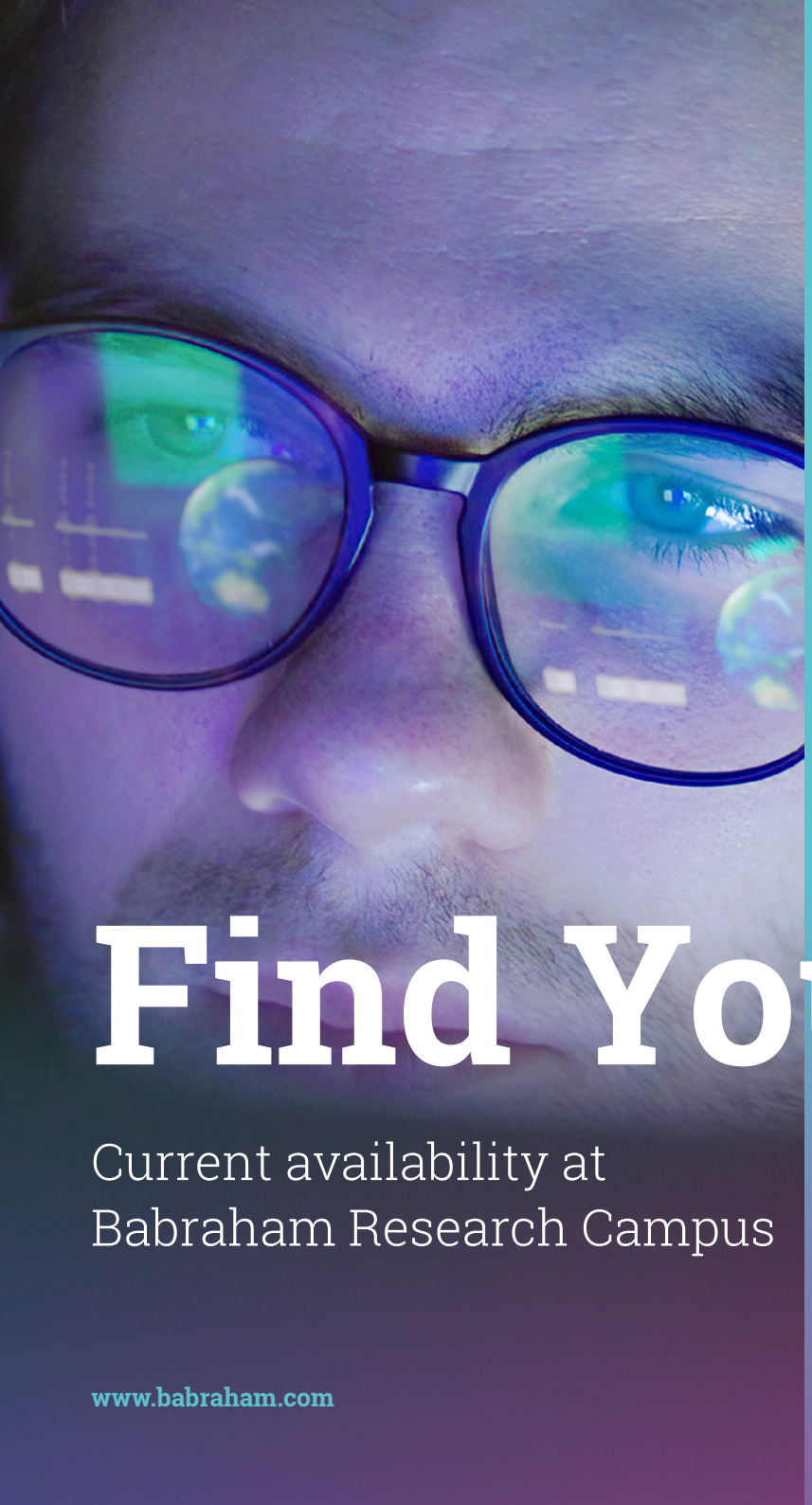
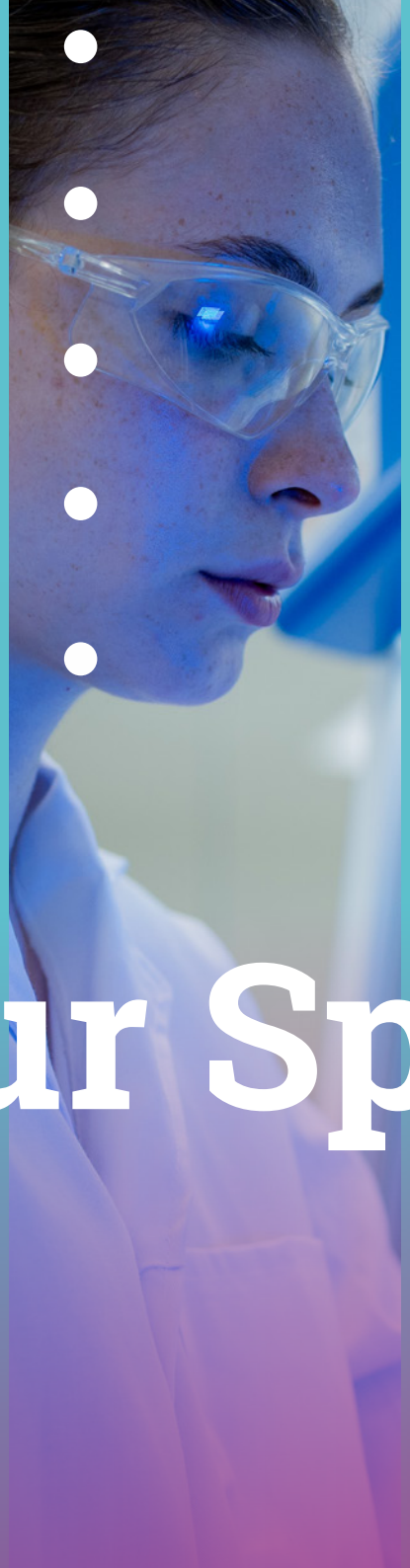






Babraham Research Campus

Find Your Space

Current availability at Babraham Research Campus

www.babraham.com

The Babraham Ecosystem

Powering life science entrepreneurs
From first discovery to global impact, Babraham Research Campus provides the environment life science companies need to start, grow and scale.

Located at the heart of the Cambridge life sciences cluster, the Campus brings together specialist laboratory space, world-class research, expert support and a vibrant community of innovators. It is a place where scientific ambition is matched by the infrastructure, expertise and connections required to turn ideas into successful businesses.

A complete environment for growth
At Babraham Research Campus, companies benefit from a fully integrated ecosystem designed to support every stage of the life science journey.

The right programmes
A portfolio of innovation programmes help founders move faster and further. From early-stage venture support and mentoring through to funding opportunities and leadership development, initiatives such as **Accelerate@Babraham**, the **Cambridge NeuroWorks Frontier Fellowship** and the **BioBabraham Symposium** provide the insight, guidance and connections needed to build and grow successful companies.





The right spaces
Flexible laboratory, R&D and office environments support companies as they evolve. **LiveLabs** enables early-stage experimentation in a fully managed setting, while **ScaleLabs** provide dedicated, fully fitted laboratories for growing businesses. As companies expand, larger spaces allow teams, infrastructure and capability to scale within the same Campus.

The right day-to-day support
Running a science-led business is complex. Our integrated operational services, from engineering and facilities management to laboratory infrastructure, waste management and shared scientific services - provide the professional backbone that keeps companies running efficiently, allowing teams to focus on advancing their science.

The right connections
A strong, collaborative community underpins everything on Campus. Entrepreneurs, researchers, investors and industry partners are brought together through networks, events and mentoring programmes that encourage knowledge exchange and partnership. These connections open access to talent, capital and expertise, creating new opportunities for collaboration and growth.

A place to build what comes next
Babraham Research Campus is more than a location, it is an environment designed to reduce friction, accelerate progress and support long-term success.

For companies at any stage of the life science journey, it offers the space, support and connections needed to turn pioneering science into real-world impact.

www.babraham.com

Types of space at Babraham Research Campus





Flexible space to support every stage
From shared labs to fully fitted suites, offices and event spaces, Babraham Research Campus is designed to grow with you, enabling companies to start, expand and scale within one world-class science campus.

LiveLabs: Shared laboratory space for early-stage innovation
LiveLabs is a fully managed co-working lab designed to help early-stage companies get started quickly. With fully equipped lab space, office areas and access to Campus amenities, it enables teams to begin experiments, generate data and build momentum without the cost or complexity of setting up their own lab.

ScaleLabs: Flexible lab and write-up space
ScaleLabs offers fully fitted laboratory and write-up suites from 600 sq ft to over 12,000 sq ft. Designed for growing companies, these spaces combine lab and office environments to support efficient day-to-day operations, with the flexibility to expand as needs evolve.

Office space: Workspace within a life science community
A limited number of office suites are available for organisations connected to the life sciences sector. Located alongside more than 60 companies, they provide a base within a collaborative, innovation-led environment and can be tailored to suit individual requirements.





Events and meeting space: A setting for connection and collaboration
We also offer a range of professional meeting and event spaces, including the Cambridge Building with a 200-seat lecture theatre, flexible rooms and on-site café and restaurant. Set within a world-class science campus, they provide an inspiring setting to bring people together and share ideas.

LiveL@bs

Flexible laboratory space for early-stage ventures
LiveLabs is a fully managed co-working laboratory environment designed for life science start-ups at the earliest stages of development. Located at the heart of the Campus, it provides ready-to-use laboratory facilities for molecular biology and cell culture, alongside shared office and meeting space.

Flexible memberships, expert lab management and access to mentoring and events enable founders to generate early data, refine their science and build momentum—lowering the barriers to entry and supporting the transition from idea to scalable life science business.

What's included:

Fully equipped laboratories:
- Molecular biology & cell culture ready.
- Class II safety cabinets, CO2 incubators, real-time PCR, plate readers, fluorescence microscope and more.
- Cold storage, autoclave, purified water, glasswasher, dry ice.

Serviced lab support:
- PPE & laundry.
- H&S, waste management, training.
- Equipment maintenance.

Office & meeting space:
- Shared desk space.
- Wi-Fi, breakout area, AV-equipped rooms.

Flexible memberships:
- Start from as little as three months.
- Scale up as your needs evolve.





ScaleLabs Moneta

Flexible laboratory space for early-stage life science companies.

Moneta offers fully fitted laboratory space within a multi-occupancy building designed to support early-stage and growing life science companies. Located within the Babraham Research Campus, it provides a professional, well-equipped environment where teams can establish their own operations and build momentum.

Ready-to-use laboratory environments
Moneta provides CL1 & CL2 laboratories from 600 sq ft, fully fitted with high-quality laboratory furniture and infrastructure. Flexible layouts allow companies to configure space to suit their research needs, supporting efficient, day-to-day laboratory operations.

Shared facilities to support research
Occupiers benefit from access to a range of shared amenities, including meeting rooms, kitchen facilities, comms room, cold storage (+4°C and -80°C) and a fully equipped wash-up facility. These shared services support companies and enable teams to focus on their science.

Integrated infrastructure and support
The building is supported by robust mechanical and electrical systems, a central Building Management System and secure Campus-wide connectivity. On-site engineering and operational teams provide ongoing support, ensuring laboratories run smoothly and efficiently. Security systems, including CCTV and access control, are integrated across the Campus, with a 1000 kg goods passenger lift supporting equipment movement.







ScaleL@bs Moneta: Current Availability

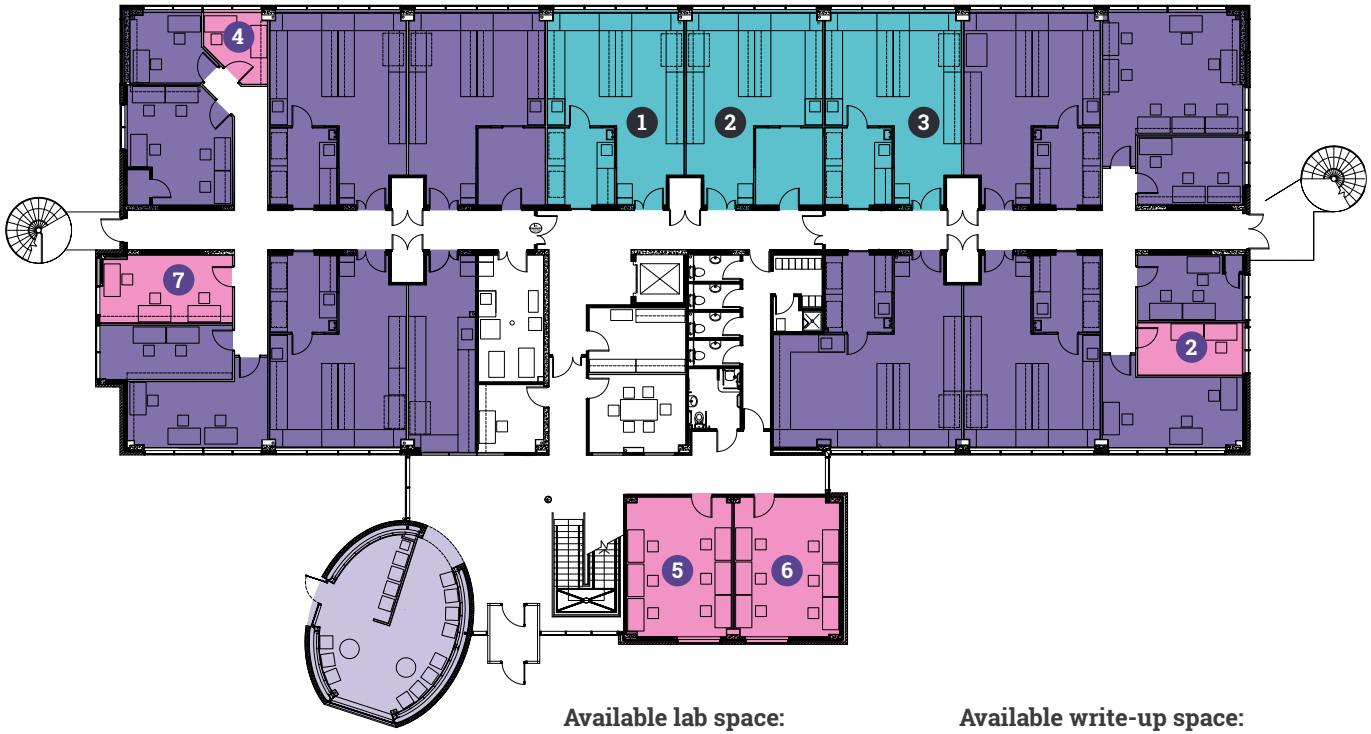
Fully-fitted CL1 & CL2 laboratory spaces available from 600 sq ft.

In addition to laboratory space, separate write-up suites are available and can be taken alongside labs to support integrated working. Multiple suites can be combined, where available, allowing companies to expand within the building as their needs evolve.

ScaleLab 3



Ground Floor



- Lab space to let
- Write-up space to let
- Meeting room
- Let

Available lab space:

Ref	Sq ft	Sq m
1	600	55.7
2	600	55.7
3	600	55.7

Available write-up space:

Ref	Sq ft	Sq m
2	121	11.2
4	93	8.6
5	329	30.6
6	329	30.6
7	123	11.4



ScaleL@bs Moneta: Current Availability

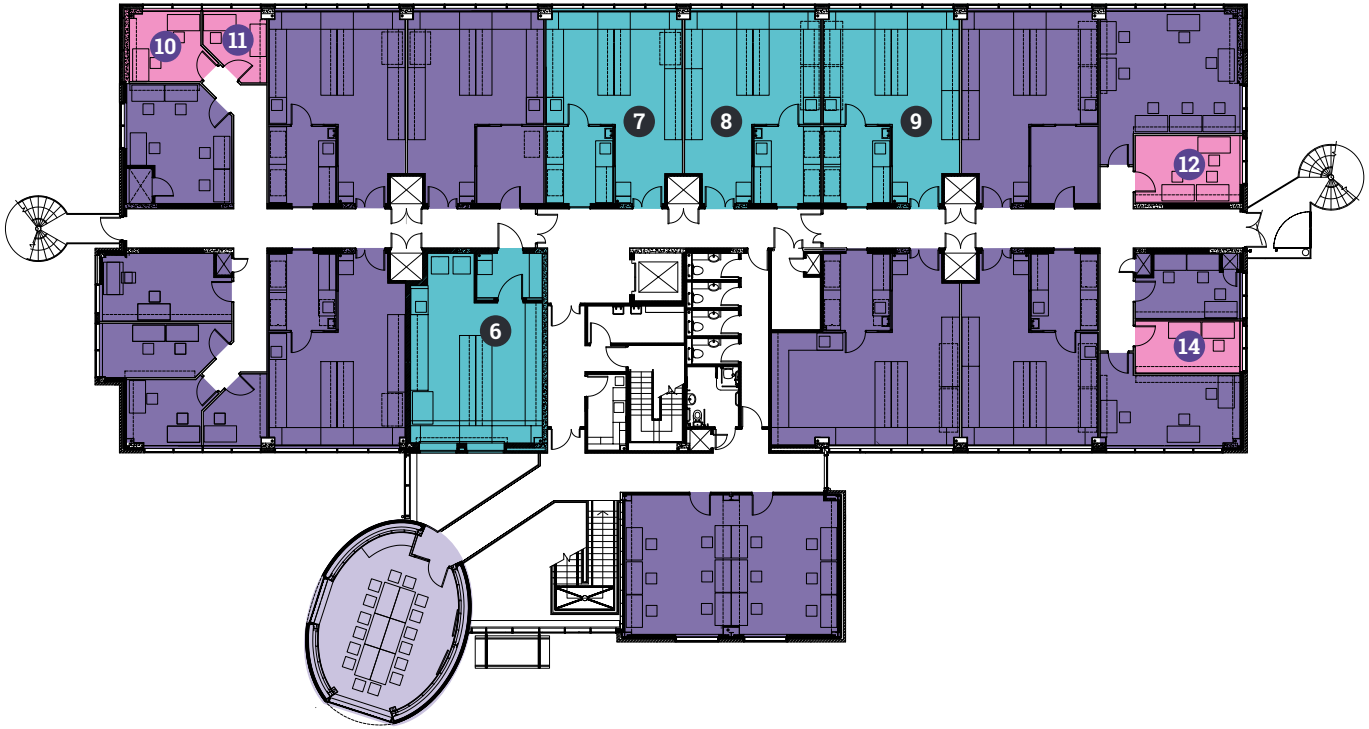
Fully-fitted CL1 & CL2 laboratory spaces available from 600 sq ft.

In addition to laboratory space, separate write-up suites are available and can be taken alongside labs to support integrated working. Multiple suites can be combined, where available, allowing companies to expand within the building as their needs evolve.

ScaleLab 10



First Floor



- Lab space to let
- Write-up space to let
- Meeting room
- Let

Available lab space:

Ref	Sq ft	Sq m
6	600	55.7
7	600	55.7
8	600	55.7
9	600	55.7

Available write-up space:

Ref	Sq ft	Sq m
10	118	11
11	89	8.3
12	159	14.8
14	121	11.2



ScaleLabs Maia

Flexible laboratory and office accommodation for growing life science companies.

Maia provides purpose-designed laboratory and office accommodation within a flexible, multi-occupancy building. Arranged over two floors, the building supports a range of tenancy sizes, offering a practical and adaptable environment for life science companies.

Ready-to-use laboratory environments with adaptable layouts to accommodate different research requirements, each tenancy benefits from dedicated plant provision, durable laboratory finishes and supporting infrastructure.

Shared facilities to support research
Occupiers benefit from a shared meeting room, kitchen and wash-up room, showers and WC facilities.

Integrated infrastructure and building support
Maia is arranged over two storeys, with flexible laboratory floorplates and a central shared core. Constructed using load-bearing masonry and precast concrete floors, the building provides robust laboratory accommodation with dedicated service areas and external fire escape staircases. A 1,000 kg passenger and goods lift supports the movement of equipment, while CCTV at each entrance and proximity-card access control provide building security.







ScaleL@bs Maia: Current Availability

One ready-to-use laboratory space and one write-up space available.

Where available, multiple laboratory and write-up suites can be taken.

Rooms 1019/20



Ground Floor



Lab space to let
Office space to let
Let

Available lab space:

Ref	Sq ft	Sq m
Rooms 1019/20	578	53.7

Available office space:

Ref	Sq ft	Sq m
Room 1004	57	5.3



ScaleL@bs Maia: Current Availability

One ready-to-use laboratory space and one write-up space available.

Where available, multiple laboratory and write-up suites can be taken.

Rooms 2015/2016



First Floor



Lab space to let
Office space to let
Let

Available lab space:

Ref	Sq ft	Sq m
Rooms 2015/2016	578	53.7

Available office space:

Ref	Sq ft	Sq m
Room 2019	105	9.7



ScaleLabs Meditrina

Flexible laboratory space for growing life science companies.

Meditrina offers fully fitted wet laboratory and write-up space within a purpose-built, multi-occupancy building designed to support scaling life science companies. Located within Babraham Research Campus, it provides a high-quality environment where teams can establish and develop their operations.

Ready-to-use laboratory environments
Meditrina provides fully-fitted CL1 & CL2 labs from 959 sq ft, combining lab and write-up space to support efficient day-to-day working. Designed for flexibility, the space enables companies to move in quickly and begin work without the complexity of laboratory fit-out.

Shared facilities to support research
Occupiers benefit from access to shared amenities including a meeting room, tea point facilities, open plan breakout and meeting areas, and a fully equipped wash-up facility. These shared services help streamline operations and support collaborative working.

Integrated infrastructure and support
The building is equipped with chilled water and low temperature hot water via central plant, alongside heating and cooling through air handling units and 4-pipe fan coil systems. Mechanical ventilation is provided at least six air changes per hour, with one separately ducted fume cupboard per laboratory module. A fully addressable fire detection system, central Building Management System and integrated security provide a safe and well-managed environment.

Purpose-built for performance
Meditrina is arranged over two storeys with an internal plant level, constructed with a steel frame and reinforced composite floors. A central core provides shared facilities including WCs, showers, meeting areas and comms infrastructure, while dedicated delivery and access points serve each wing. External gas bottle storage support efficient operations. Security systems, including CCTV and access control, are integrated across the Campus, with a 1000 kg goods passenger lift supporting equipment movement.





ScaleL@bs Meditrina: Current Availability

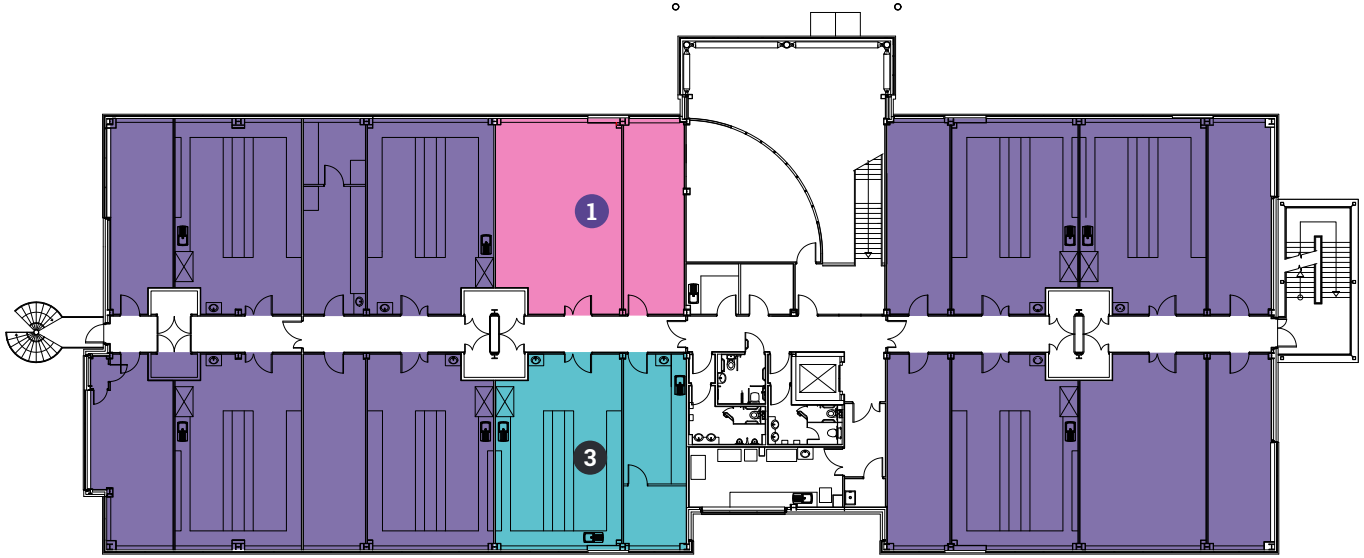
Fully-fitted CL1 & CL2 laboratory spaces available from 972 sq ft.

Where available, multiple laboratory and write-up suites can be taken, allowing companies to expand within the building as their requirements evolve.

ScaleLab 3



First Floor



- Lab space to let
- Write-up space to let
- Let

Available lab space:

Ref	Sq ft	Sq m
3	974	90.4

Available write-up space:

Ref	Sq ft	Sq m
1	963	90.3



ScaleLabs Eddeva

High-quality laboratory space for scaling life science companies.

Eddeva offers flexible, fully fitted wet laboratory and write-up space designed for companies entering their next phase of growth. Located within Babraham Research Campus, it provides a high-specification environment to support expanding teams and advancing research programmes.

Ready-to-use laboratory environments
Eddeva provides fully-fitted CL1 & CL2 laboratory and write-up suite from 3,476 sq ft, located on the first floor. The space includes laboratory areas, office and write-up space, a meeting room, kitchen breakout area and a second-floor storeroom—supporting efficient, integrated day-to-day operations.

Shared facilities to support research
Occupiers benefit from access to a range of shared facilities, including a -80°C freezer room, comms room, external gas store, and waste compound. These shared resources support smooth and efficient laboratory operations.

Integrated laboratory infrastructure
Laboratories are fully fitted with high-quality Romero furniture, Trespa work surfaces, mobile under-bench units and Toprack shelving systems. Modular perimeter benching offering a 200 kg/m² loading capacity to support flexible research layouts.

Purpose-built for performance
Eddeva is constructed with a reinforced concrete frame (3 kN/m² live load) and supported by air source heat pumps for heating and cooling. High-efficiency LED lighting with PIR sensors, a TRENDS Building Management System and a fully addressable fire detection system ensure a safe, well-controlled working environment. Security systems, including CCTV and access control, are integrated across the Campus, with a 1000 kg goods passenger lift supporting equipment movement.





ScaleL@bs Eddeva: Current Availability

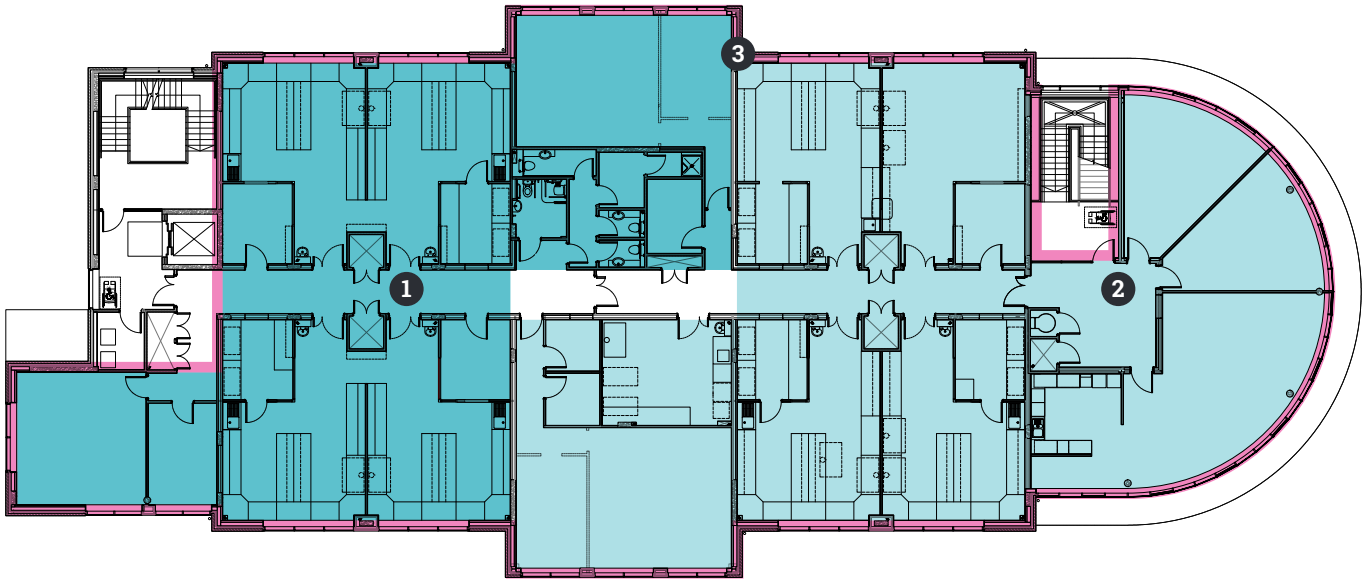
3 Fully-fitted CL1 & CL2 laboratory spaces available from 3,476 sq ft to 9,076 sq ft.

Where available, multiple laboratory and write-up suites can be taken.

ScaleLab 1



First Floor



TO LET: ScaleLab 1
3,476 sq ft (322.9 sq m)

TO LET: ScaleLab 2
4,154 sq ft (385.9 sq m)

Alternatively, combine suites:

TO LET: ScaleLab 3
9,076 sq ft (843.1 sq m)

Available lab space:

Ref	Sq ft	Sq m
1	3,476	322.9
2	4,154	385.9
3 (1+2)	9,076	843.1

ScaleLabs Minerva

Flexible laboratory space for growing, established or specialist chemistry companies.

Minerva offers fully fitted wet laboratory and write-up space designed for companies requiring flexible, high-quality environments, including those with specialist chemistry needs. Located within Babraham Research Campus, it provides a robust setting to support expanding research programmes and growing teams.

Ready-to-use laboratory environments
Minerva provides fully fitted 1,905 sq ft CL1 & CL2 laboratory suites on the ground floor from 1,905 sq ft up to approximately 13,797 sq ft (subject to measurement). The layout supports integrated lab and write-up areas for efficient day-to-day operations.

A well-equipped, multi-occupancy building
The building is arranged across two wings with a central core of shared facilities and a double-height reception space. Occupiers benefit from access to accessible WCs, showers, lockers and drying area, alongside a service yard, refuse enclosure and external gas storage.

Integrated infrastructure and performance
Minerva is constructed with a steel frame and reinforced ground slab, with composite floors designed for laboratory use. The building is supported by air handling units and 4-pipe fan coil systems, delivering laboratory ventilation at least 10 air changes per hour. Chilled water and low temperature hot water are supplied via central plant. A total of 25 low-velocity fume cupboards (0.3 m/s sash velocity) are installed, supporting a range of laboratory applications, while high-efficiency LED lighting, CCTV, access control systems and a central Building Management System ensure a safe and well-managed environment. Security systems, including CCTV and access control, are integrated across the Campus, with a 1000 kg goods passenger lift supporting equipment movement.





ScaleL@bs Minerva: Current Availability

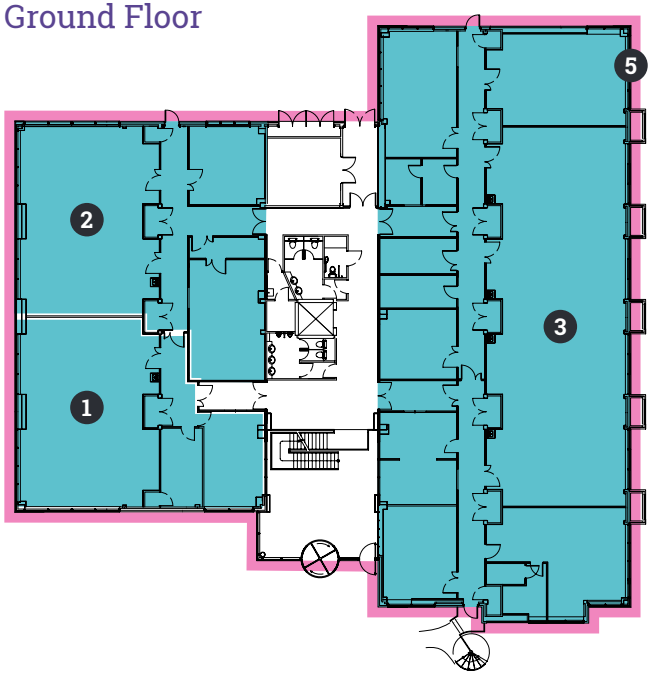
4 Fully-fitted CL1 & CL2 laboratory spaces available from 1,905 sq ft to 13,797 sq ft.

Where available, multiple laboratory and write-up suites can be taken.

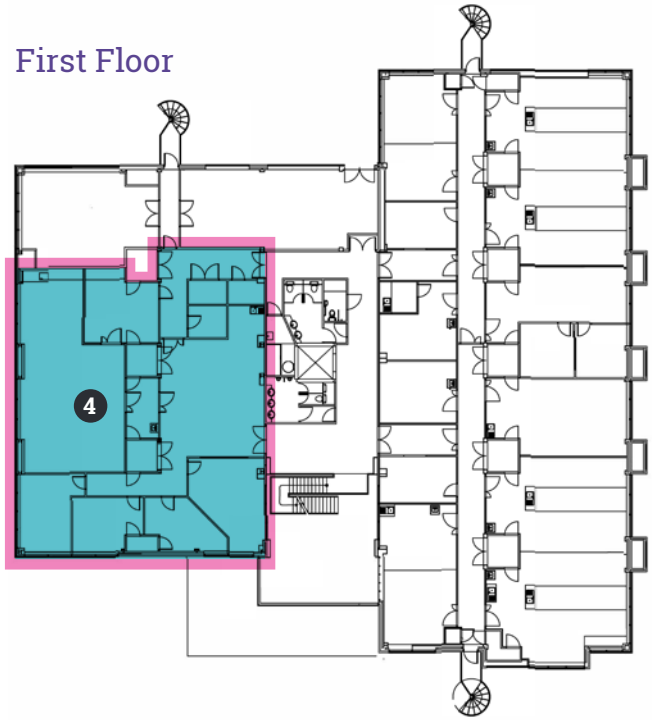
ScaleLab 3



Ground Floor



First Floor



Lab space to let

Alternatively, combine suites:

TO LET: ScaleLab 5
13,797 sq ft (1,281.7 sq m)

Available lab space:

Ref	Sq ft	Sq m
1	1,905	176.9
2	2,410	223.8
3	6,421	596.5
4	3,061	284.3
5 (1+2+3+4)	13,797	1,281.7



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.

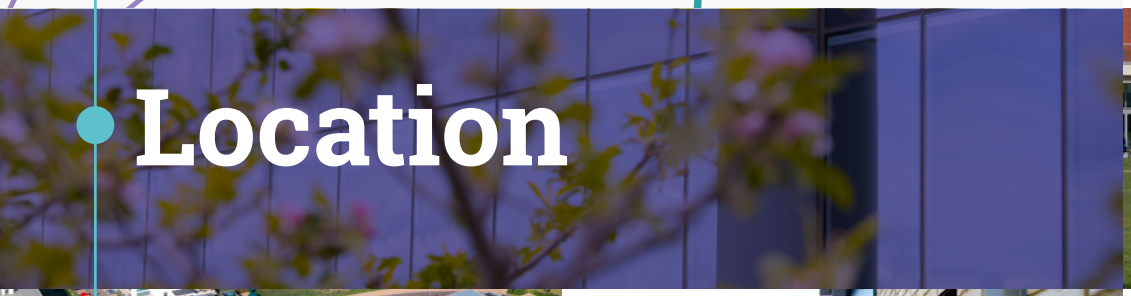
In addition, a public bus from Cambridge (the Linton & Haverhill 13/13A) departs from Drummer Street bus station in Cambridge every 30 minutes and takes approximately 25 minutes to reach the Campus.

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

















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