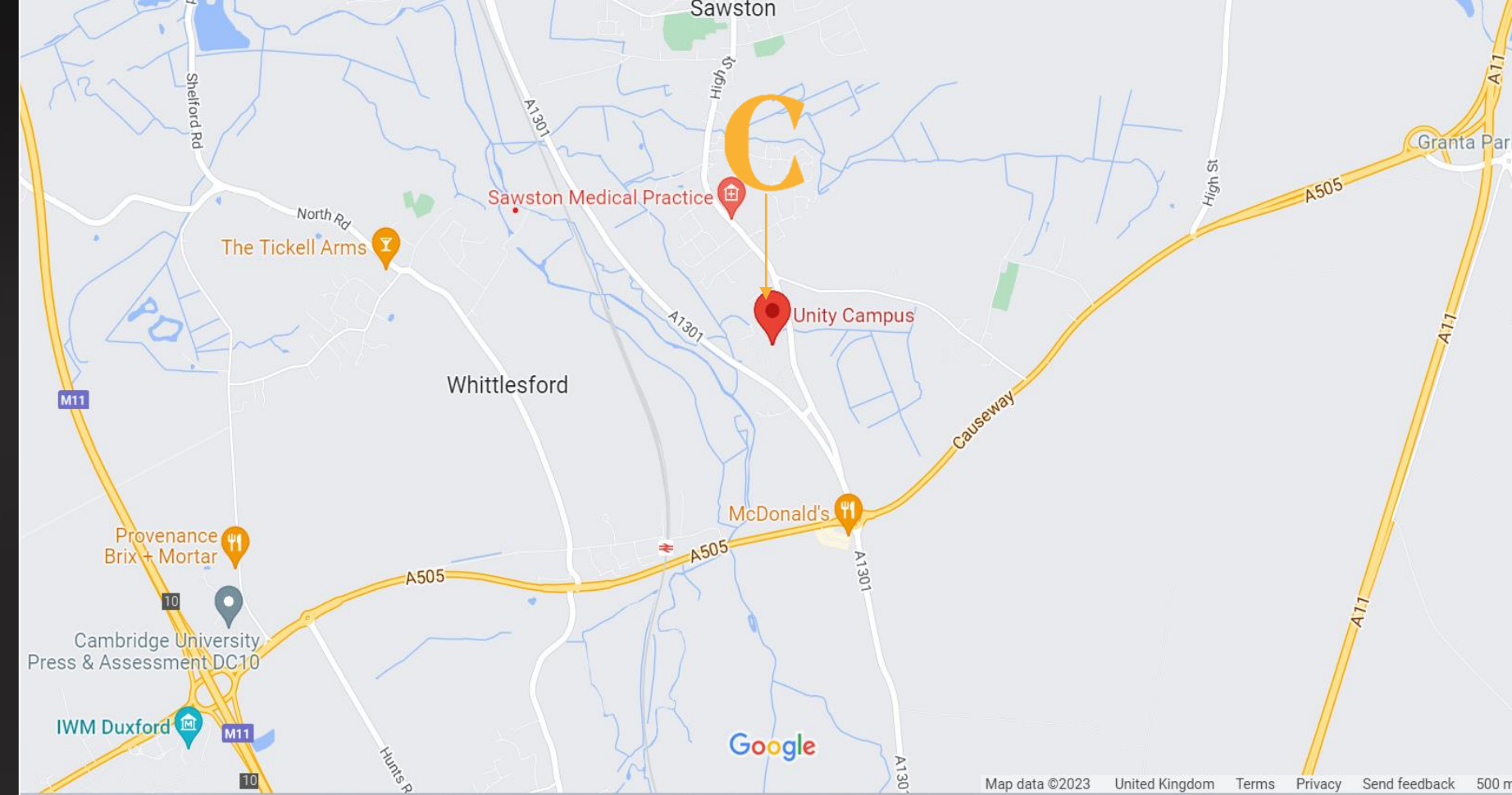
## VIEWINGS

### COREP

Johnny Bray  
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[matts@co-rep.com](mailto:matts@co-rep.com)



## TERMS

A new sublease available for a term to be agreed.

## RENT

The annual cost for the suite is £144,000 (excl. VAT).

The space is offered on an all inclusive basis.

## ENERGY PERFORMANCE RATING

EPC Rating - B

## LEGAL COSTS

Each party to bear their own legal costs.

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