

**MATHER  
JAMIE**  
01509 233433

**Building 39 Charnwood Campus  
Bakewell Road  
Loughborough  
LE11 5RB**

**TO LET**  
**Rent on Application**



**State of the Art Biochemistry Laboratory**

**NIA 3,560 sq m (38,321 sq ft)**



# Building 39 Charnwood Campus, Bakewell Road, Loughborough, LE11 5RB

## CHARNWOOD CAMPUS SUMMARY

- Join a leading life science campus at Charnwood Campus Science Innovation and Technology Park, ideally situated in Loughborough, the heart of the UK
- Find state-of-the-art, fully fitted chemistry, biochemistry laboratory and high-tech workshops, office space, clean rooms, and specialist GMP manufacturing facilities
- Join over 800 like-minded scientists, engineers, entrepreneurs and professionals from both high-growth SMEs and blue-chip organisations
- Enjoy direct access to the UK motorway network, Rail Freight Interchanges, and East Midlands Airport, the UK's logistics golden triangle
- Take advantage of the cutting-edge business growth programme, collaborative working with NIHR infrastructure, NHS and academia, connect with leading C suite mentors, funding networks, and highly skilled local talent pool
- Enjoy beautifully landscaped grounds with free parking, EV charging points, 24/7 security, super-fast broadband, ample power supply, on-site café and conferencing suite



# Building 39 Charnwood Campus, Bakewell Road, Loughborough, LE11 5RB

## PROPERTY SUMMARY

- R&D/Manufacturing Use
- MHRA-Approved Facility with CL2 Lab Space
- 8 Fume Hoods & Gowning Areas
- Can be combined with additional space(s) for up to 38,321 SF of adjacent space
- Modern Board Rooms & Meeting Rooms
- Fully Fitted out as Research and Development Space





# Building 39 Charnwood Campus, Bakewell Road, Loughborough, LE11 5RB

## DESCRIPTION

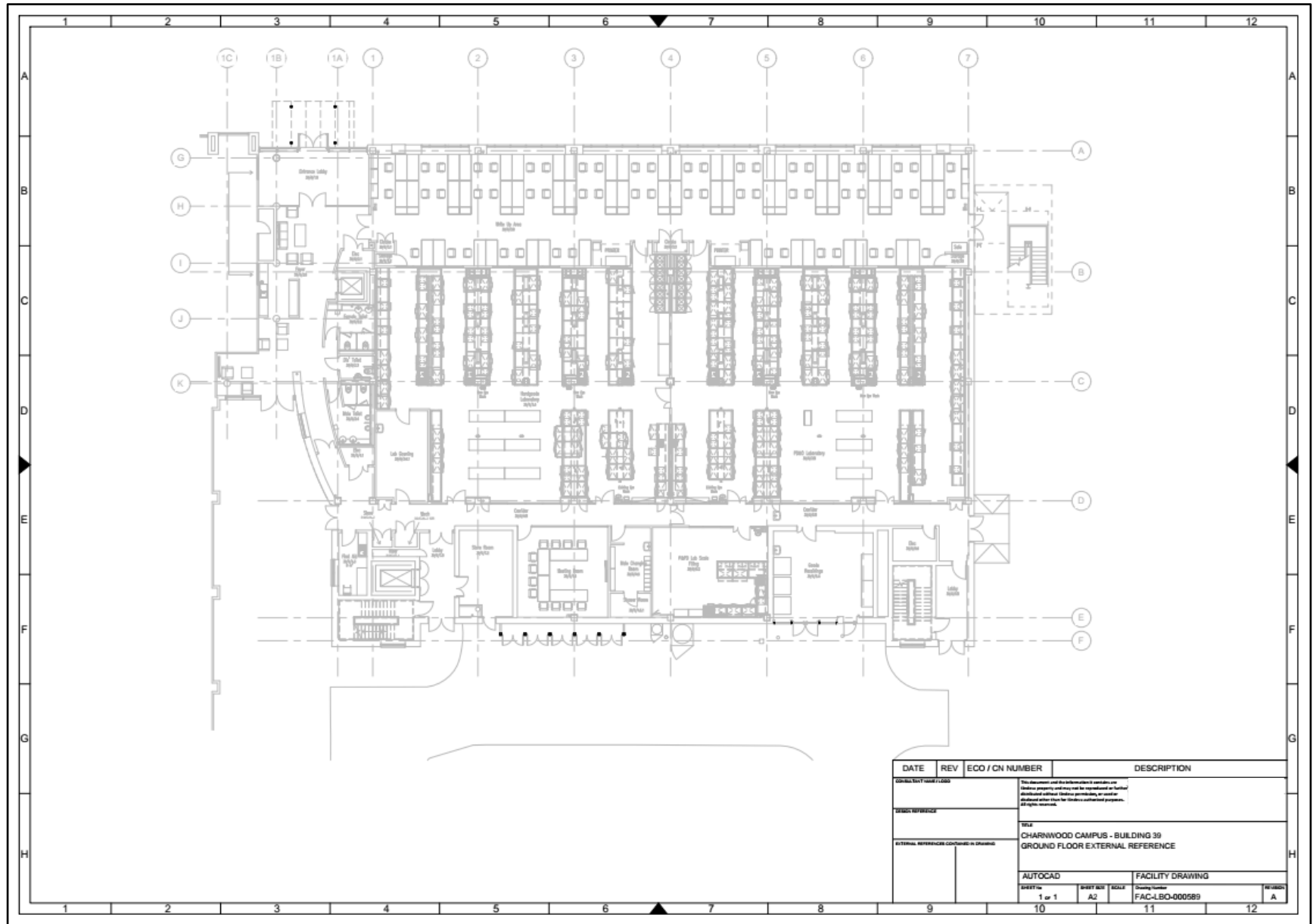
Occupy up to 38,321 sq ft (GIA 57,099 sq ft) of state-of-the-art fully fitted biochemistry laboratory space within a previously MHRA-approved facility, featuring 17,911 sq ft of high spec CL2 lab space and 5,224 sq ft of open-plan office space, overlooking beautifully landscaped lakes and grounds.

The building was refurbished to a very high standard in 2018 and has been excellently maintained to date. The lab facilities comprise gowning areas, benching, fume cabinets, and are suitable for the integration of high spec lab equipment. The building features a variety of modern board and meeting rooms, eye catching reception area and staff breakout areas. ideal for R&D or manufacturing use (with flexibility for a new development). The building also offers good vehicle access routes and car parking provisions.

- Use Class: E
- Fully Fitted out as Research and Development Space
- R&D/Manufacturing Use
- Space is in Excellent Condition and Immediately Occupiable
- Open Office Floor Plan Layout, Excellent Staff Facilities
- Modern Reception & Staff Breakout Areas
- Can be combined with additional space(s) for up to 38,321 SF of adjacent space
- MHRA-Approved Facility with CL2 Lab Space
- 8 Fume Hoods & Gowning Areas
- Modern Board Rooms & Meeting Rooms
- Closed Circuit Television Monitoring (CCTV)
- Good Vehicle Access Routes
- Central Air Conditioning
- Security System

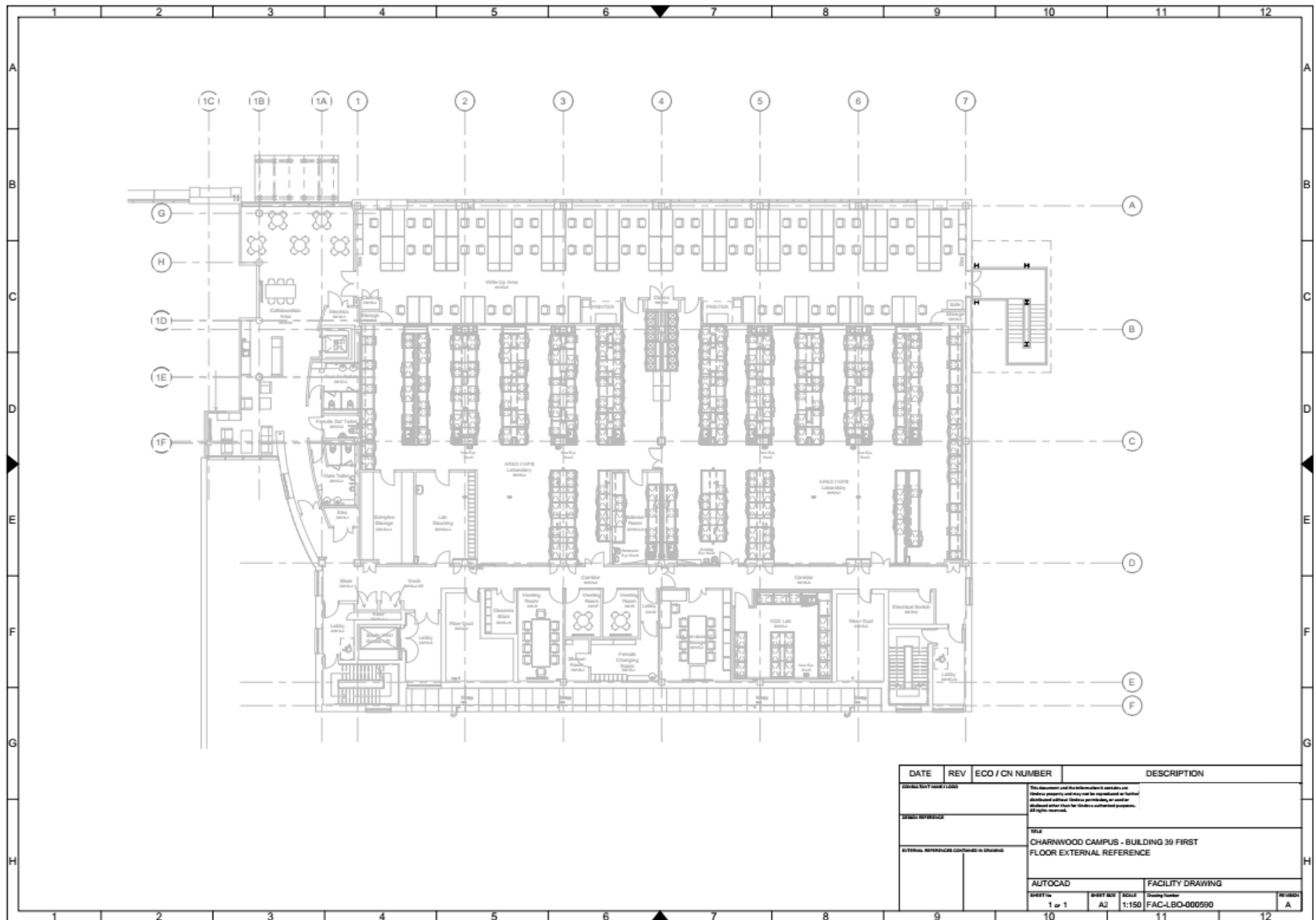


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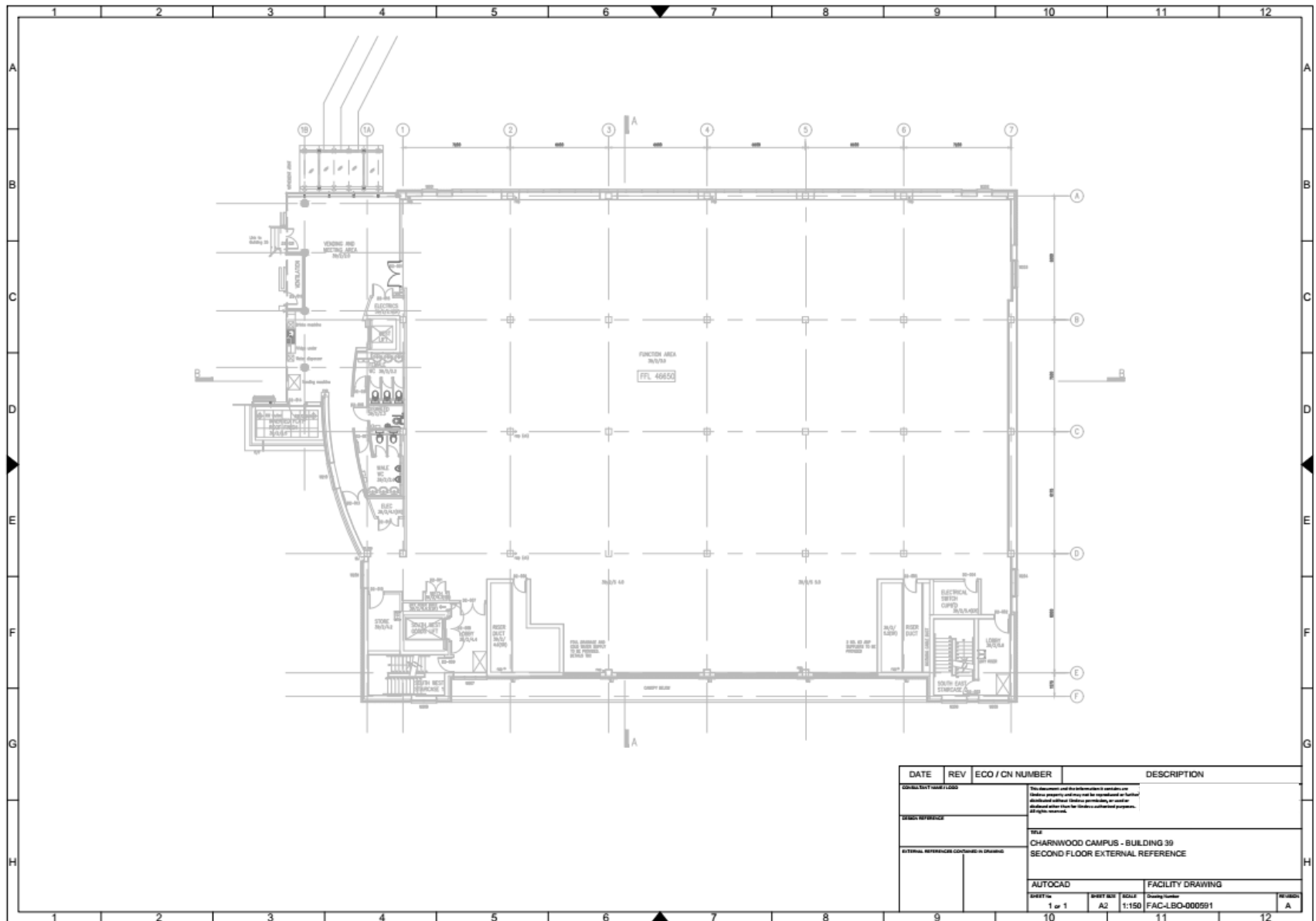


DATE	REV	ECO / CN NUMBER	DESCRIPTION
06/03/2017	1	1	Initial design and construction of building
DESIGN REFERENCE			<p>The drawings and documents are to be used as a guide only and are not to be reproduced or used for any other purpose without the written consent of the author.</p> <p>ALL RIGHTS RESERVED</p>
EXTERNAL REFERENCE			<p>CHARWOOD CAMPUS - BUILDING 39</p> <p>GROUND FLOOR EXTERNAL REFERENCE</p>
AUTOCAD			FACILITY DRAWING
SHEET No	1 of 1	SHEET SIZE	A2
SCALE	1:1	Drawing Number	FAC-LBO-000589
REV	A	REV	A

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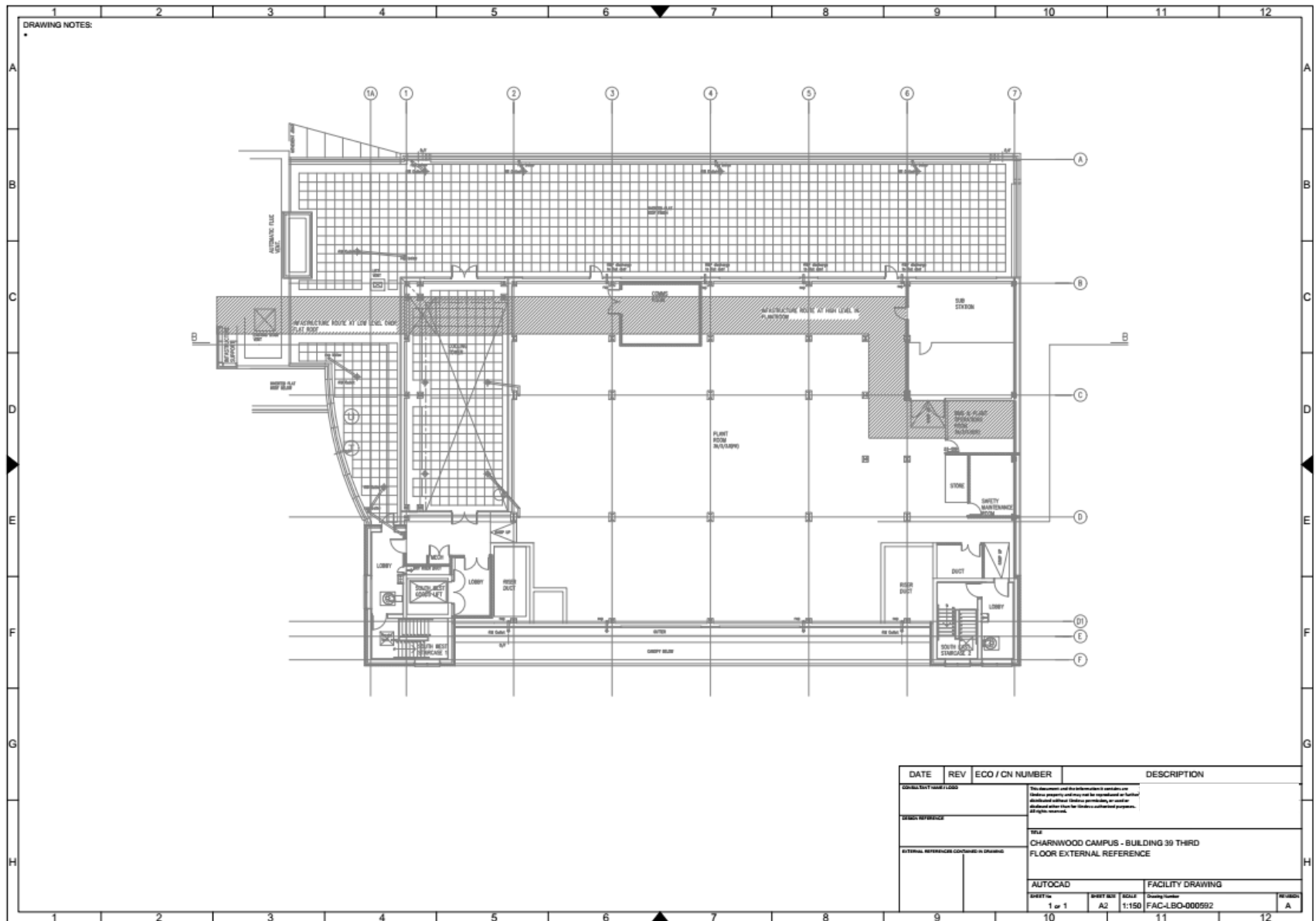


# Building 39 Charnwood Campus, Bakewell Road, Loughborough, LE11 5RB



DATE	REV	ECO / CN NUMBER	DESCRIPTION
06/01/2010	1	1000	Initial design and construction
DESIGN REFERENCE			This document and the information it contains are the property of Mather & Jamieson and shall not be reproduced or further developed without written permission. All rights reserved.
EXTERNAL REFERENCES CONTAINED IN DRAWING			TITLE CHARWOOD CAMPUS - BUILDING 39 SECOND FLOOR EXTERNAL REFERENCE
AUTOCAD			FACILITY DRAWING
SHEET No.	SHEET No.	SCALE	Drawing Number
1 of 1	A2	1:150	FAC-LBO-000591
			REVISIONS
			A

# Building 39 Charnwood Campus, Bakewell Road, Loughborough, LE11 5RB





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## ACCOMMODATION

Ground Floor Lab NIA	816.89 sq m	(8,793 sq ft)
Ground Floor Office NIA	242.29 sq m	(2,608 sq ft)
First Floor Lab NIA	816.89 sq m	(8,793 sq ft)
First Floor Office NIA	242.29 sq m	(2,608 sq ft)
Second Floor Open Space NIA	1,172.33 sq m	(12,619 sq ft)

## SITE AREA

The property stands on its own secure site of approximately 1.4 acres.

## TENURE

The property is available by way of a new lease on terms to be agreed.

## RENT

On application.

## VAT

VAT will be charged on the rent.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2024/2025  
Rateable Value: £290,000



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## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## SERVICE CHARGE

There is a site wide service charge applicable. Further details available upon request.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 72 within Band C. The EPC is valid until 25 April 2034.

## PLANNING

We understand the premises have authorised planning consent under Class E (offices) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).





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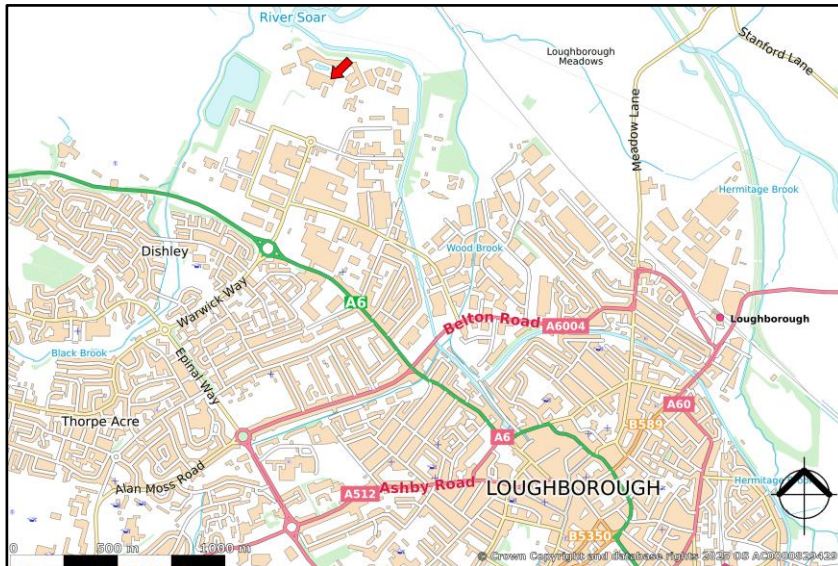
## LOCATION

Charnwood Campus is conveniently located in the heart of the UK on the outskirts of Loughborough, in the East Midlands benefiting 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

Loughborough is a vibrant university town, surrounded by rural villages and countryside, only a short train journey away from the region's major cities of Leicester, Nottingham and Derby.

 **what3words:**  
///poetic.teams.crown





## PARK OVERVIEW

Charnwood Campus Science Innovation and Technology Park is a thriving ecosystem designed to support the growth of life sciences businesses. Set within 70 acres of beautifully landscaped grounds, this world-class campus offers flexible laboratory and office space, specialist manufacturing facilities, and a comprehensive range of business support services, providing the ideal environment for SMEs and established companies.

As a business-led hub, Charnwood Campus fosters a strong sense of community. Home to over 800 scientists, the campus brings together companies ranging from high-growth SMEs to global leaders. Occupiers benefit from access to state-of-the-art facilities, opportunities for collaboration, and a network of like-minded innovators. The campus also offers access to the Charnwood Campus Life Sciences Cluster Support Programme, which provides expert mentoring, funding networks, and peer learning opportunities to accelerate business growth.

Formerly the AstraZeneca Charnwood Research and Development Centre, the campus is now a leading science and innovation hub. Forming part of the UK's first Life Sciences Opportunity Zone, the site benefits from strategic partnerships with local, regional, and national agencies to drive forward innovation in biopharmaceuticals, medical technologies, and healthcare. This unique status and Enterprise Zone benefits provide tenants with business rate exemptions and simplified planning regulations, creating a dynamic environment that enhances long-term scalability.

The campus offers flexible, fully fitted, wet laboratory space and office space, ideal for businesses looking to consolidate operations or expand teams. In addition to high-quality laboratories, clean rooms, and office spaces, the campus features meeting rooms, seminar areas, and a variety of social and recreational facilities. The on-site Nucleus restaurant serves fresh meals, while the sports and social club organises numerous events to foster collaboration and community amongst occupiers.

Charnwood Campus is committed to sustainability, integrating green energy and emission reduction strategies across its facilities. The campus features eco-friendly building practices, and innovative grounds maintenance to enhance biodiversity. These efforts help to reduce the carbon footprint of R&D activities and contribute to a sustainable working environment for all businesses.

Located on the outskirts of Loughborough, Charnwood Campus offers exceptional connectivity, with proximity to major motorways (M1, A6, A46), East Midlands airport, and a well-connected railway station. The region is home to one of the UK's largest life sciences clusters, unlocking access to a 2.8 million-strong skilled workforce within commuting distance, making it an ideal base for business growth.

With flexible space options, integrated business support, and a collaborative, sustainable environment, Charnwood Campus offers the perfect foundation for businesses in the life sciences sector. Current availability includes fully fitted chemistry and biochemistry laboratories with integrated, secure solvent stores (internal and external) and office space, fully fitted analytical laboratories, and open space analytical laboratories with design-and-build options for businesses seeking tailored solutions.

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## SITUATION



## **CONTACT:**

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**Website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)**

### **IMPORTANT INFORMATION**

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations