



B25 - 89,259sqft

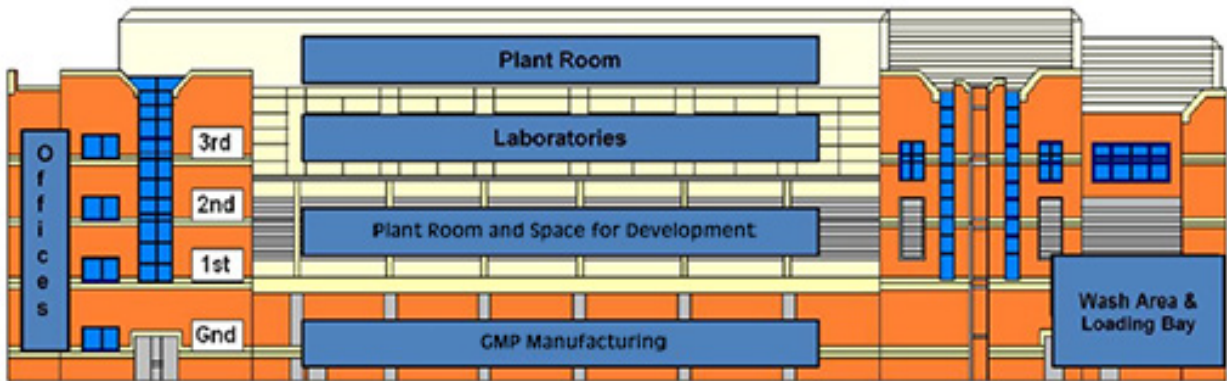
State of the art, flexible office
and laboratory space

Loughborough and
Leicester Enterprise Zone
Charnwood Life Sciences
Opportunity Zone



CHARNWOOD CAMPUS IS CENTRALLY LOCATED IN LOUGHBOROUGH, UK

Charnwood B25 is an excellent building that provides office and laboratory space.
Plan your future in this modern and well equipped facility spreading over 14,913m2.



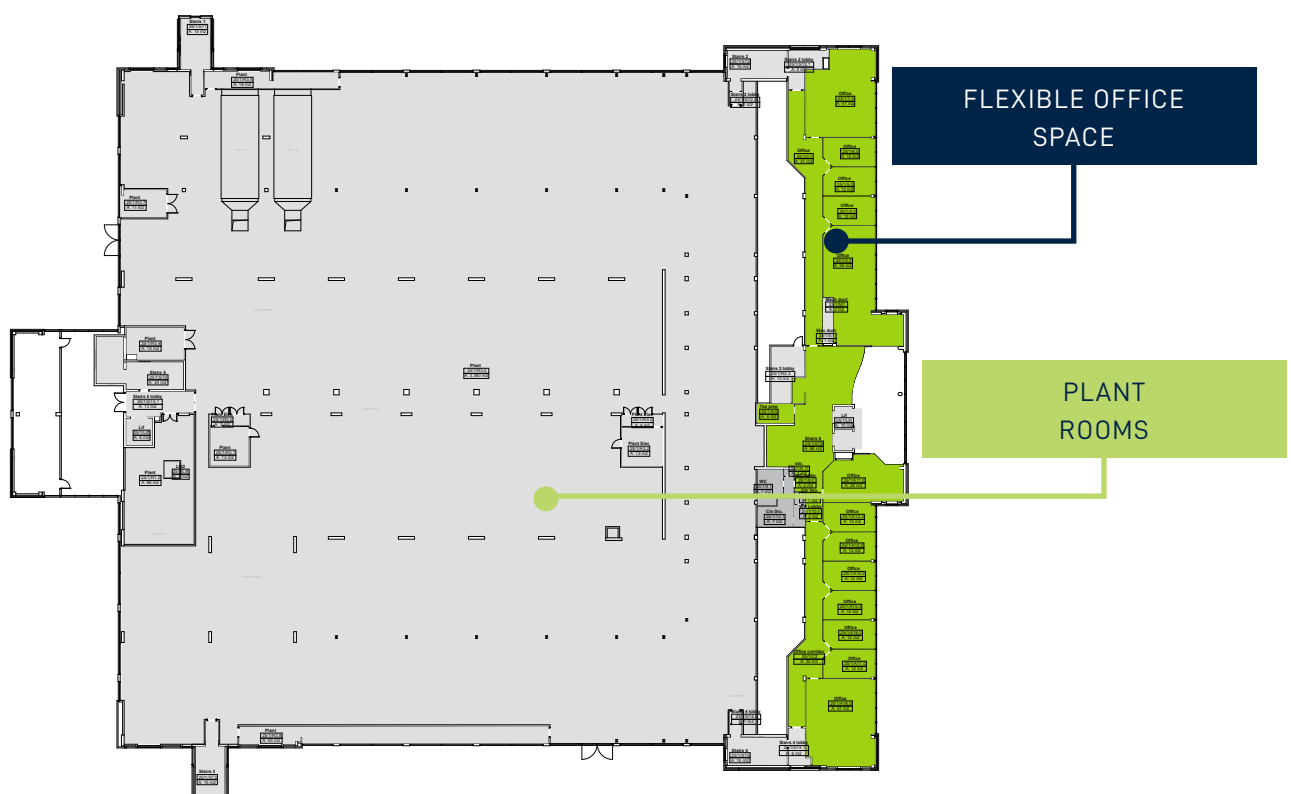
Floor	Gross Internal Area (m²)	Gross Internal Area (ft²)
Ground Floor - Office and Development Area		
	4548.1	48955
First Floor - Plant Room/Space		
	4587.2	49376
Second Floor - Office		
	802.2	8634
Third Floor - Office and Laboratory Space		
	2942.3	31670
Fourth Floor - Plant Room/Space		
	2033.4	21887
Total - Excluding plant room/space		
	8,292.53	89,259

This block comprises office space over 4 floors and laboratory facilities over 3 floors with 9,135m² of space still available to be designed to suit specific requirements. Laboratory space comprises a mixture of large open plan and small cellular labs. Two hoists connect the ground with the third floor labs.

GROUND FLOOR



FIRST FLOOR



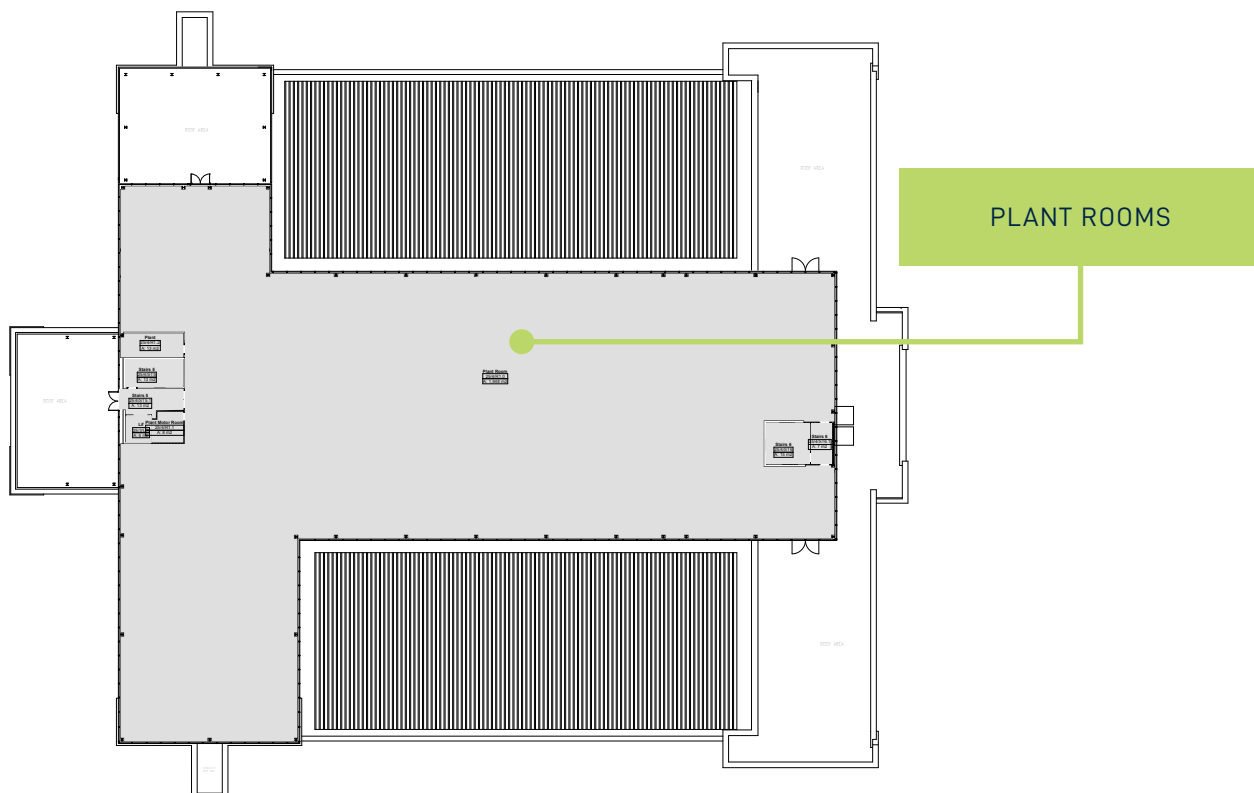
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



You'll be in good company -
current tenants include: 3M, Almac,
Kindeva, Perkin Elmer & DHSC



LOCATION - THE HEART OF THE UK

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.
Sat Nav Ref: LE11 5RH



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.





CONTACT

Gosia Khrais

☎ 07980 784528

@ gosia.khrais@charnwoodcampus.com

Dominic Young

☎ 07834 652950

@ dominic.young@charnwoodcampus.com

Charnwood Campus, Summerpool Road, Off Bakewell Road, Loughborough LE11 5RD

@ info@charnwoodcampus.com 🔍 www.charnwoodcampus.com