



B21 - 150,000sqft

Fantastic opportunity to create modern flexible spaces with access to amenities and a large car parking space.

Loughborough and
Leicester Enterprise Zone
Charnwood Life Sciences
Opportunity Zone



CHARNWOOD CAMPUS IS CENTRALLY LOCATED IN LOUGHBOROUGH, UK

Charnwood Campus Building B21 is a fantastic opportunity for any organisation looking to relocate to Loughborough.

There is a potential to create open office space, high-tech workshops or wet laboratory accommodation at all three existing levels.



02b Gross Internal Floor Area Combined (GIFA)		
Floor		Area
00-Ground Floor		
	GIFA 21 Ground Floor	42,090.09sqft
01 - First Floor		
	GIFA 21 First Floor	39,984.48 sqft
02 - Second Floor		
	GIFA 21 Second Floor	39,084.48 sqft
03 - Third Floor		
	GIFA 21 Third Floor	28,544.59 sqft

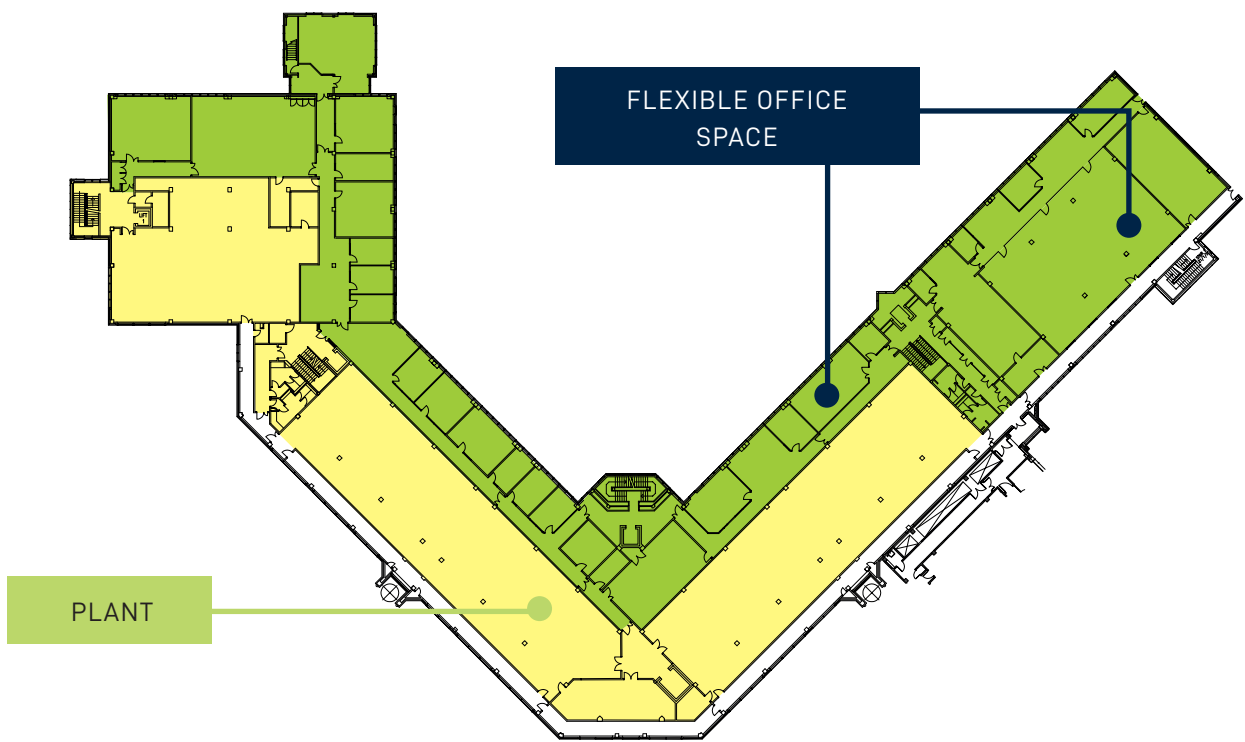
Approx 150,000sqft

B21 is an impressive building set in the middle of thriving science and technology park. The building lends itself well for conversion to flexible office, workshop or dry/wet laboratory space. The building is available as a whole or on floor by floor, section by section basis. The refurbishment will enhance existing features and provide a new offering.

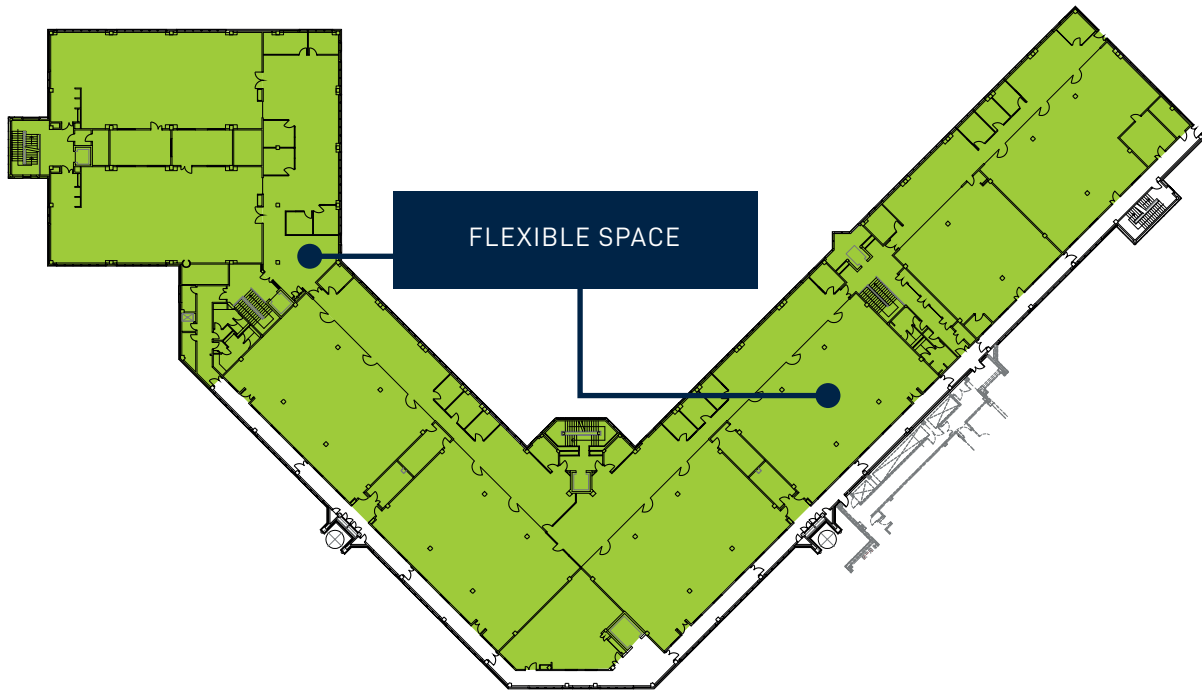
GROUND FLOOR



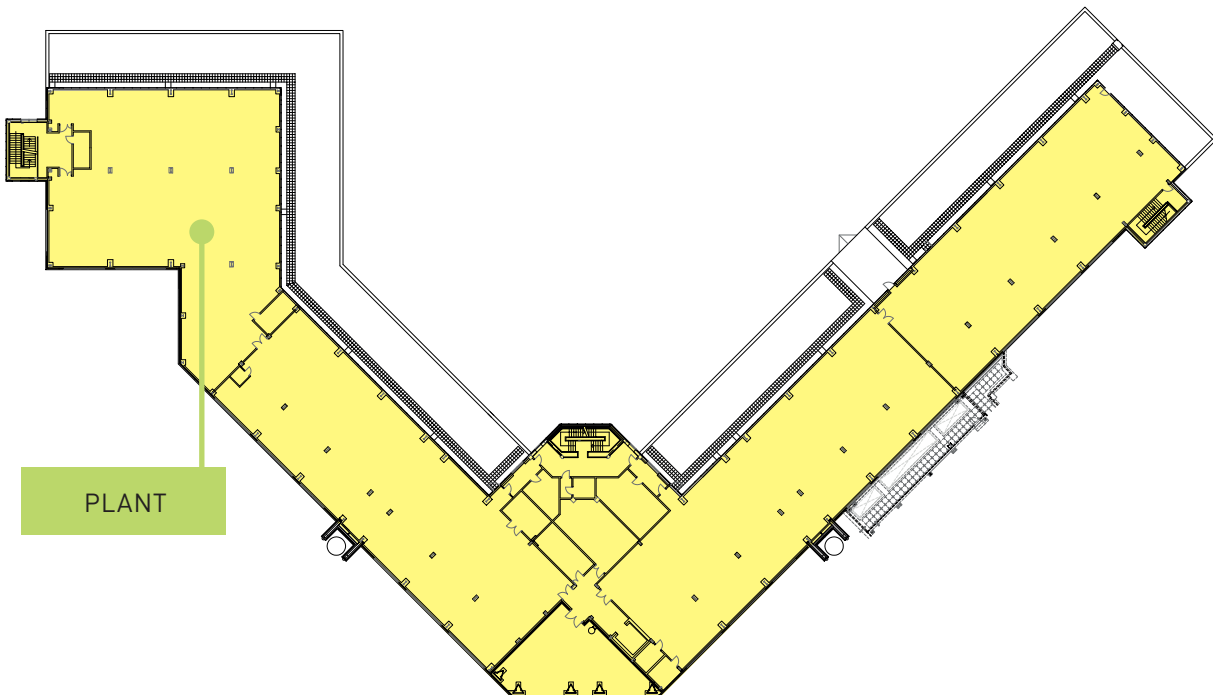
FIRST FLOOR



SECOND FLOOR



THIRD 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

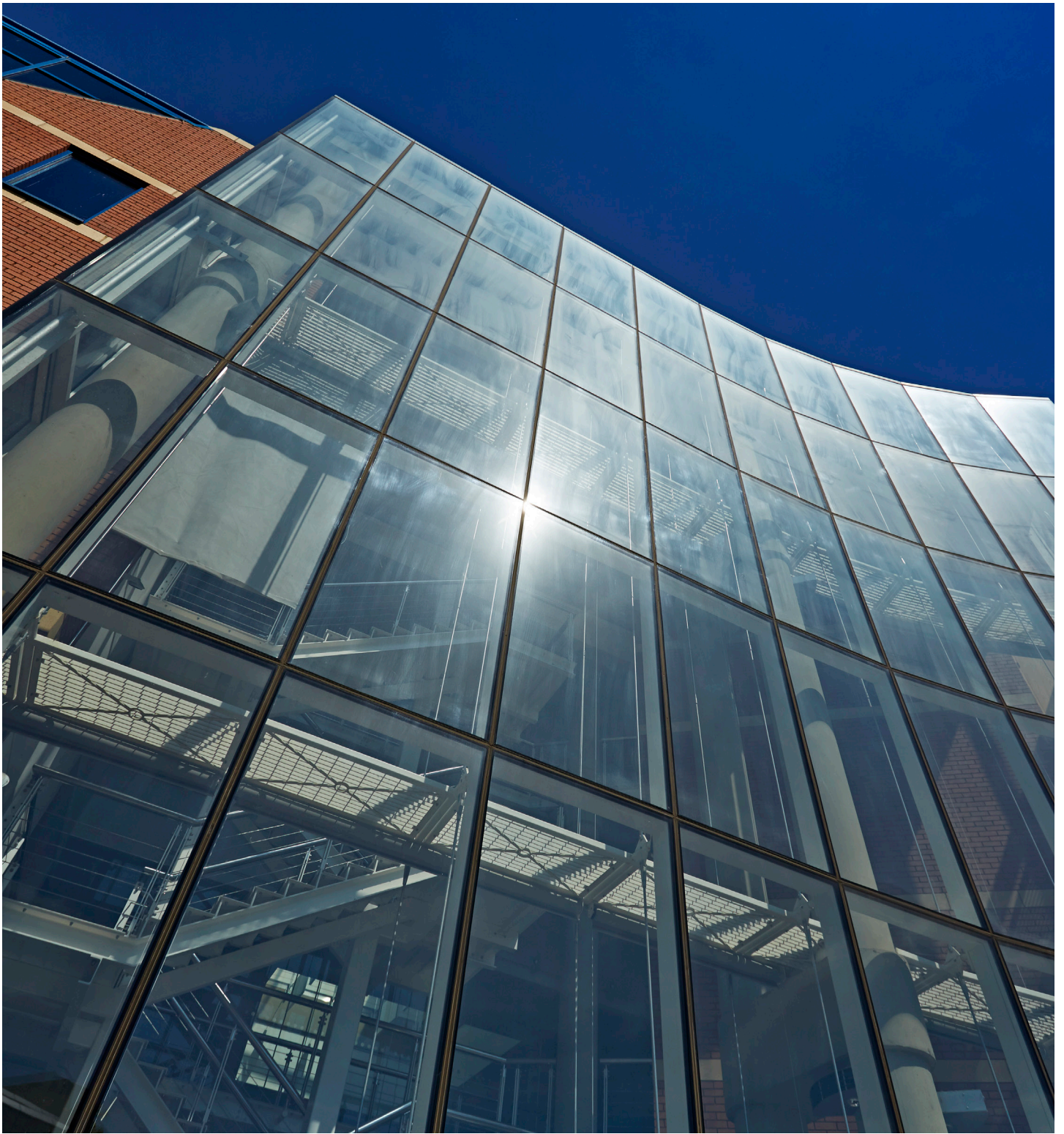


By Air East Midlands Airport is 9 miles away and offers links to European and North African destinations.



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