

Charnwood B28E

Facilitating your future



Welcome to Charnwood B28E

Build your
future here

Building 28 East is a modern state-of-the-art facility that offers flexible multipurpose laboratory accommodation that could be configured in different ways to suit the skill sets of the occupiers and their changing needs. All the laboratory areas have associated offices and write-up accommodation. The building was previously used in the following skill sets; formulation, biopharmaceuticals, analytical, microbiology and packaging and device development.

Floor Name	Gross Internal Area (m ²)	Gross Internal Area (ft ²)
Ground Floor	2,160	23,250
First Floor	2,116	22,776
Second Floor	2,109	22,701
Total	6,385	68,728

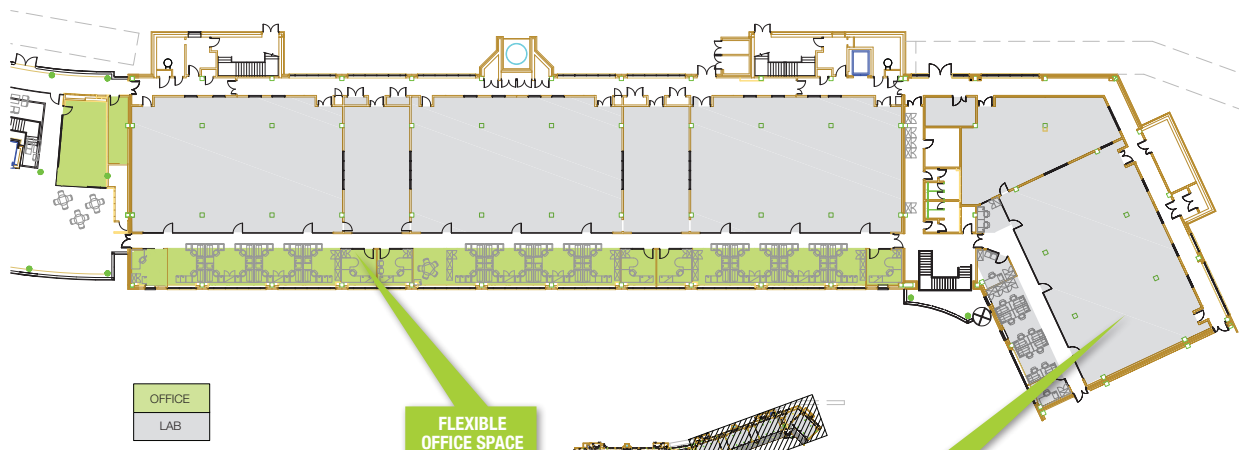
Floor areas are on a Gross Internal Area (GIA) basis, subject to a measured survey.



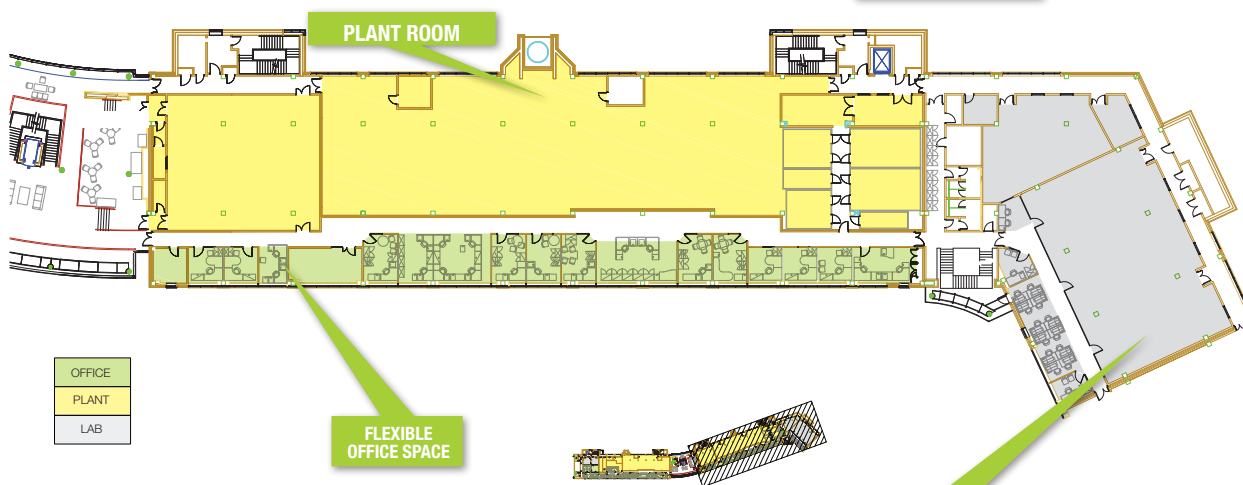


Charnwood B28E

Inspiring innovation



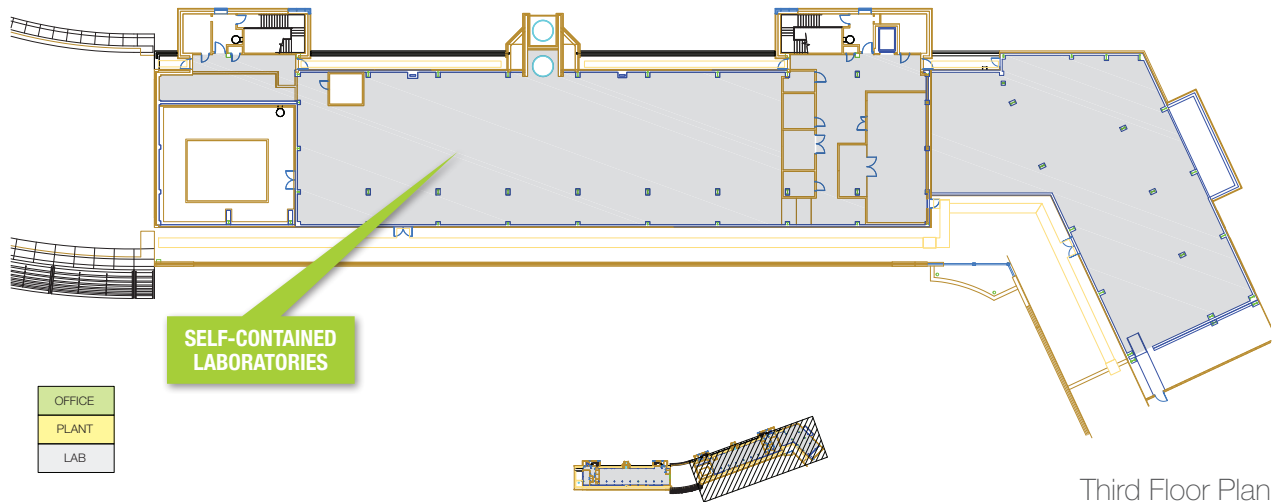
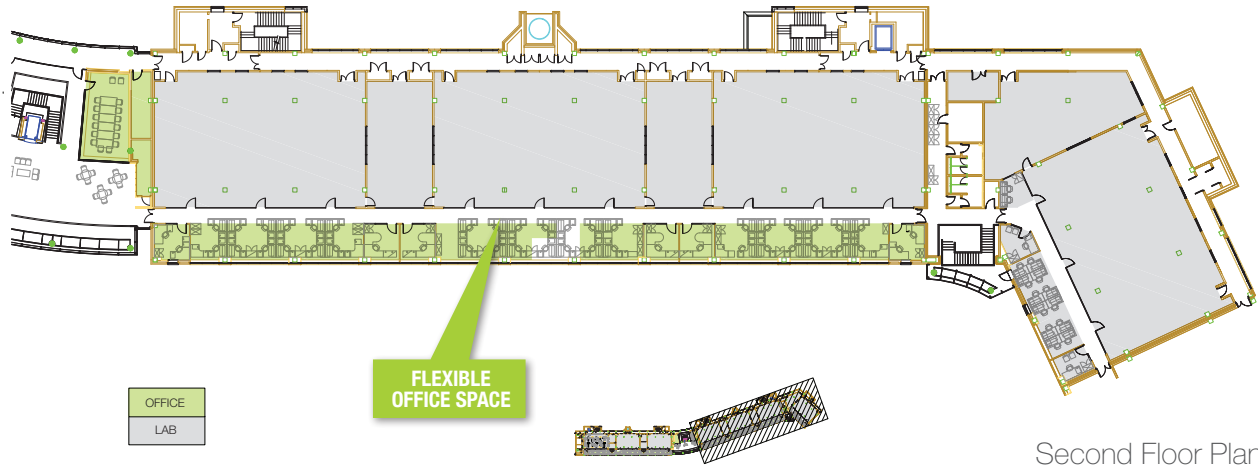
Ground Floor Plan



First Floor Plan

Specification:

- Three storey building
- 68,728 sq ft (6,385 sq m)
- Analytical laboratories and write-up offices
- Interstitial laboratories
- High quality lab equipment
- ICH stability suite
- Separation of people and material with clean and service corridors
- Lecture theatre (approx. 130 seat)
- Support facilities including management offices, meeting and seminar rooms and storage areas



For business professionals to meet like-minded individuals



Charnwood Campus

The land of opportunities

Join a unique and inspiring place to work; boasting world-class laboratory and office facilities with the latest technology, the campus benefits from an idyllic rural location with landscaped surroundings.

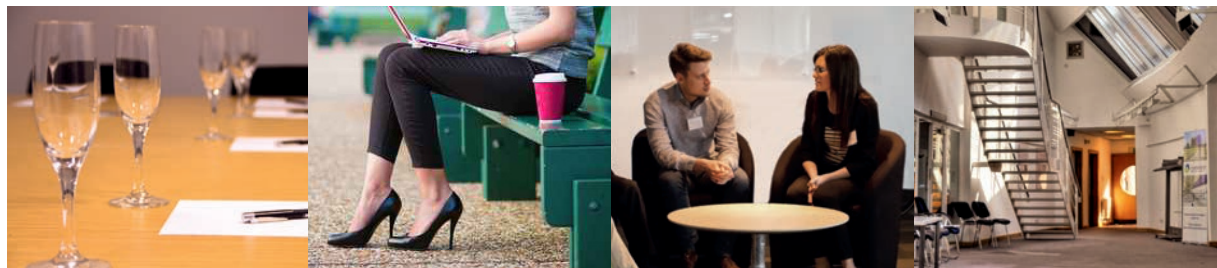
The central hub and plaza, provides a space for business professionals to meet like-minded individuals and benefit from the food and cafeteria facilities or simply relax.

The Campus offers;

- Conferencing, workshop and event facilities for up to 150 delegates,
- Various types of modern meetings rooms for 12-20 people,
- Glass walkways which link the buildings,
- High speed Wi-Fi connectivity for visitors,
- Ample parking and cycle shelters,
- Secure 24/7 on-site security incorporating a gatehouse, perimeter security and CCTV

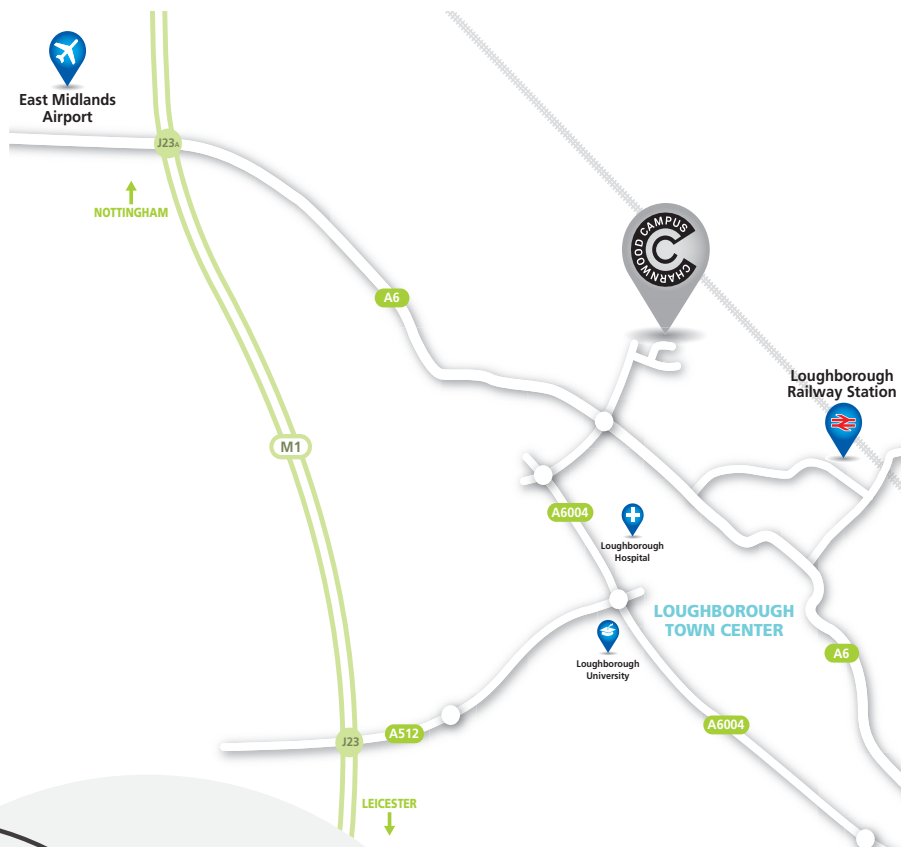
Coming soon;

- A spacious, newly designed cafeteria suitable for corporate and private events with an extensive range of catering options,
- Air conditioned health and wellbeing centre with gym equipment and workout studio,
- Retail complex,
- Bus and taxi services,



In the heart of the UK

Ideally located within touching distance of the main spine road running down the UK, M1. With major road and rail network links, east midlands airport and main cities in the midlands on our doorstep.



Ideally situated on the outskirts of Loughborough, in the heart of the UK, the Campus benefits from excellent transport links.

By Road

Convenient access to Junction 23 of the M1.

By Air

East Midlands Airport is 9 miles away and offers links to European and North African destinations.

By Train

East Midland Mainline rail route to London. Excellent rail links to other major UK cities.



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