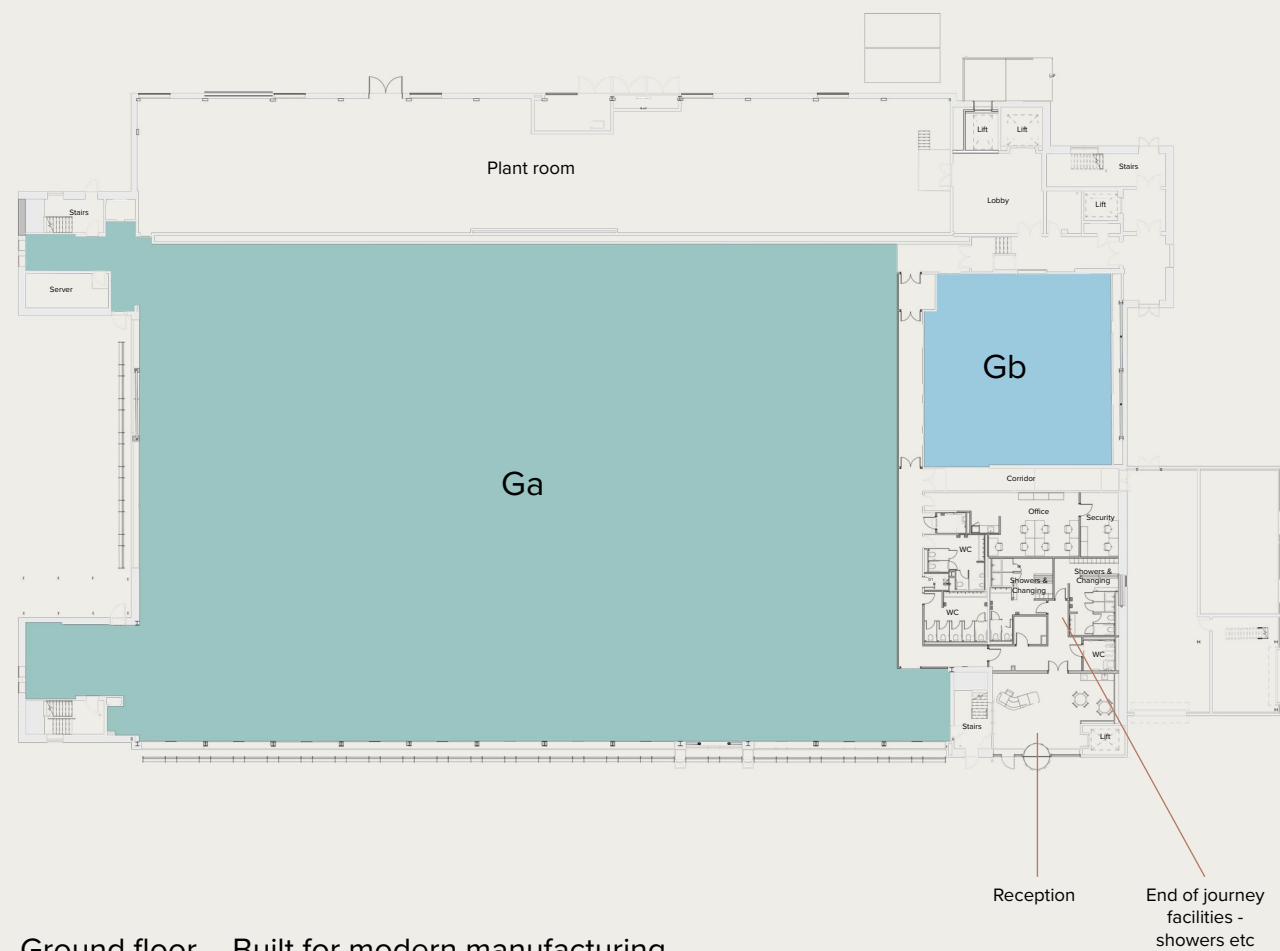


Example floor plan **Ground floor - whole floor option (Ga) plus additional suite (Gb)**
Total floor 29,322 sq ft (2,724 sq m)

● 26,915 sq ft (2,500 sq m) ● 2,407 sq ft (224 sq m)

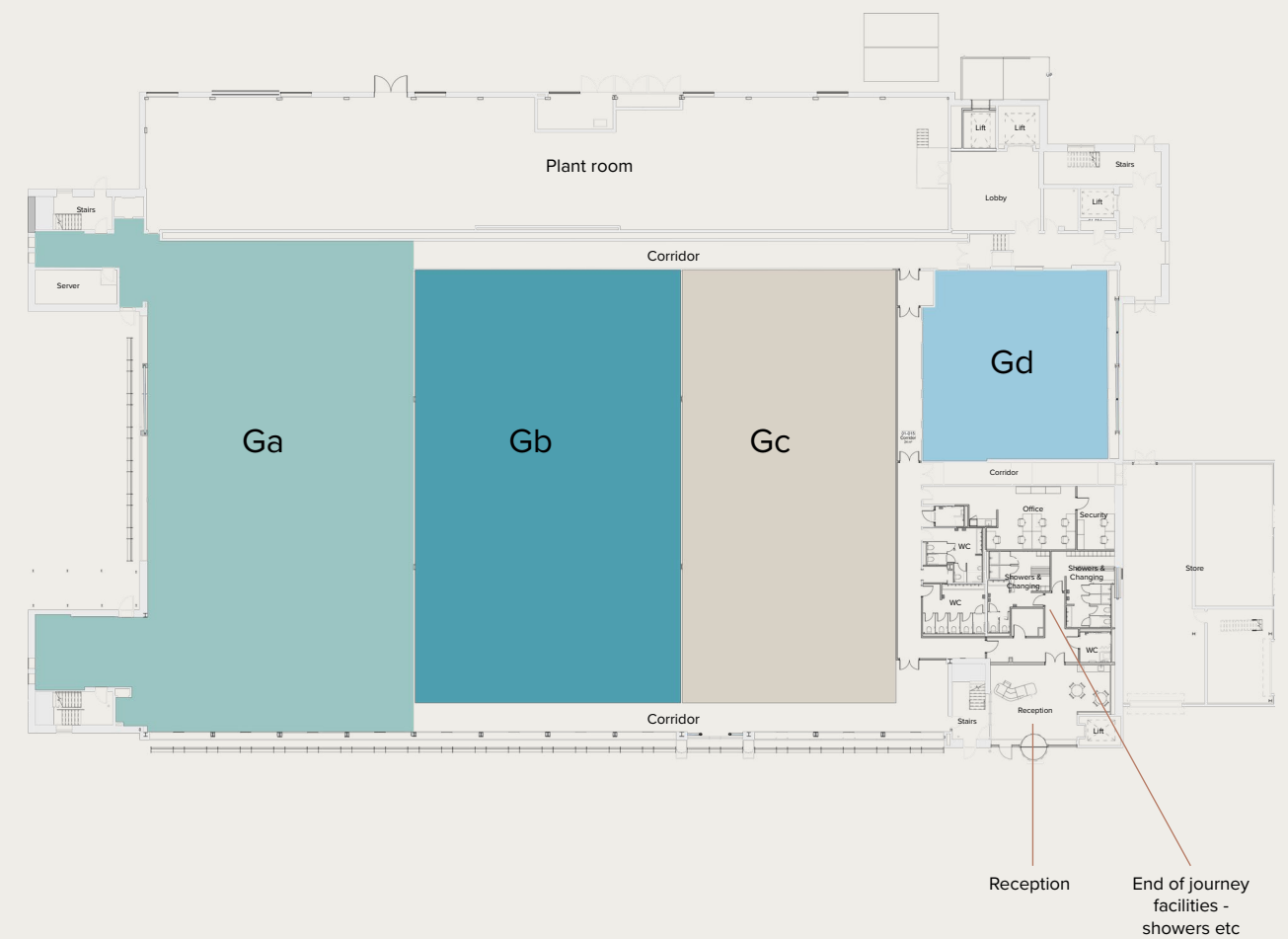


Example floor plan **Ground floor - split floor option**

● 10,132 sq ft (941 sq m) ● 8,026 sq ft (746 sq m) ● 6,449 sq ft (599 sq m)

● 2,407 sq ft (224 sq m)

or any combination of these areas to suit requirement

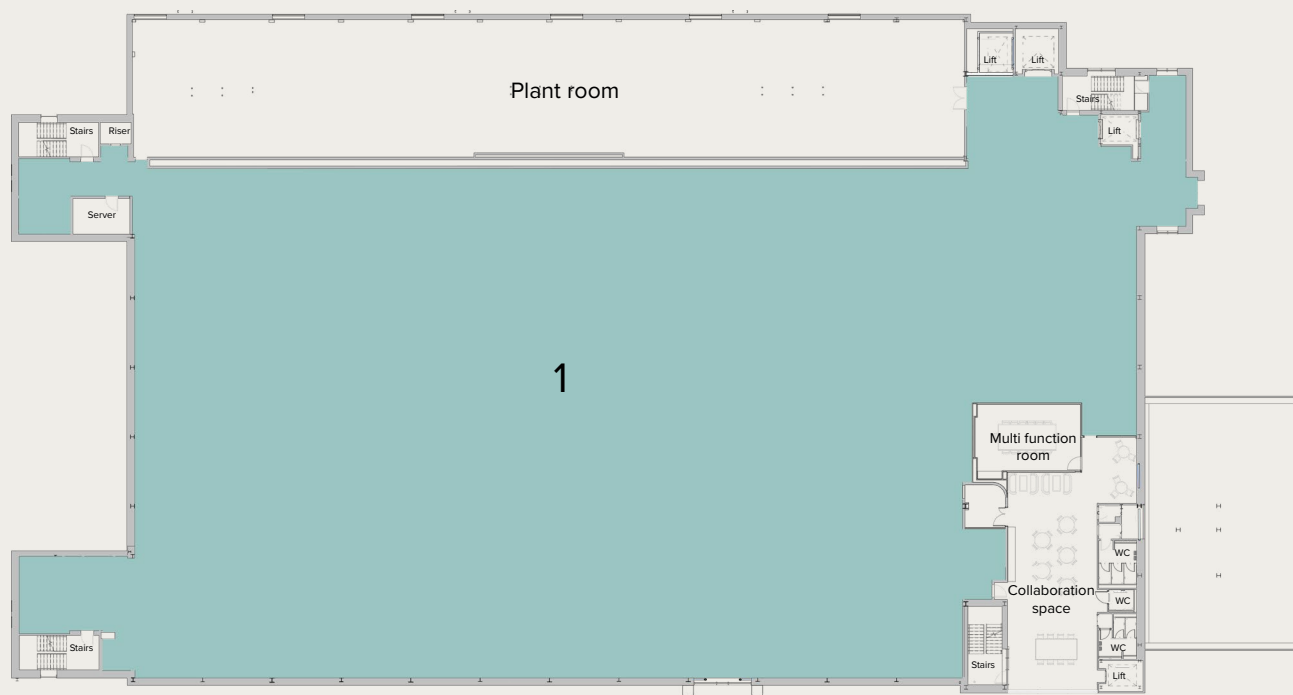


At a glance:

- Total floor area: 29,322 sq ft (2,724 sq m).
- Floor-to-ceiling height: 2.6m (slab-to-slab 5.85m).
- Air changes: 14.9 ac/hr, although up to 28 ac/hr can be accommodated in some areas.
- Ready for: Biomanufacturing, chemical production, bioprocessing, advanced materials, diagnostics, dry labs and other deep tech applications.

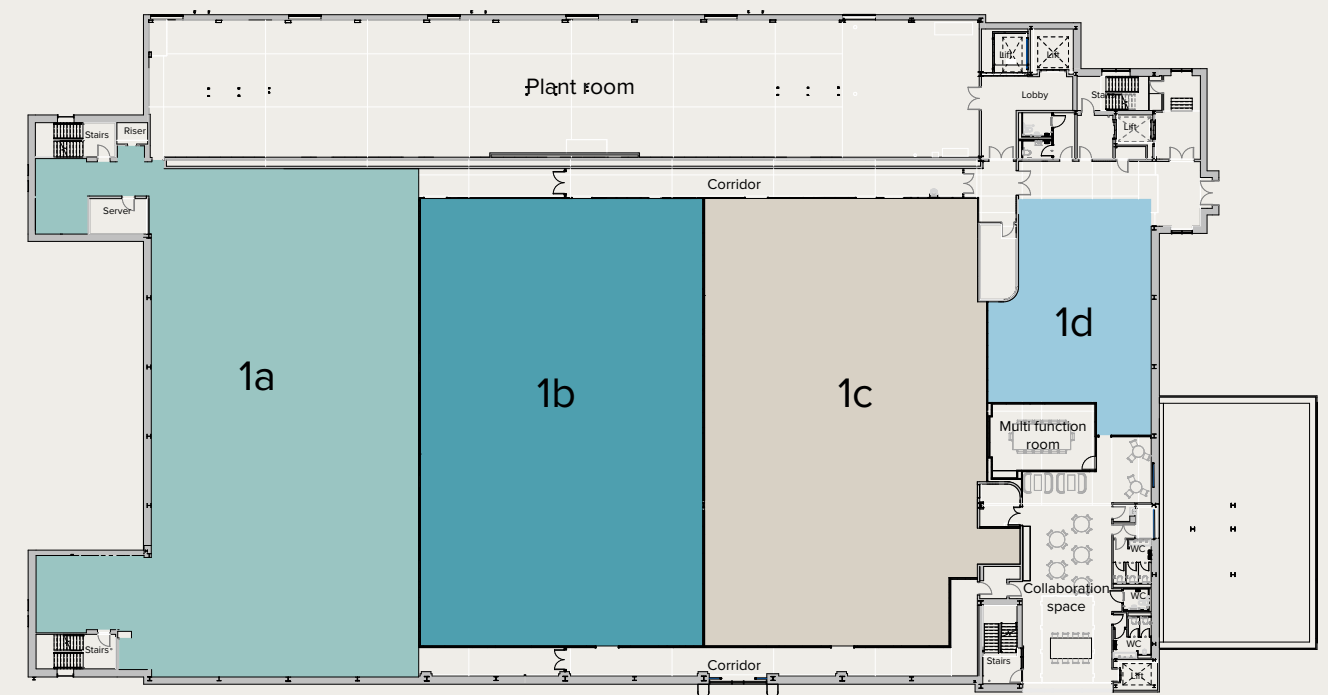
Example floor plan **First floor - whole floor option**

● **32,732 sq ft (3,041 sq m)**



Example floor plan **First floor - split floor option**

● **9,970 sq ft (926 sq m)** ● **8,259 sq ft (767 sq m)** ● **8,061 sq ft (749 sq m)** ● **2,082 sq ft (193 sq m)**
or any combination of these areas to suit requirement



First floor – Optimised for R&D

At a glance:

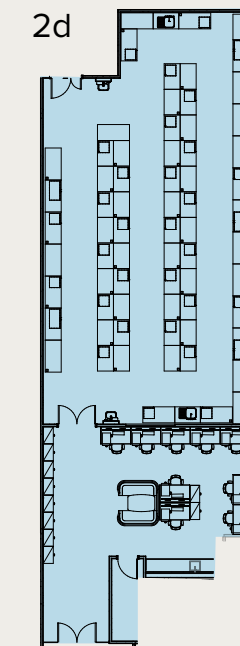
- Total floor area: 32,732 sq ft (3,041 sq m).
Floor-to-ceiling height: 3.5m (slab-to-slab 5.85m).
- Air changes: 11.1 ac/hr, although up to 28 ac/hr can be accommodated in some areas.
- Ready for: CL2 labs, biotech R&D, CRO operations, diagnostics, computational biology, translational research, and advanced life sciences.

Example floor plan **Second floor**

● 12,370 sq ft (1,149 sq m) ● 12,488 sq ft (1,160 sq m) ● 3,915 sq ft (364 sq m) ● 2,759 sq ft (256 sq m)
or any combination of these areas to suit requirement

**Second floor – Tailored for life science****At a glance:**

- Total floor area: 34,688 sq ft (3,223 sq m).
- Floor-to-ceiling height: 2.6m (slab-to-slab 5.85m).
- Air changes: 14.9 ac/hr, although up to 28 ac/hr can be accommodated in some areas.
- Ready for: CL2 labs, CRO operations, biotech R&D, in vivo research, regulated lab environments, and specialised translational studies.



Fully fitted, turn-key CL2 laboratory of 2,759 sq ft (256 sq m) is available, offering immediate, high-quality space for specialist teams.

