

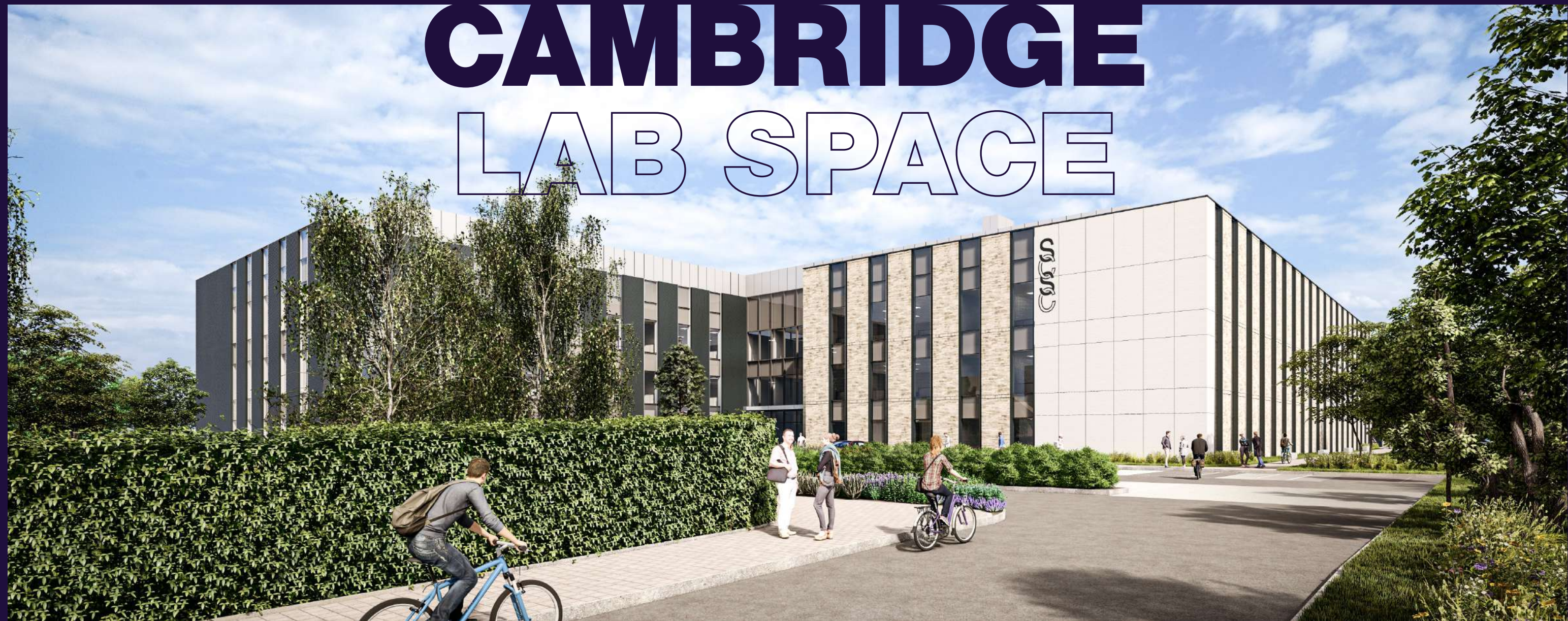


South
Cambridge
Science
Centre

138,252 sq ft of Highly
Flexible, World-class
Laboratory & Office Space
Ready April 2025

Sawston, Cambridge CB22 3TJ

TOP QUALITY MOST AFFORDABLE CAMBRIDGE LAB SPACE



State-of-the-art research & development hub

The South Cambridge Science Centre is a state-of-the-art research and development hub located in the heart of Cambridge's Life Science and Bio-Tech cluster. Our best-in-class 138,252 sq ft (GIA) facility is designed to foster collaboration and innovation, providing a dynamic environment for scientists and researchers to work, learn and grow.

The building will boast a wide range of cutting-edge laboratories, offices and meeting spaces, designed to the highest sustainability and energy efficiency standards. We are also providing a range of in-building amenities including a café, coffee bar and meeting rooms along with landscaped outdoor space to help our tenants stay healthy, focused, share ideas, build connections and drive progress.

Whether you're an established company or a young start-up, South Cambridge Science Centre is the perfect place to take your research to the next level. Join us today and be part of something special.

Indicative CGI of the building



Designed for the future

Highest Specification Flexible Space

- Wide range of uses including Microbiology, PCR, Chemistry, Flow Cytometry, Viral Vector, GMP.
- Wet Lab or Dry Lab for all Configurations and Sizes.
- Min VC-A Vibration criteria suitable for NMR & Sensitive Equipment.
- Clear 4.16m floor to underside of slab, fume hood extraction, ample risers, drainage points and 2 x goods lifts.
- Gas storage and stand-by generator ready.

Best Environmental Credentials

- EPC 'A' and BREEAM 'Excellent'.
- Carbon Neutral.
- Zero Fossil Fuel (100% electric).
- Sophisticated water harvesting and recovery system.
- WiredScore Platinum and SmartScore Silver.
- CyclingScore Platinum.

Lowest Cost New Lab Space In Cambridge

- Best in class.
- Up to 30% less expensive than competing schemes.
- 40% more space for no additional cost to tenants, compared to other leading Cambridge sites.
- Lowest running costs from multiple energy saving designs.
- Highly competitive terms - available to rent or buy.

Indicative CGI of the reception





Cambridge

- ahead of the curve

The outstandingly beautiful City of Cambridge, with its world-famous university and internationally renowned high-tech and biotech clusters has an unparalleled reputation as a centre of learning and innovation. With its diverse economy and creative environment, the city truly offers a unique opportunity as a home for business.

THE NOBEL PRIZE

Since the year 2000, there have been 17 Cambridge based Nobel Prize winners in Life Sciences



London is less than an hour by train via Cambridge Station



A growing population of 307,700



£4bn total turnover of Cambridge based Life Sciences and Healthcare business



Double the patent applicants per capita of any other UK location - 309 per 100,000 people



Top 3 globally ranked university (Times Higher Education Rankings 2023)



627 Life Sciences companies & a 10.3% growth in Life Sciences employment



As well as being home to the University of Cambridge, & the highly successful Anglia Ruskin University, Cambridge is home to a plethora of excellent private, state schools & colleges providing the next generation of talent



Internationally renowned high-tech and bio-tech sector supporting approximately 33,000 jobs in Cambridge and the surrounding area



55.8% of Cambridge residents are educated to degree level compared to 26% nationally

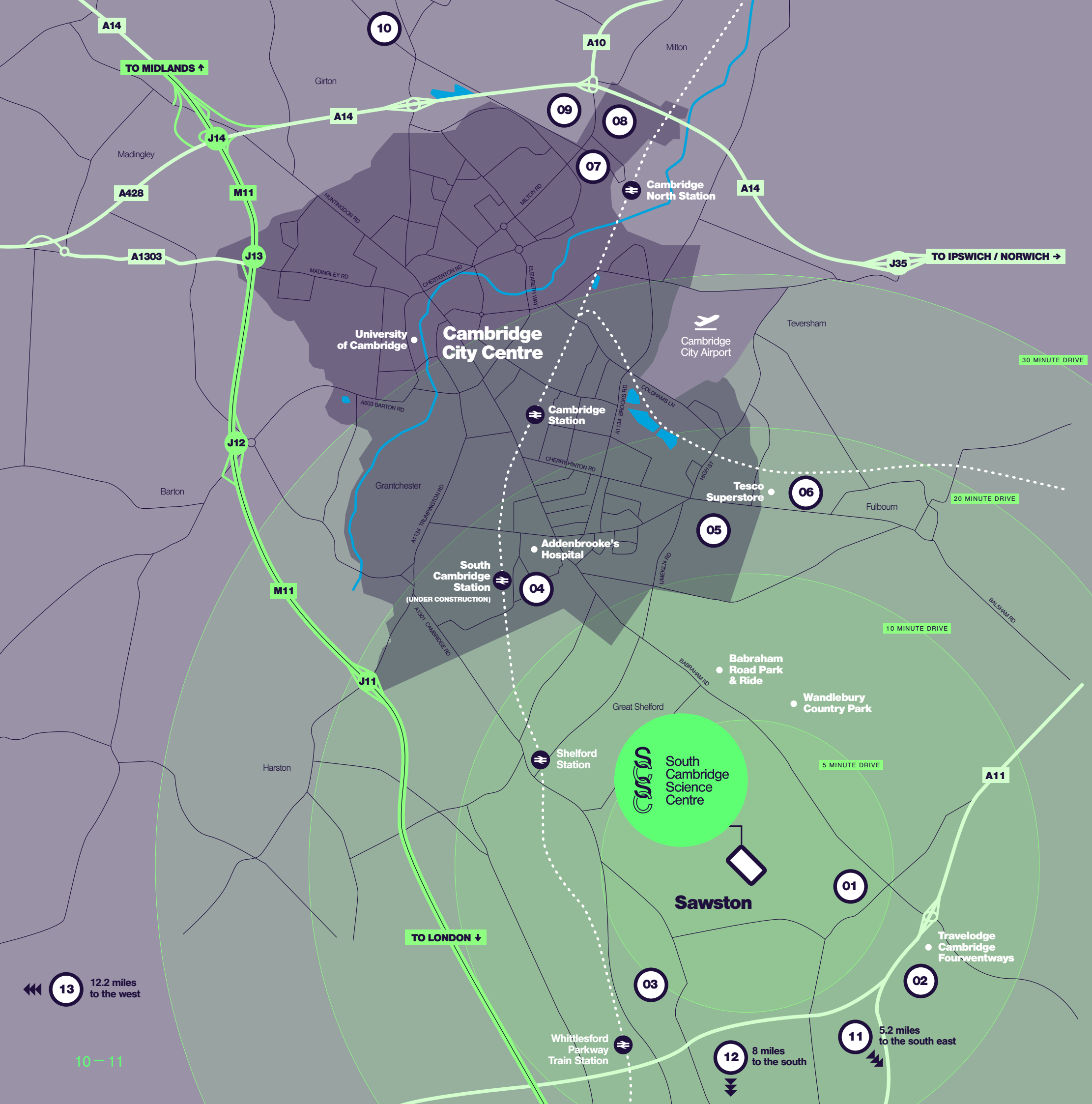


One of the oldest seats of learning, which today has a reputation for technology, research and academia



Cambridge has the highest innovation rate of any city in the UK and the area has been awarded two European 'Labels of Excellence' for innovation and support for hi-tech start-ups





Connectivity



Car

A11	07 mins
Shelford Station	08 mins
Whittlesford Parkway Station	09 mins
M11 Junction 9	13 mins
Cambridge City Airport	21 mins
Stansted Airport	30 mins
Heathrow Airport	1 hour 30 mins



Train (from Whittlesford Parkway Station)

London Liverpool Street	1 hr 04 mins
Kings Cross	1 hr 16 mins
London Euston	1 hr 18 mins



Bike

National Cycle Route 11 runs directly through Sawston, connecting to Cambridge. NCR 11 is only a 5 minute cycle from the Park.



Bus

A regular bus service connects the Park with Cambridge. The nearest bus stop is within a 10 minute walk.

The site is located adjacent to, and will provide connections to, the proposed Cambridge South East Transport corridor, which will be a new public transport, walking and cycling route from the A11 via Sawston and Shelford to the Cambridge Biomedical Campus.

Occupiers

01

Babraham Research Park:
PetMedix
Mission Therapeutics
Artios
bit.bio
Inivata
Kymab/Sanofi
Benevolent AI
Alchemab
Abzena

02

Granta Park:
Illumina
Gilead Sciences
AstraZeneca
Sosei Heptares
Bicycle Therapeutics
Altos Laboratories
Cancer Research UK
Pfizer
ThermoFisher Scientific
Amphista Therapeutics

03

Unity Campus:
Summit Therapeutics
Domainex
PhoreMost
Cuttsy+Cuttsy
Aqdot
Biocair
Liminal Biosciences
IONTAS
Sareum

04

Cambridge Biomedical Campus:
AstraZeneca
Abcam
GSK
IOTA Sciences
The Medical Research Council
Laboratory of Molecular Biology

05

Peterhouse Technology Park:
ARM

06

Capital Park:
Sygenta
Scientia Limited
ARM

Science Parks

07 Cambridge Business Park

08 St John's Innovation Park

09 Cambridge Science Park

10 Vision Park

11 Welcome Genome Campus

12 Chesterford Research Park

13 Melbourne Science Park

13 12.2 miles to the west

10-11

12 8 miles to the south

11 5.2 miles to the south east

Local Area



Food & Drink

- 01 The Gog Farm Shop
- 02 Rural Coffee Project
- 03 George Inn
- 04 Burger King
- 05 Gastro Maestro Restaurant
- 06 McDonald's
- 07 Provenance Brix + Mortar Restaurant
- 08 The Tickell Arms Pub
- 09 The Bees in the Wall Bar
- 10 Domino's Pizza
- 11 The Brickhouse Coffee
- 12 The Greyhound Bar & Restaurant
- 13 CapBap
- 14 The Rose Bar & Restaurant
- 15 Shelford Delicatessen
- 16 Days Bakery



Hotel

- 17 Travelodge
- 18 Holiday Inn Express



Convenience

- 19 Shell Garage
- 20 The Country Store
- 21 Post Office, WHSmith Local, SPAR
- 22 Co-op
- 23 Londis
- 24 Tesco Express



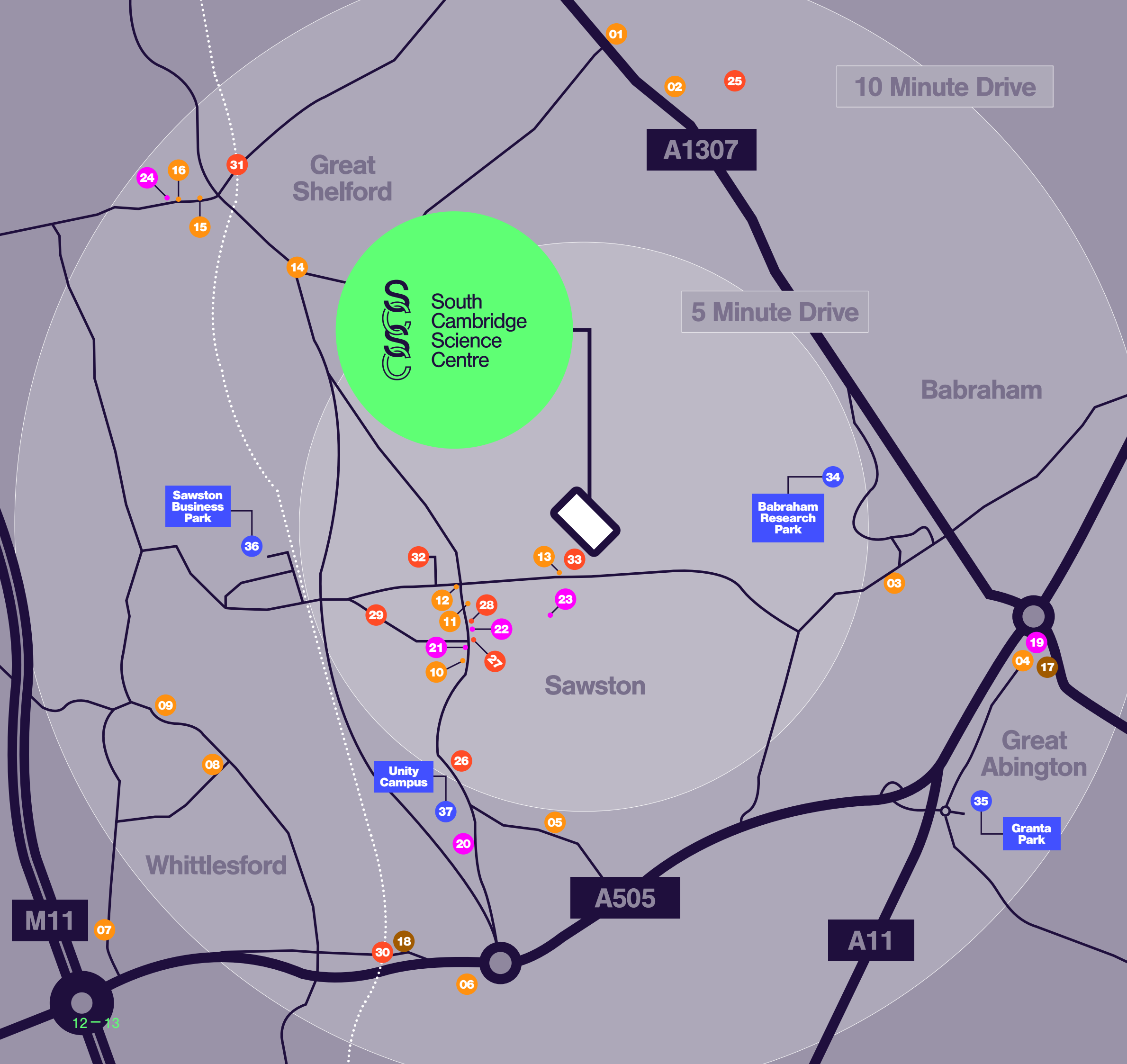
Lifestyle

- 25 Wandlebury Country Park
- 26 Sawston Medical Practice
- 27 Sawston Dry Cleaners
- 28 Boots Pharmacy
- 29 Sawston Yoga
- 30 Whittlesford Parkway Train Station
- 31 Shelford Train Station
- 32 Sawston Sports Centre
- 33 Gymbos - Gym & Personal Training Facility



Science Parks

- 34 Babraham Research Park
- 35 Granta Park
- 36 Sawston Business Park
- 37 Unity Campus



Phase 1 Completion April 2025

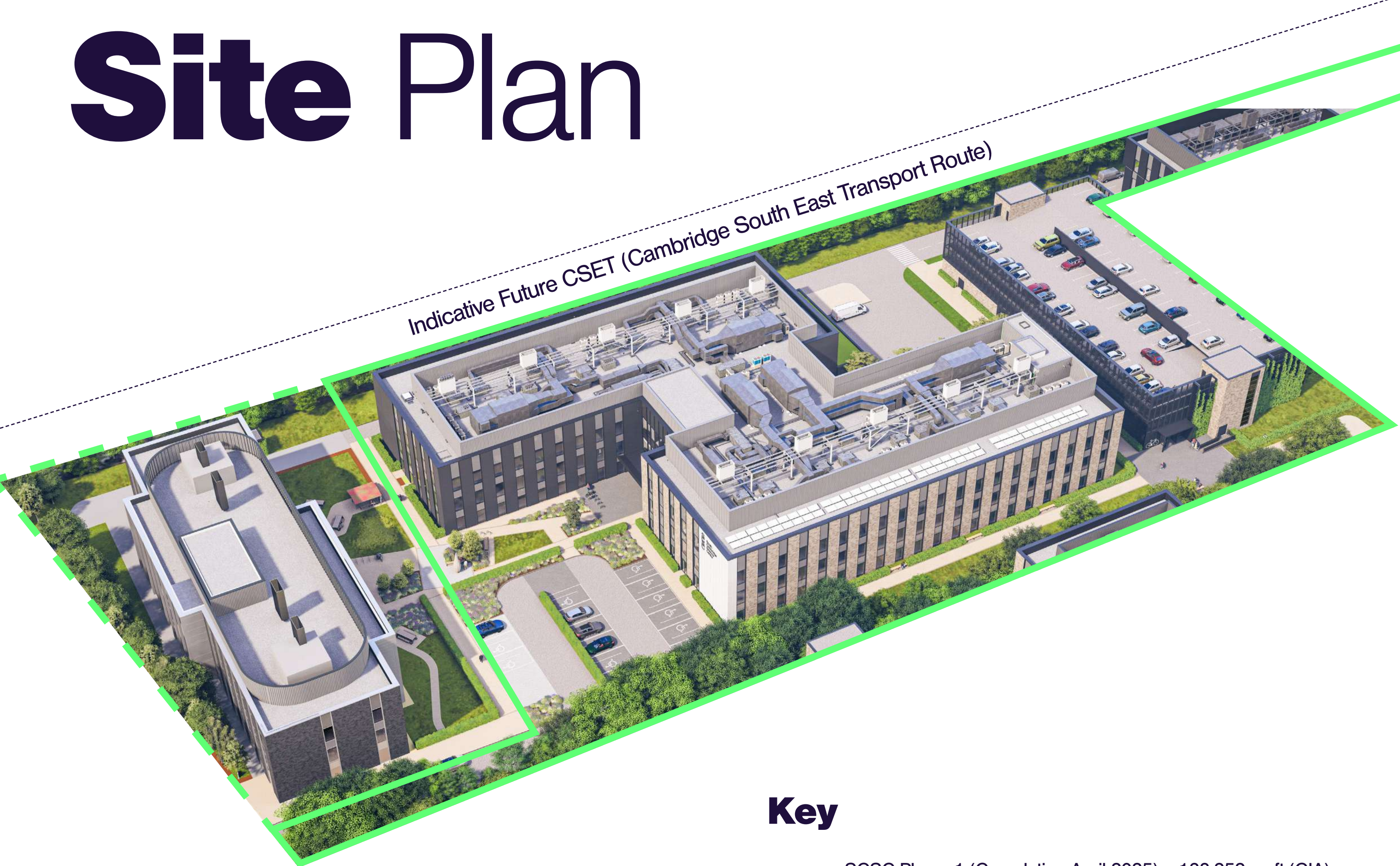
Indicative CGI of the building
Building Boundaries



Development
Designed to Foster
Collaboration &
Innovation

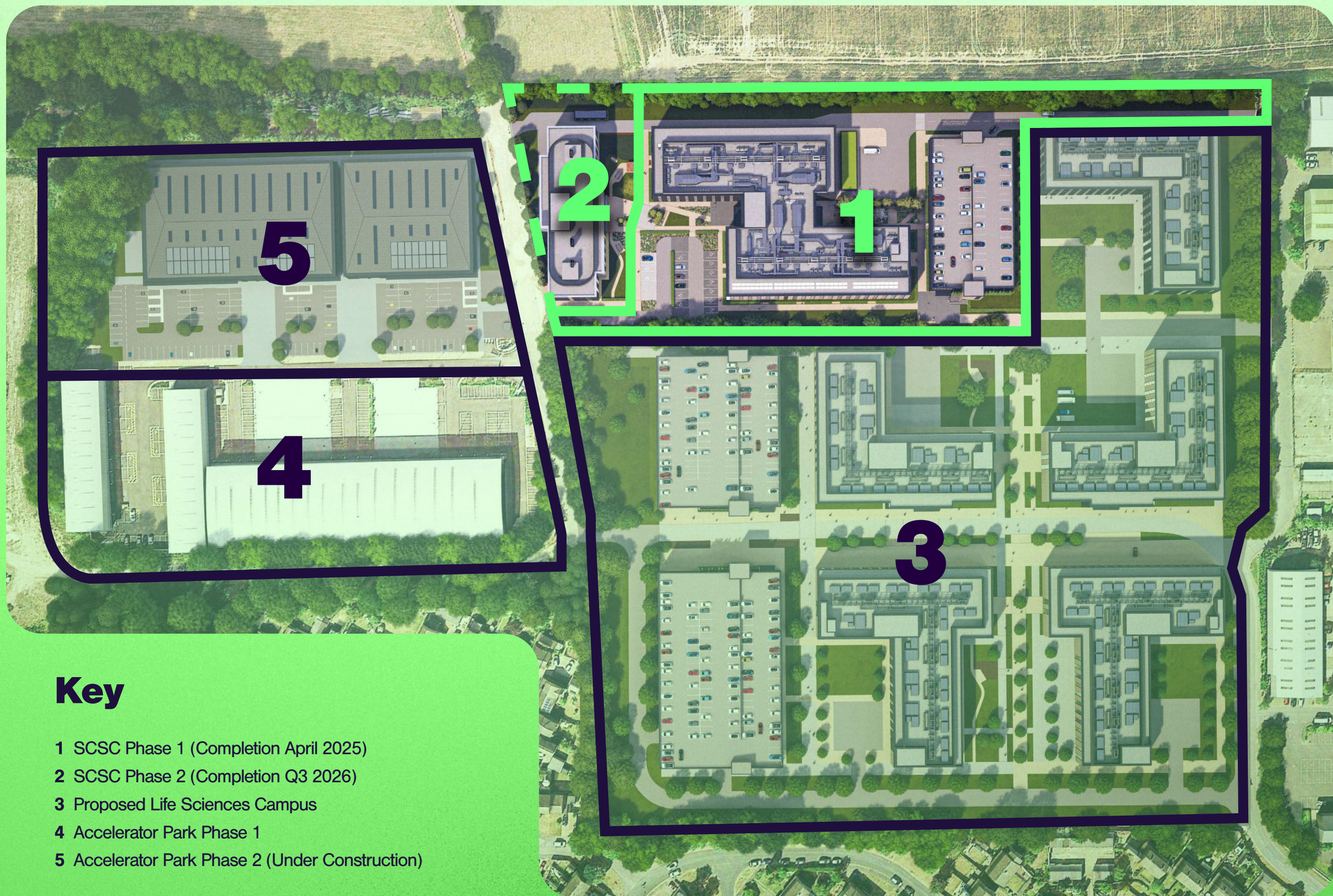


Site Plan



Key

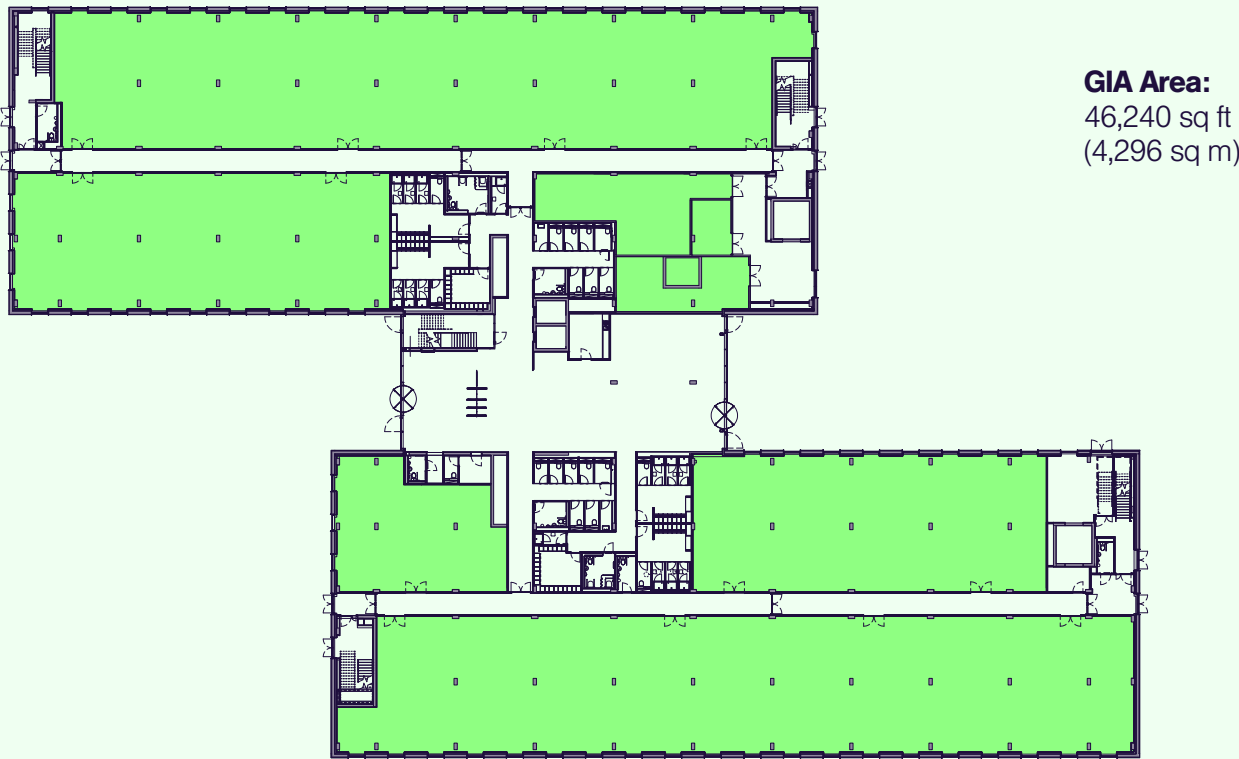
-  SCSC Phase 1 (Completion April 2025) 138,252 sq ft (GIA)
-  SCSC Phase 2 (Completion Q3 2026) 44,650 sq ft (GIA)



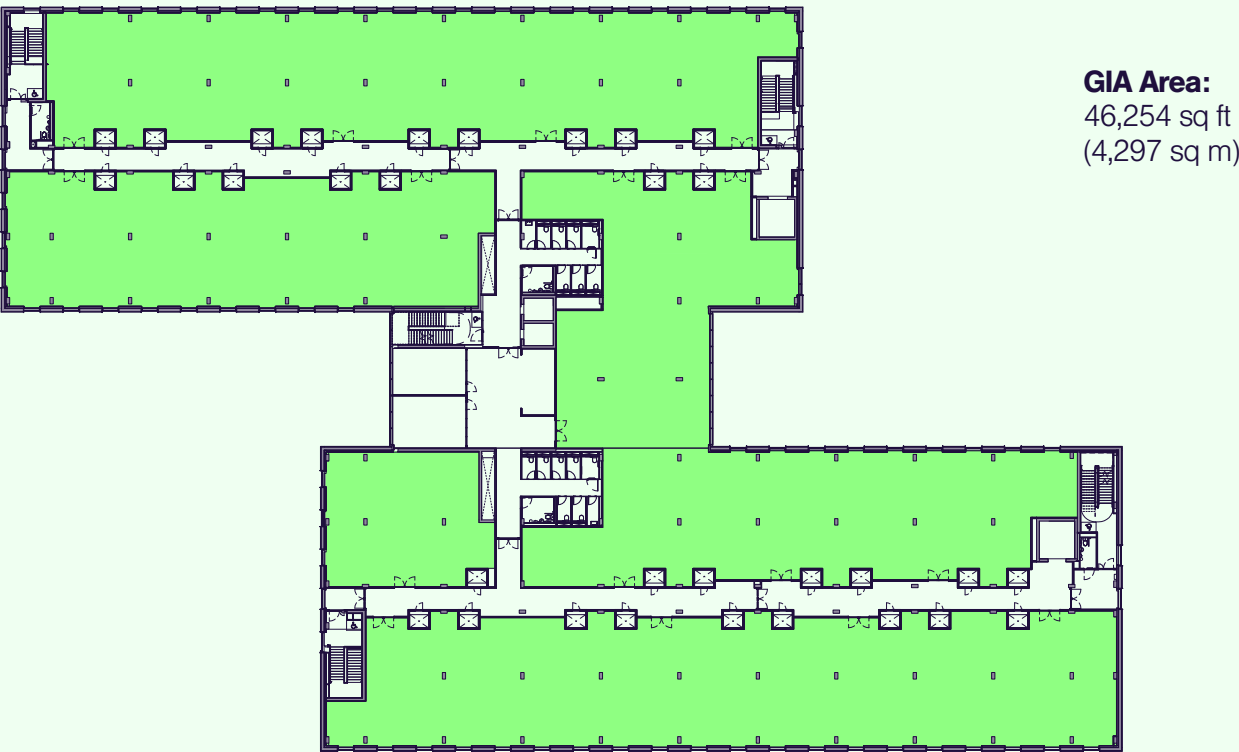
Key

- 1 SCSC Phase 1 (Completion April 2025)
- 2 SCSC Phase 2 (Completion Q3 2026)
- 3 Proposed Life Sciences Campus
- 4 Accelerator Park Phase 1
- 5 Accelerator Park Phase 2 (Under Construction)

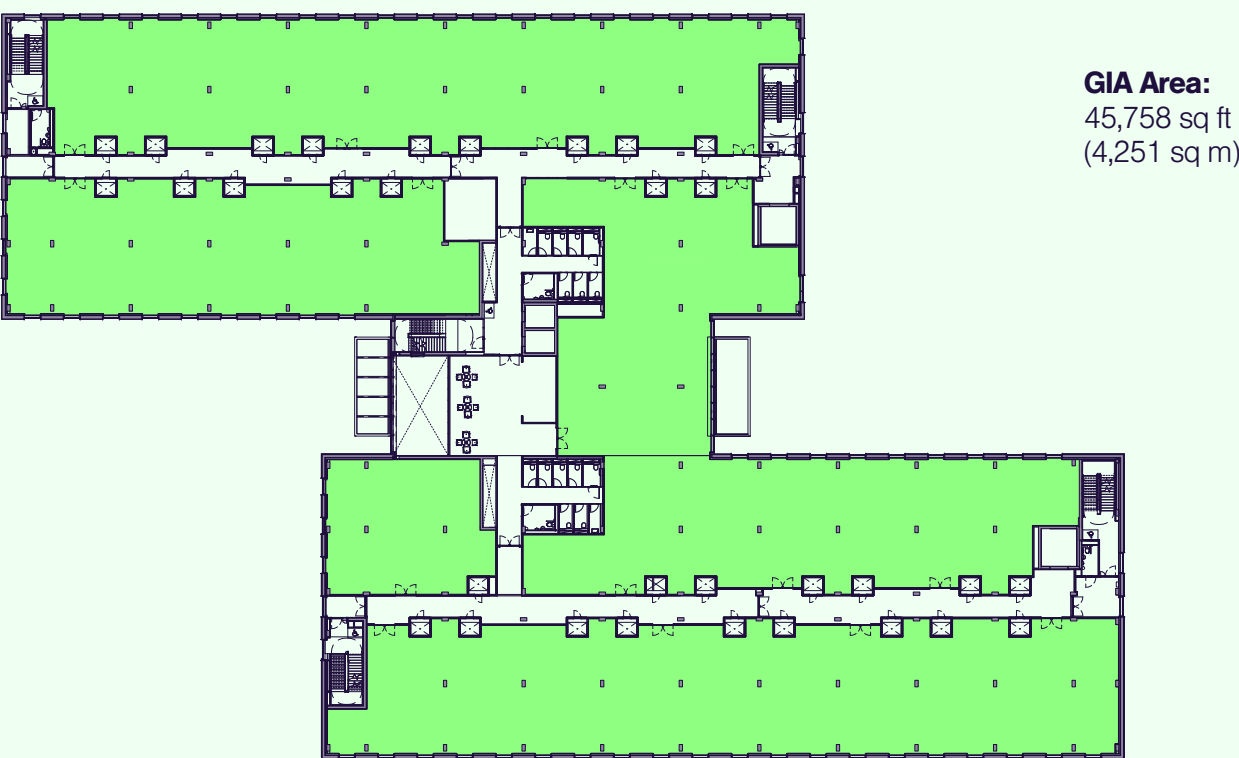
Phase 1 - Ground Floor



Phase 1 - Second Floor



Phase 1 - First Floor



Highly Competitive Terms - Available to Rent or Buy

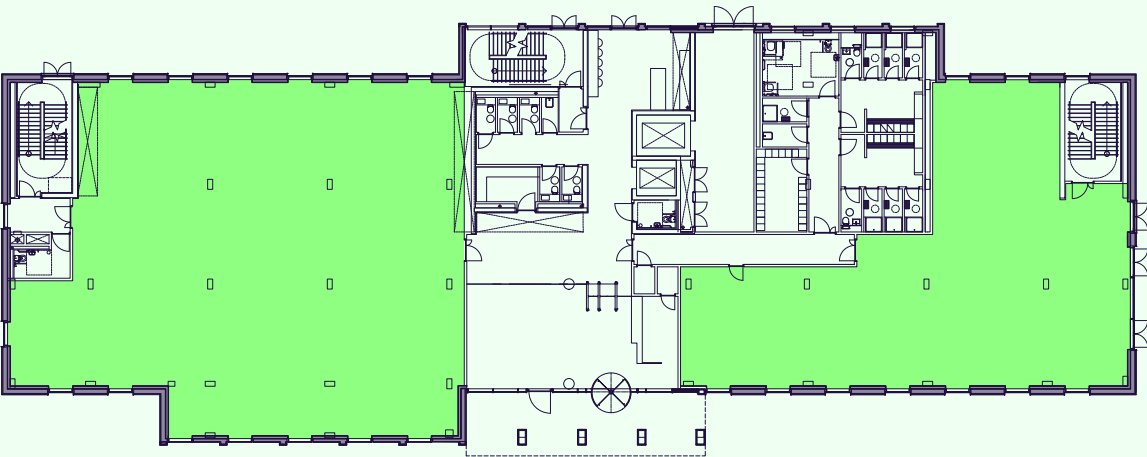
South Cambridge Science Centre has been developed to offer significantly better value laboratory and office space than any other competing scheme in Cambridge.

The accommodation is available to let, as a whole or in part, on new, effective, full repairing and insuring leases, on terms to be agreed and can be provided to a shell and core finish or alternatively to Cat A standard or to a fully fitted finish. Funding is available for full occupier fit outs. Details upon request.



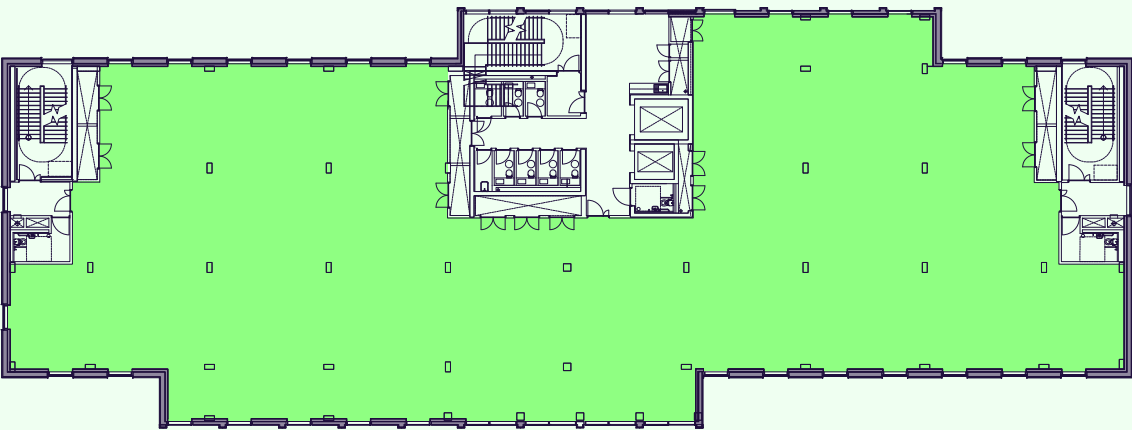
Phase 2 - Ground Floor

GIA Area:
14,557 sq ft (1,352 sq m)



Phase 2 - Second Floor

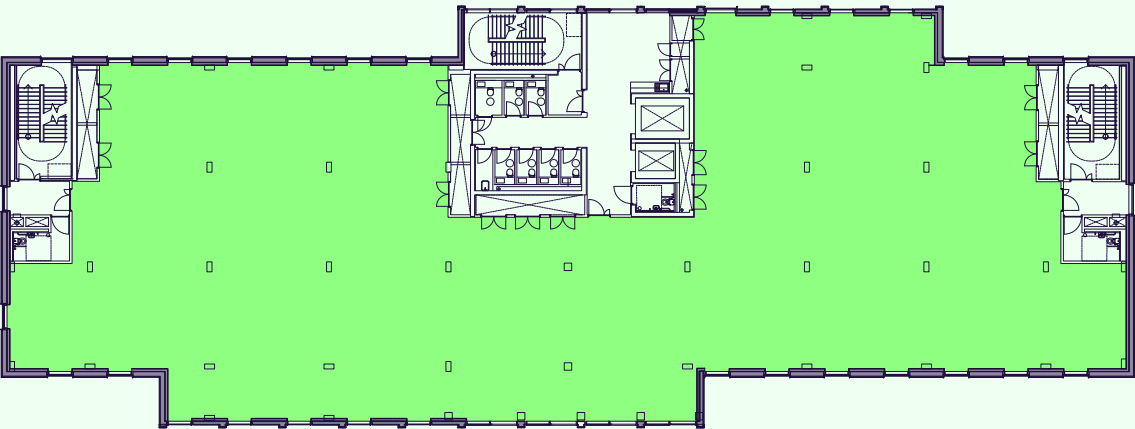
GIA Area:
15,047 sq ft (1,398 sq m)



Disclaimer: 1. The above areas are approximate and relate to the likely areas of the building at the current state of the design and have been calculated on a Gross Internal Area basis (GIA). Note: All Gross Internal Areas quoted exclude areas of rooftop plant. 2. Any decision to be made on the basis of these areas, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for design development & building tolerances. 3. All areas are subject to final measurement on completion of the project.

Phase 2 - First Floor

GIA Area:
15,047 sq ft (1,398 sq m)



Specification

A new world-class laboratory and office development with associated landscaping and decked car park.

Phase 1: Available April 2025 (138,252 sq ft)

Phase 2: Available Q3 2026 (44,650 sq ft)



Highly Flexible Lab Space

- 7.2 x 6m structural grid generally
- Flexible floor plates
- Central spine risers
- Direct access to loading bay and goods lift from all floors

M&E Specification

- HVRF heating and cooling
- Domestic hot water generated by ultra-low GWP Air Source Heat Pumps
- Centralised ventilation systems, providing 6 and 4.5 air changes per hour to wet and dry areas respectively (based on a 70:30% NIA split), via roof mounted AHUs
- Riser and roof space provision for tenant fume extract fans
- ACOP L8 HSG274 compliant domestic water services distribution system installation complete with PIR activated water shut off devices at each block of WCs
- Dedicated Cat 5 break tank and booster set provided for lab use
- Vulcathene drainage system
- Horizontal high level busbar distribution throughout each tenancy complete with tap-offs at regular intervals for future tenant connections
- Diverse telecoms routing throughout site and building
- LED lighting utilised throughout the building
- 1.5MVA total building load (based on a 70:30% NIA split)
- New security systems (CCTV, access control and intruder alarm to be installed)
- 2Nr 17 person passenger lifts within the main central core, travelling at 1.0m/s
- 2Nr 2,000kg goods lifts – One located within each core within North and South Buildings
- Smart building ready in line with SmartScore principles

Wellbeing

- 16 showers in total, including 2 accessible showers
- 192 lockers

Vibration Performance

The suspended floor slabs at Level 01 & Level 02 are to be designed to deliver vibration target performance of VC-A (or better) across the vast majority of the floor plates.

The floor will be adequate in most instances for optical microscopes to 400X, microbalances, optical balances, proximity and projection aligners.

Roof Plant

- Accessed by a goods lift (Max lifting capacity of 2,000kg) and 2 escape stairs
- Recessed plant screen to reduce visual impact
- Tenant space available for future services

Service Yard

- Space available for generators
- Planning consent secured for large nitrogen tank
- Direct access from loading bay and utility store
- Compressed gases store: space for approximately 80 cylinders
- Chemical store: 2Nr
- Bin store: 24 x 1,280L = 30,720L

Cycle Store

- Secured cycle store
- Cycle storage for circa 245 bikes (of which 225 are secure plus 20 short stay spaces for visitors)
- Allowance for different types of bikes
- Bike repair stand
- Wash station
- E-bike charging stands and lockers provided
- Visitors cycle parking at the main entrance

Car Park

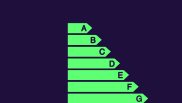
- Visitors and accessible car park spaces
- 269 multistorey car park spaces
- 3 car parking spaces available for visitors
- 14 car parking accessible spaces
- 135 EV charging points provision plus 3 for visitors
- 11 motorbike parking spaces

Green Credentials/Sustainability

Other general sustainability features include:

- Combustion free – all electric building
- Façade optimised for daylight and solar control
- Enhanced insulation values and air tightness
- Low energy LED lighting and controls
- Heat recovery ventilation systems
- VAV boxes provided to enable demand controlled ventilation
- Smart lift energy optimisation
- Photovoltaic arrays
- Low water use fittings
- Sustainable Urban Drainage Systems (SUDS)
- Rainwater harvesting system for toilet flushing.
- Low VOC finishes and materials

Benchmarking & Accreditation Targets



EPC rating of A



Platinum



SmartScore

Enabled



WiredScore

Platinum



Excellent



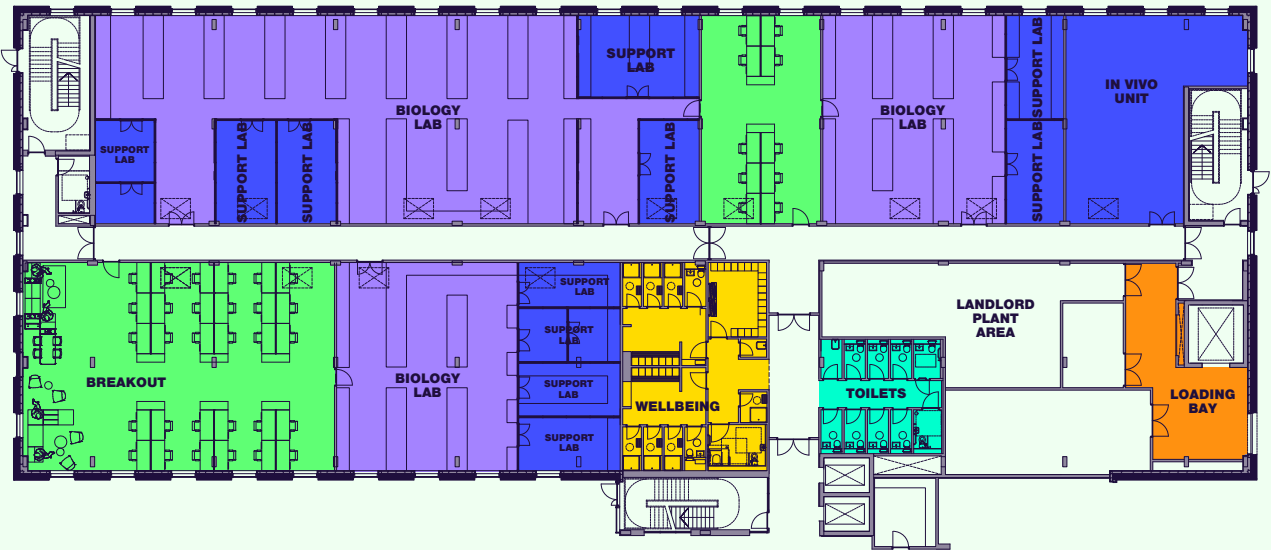
Operational and embodied carbon assessed in accordance with UKGBC standards

Space Plans

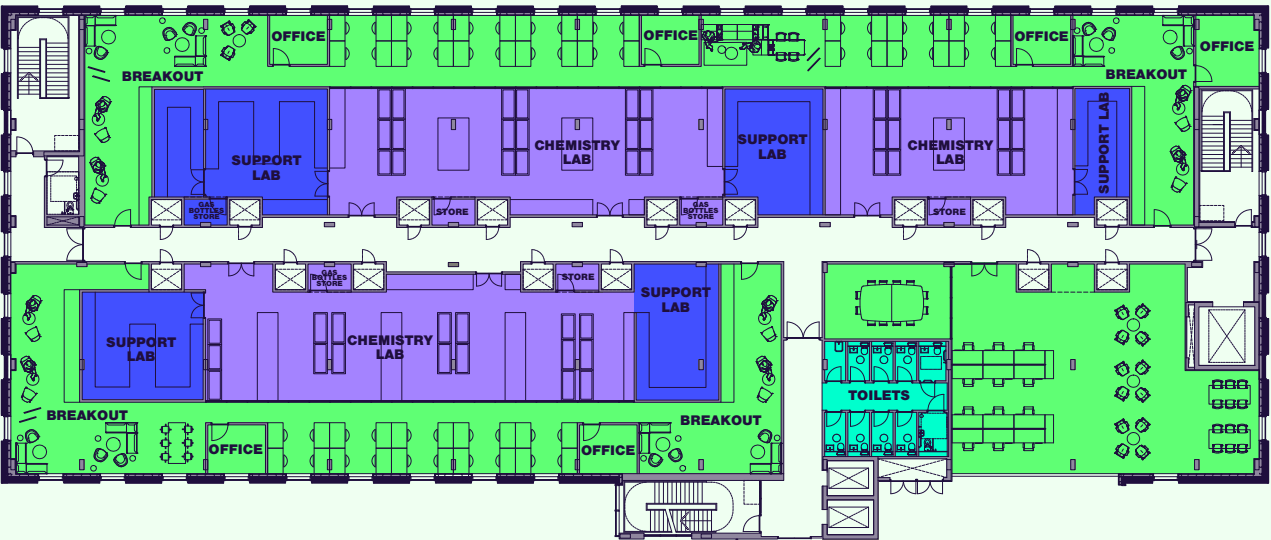
Key:

- Open plan primary labs
- Contained labs where equipment or process dictates they need to be separate
- Toilets
- Loading bay
- Support office accommodation
- Wellbeing

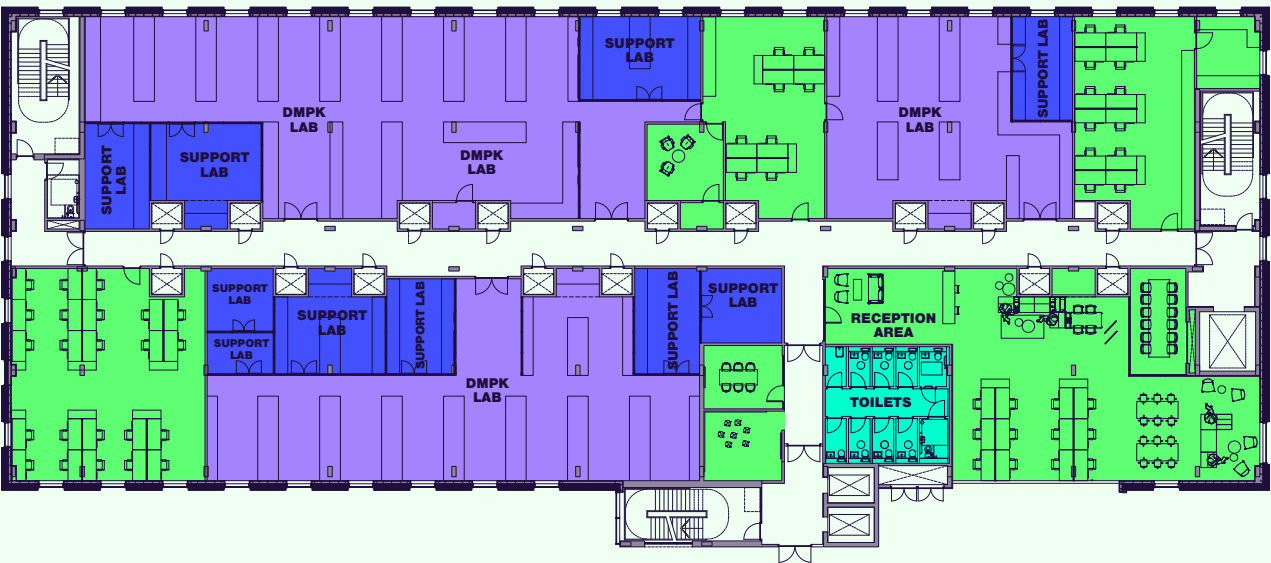
Ground Floor



Second Floor



First Floor



Test Fit Criteria

- We have commissioned a number of 'test fit' studies for companies across a range of disciplines including but not limited to:
- Clinical-stage immunotherapy company
 - T-cell technology company
 - Scientific 'tools' company supporting scientists to advance scientific techniques
 - Biopharmaceutical company developing and commercialising gene therapies
 - Training platform company for upskilling in cell and gene therapy
 - Data analytics company supporting quality and compliance standards

Accommodation

- Accommodation within these sectors typically includes:
- GMP QC labs
 - Microbiological labs
 - PCR labs
 - Chemistry labs
 - Analytical labs
 - Flow cytometry labs
 - Viral vector labs
 - Demonstration labs
 - Cold rooms
 - Microscopy labs
 - Tissue culture suites
 - Training labs
 - Freezer rooms
 - Private offices
 - Meeting rooms
 - Data analytics & bioinformatics office space





Aberdeen International Business Park (AIBP)

The Abstract Group

The Abstract Group, established in 2000 by Mark Glatman, specialises in commercial property development, investment and venture capital financing.

Mark, who trained as a solicitor, has been involved as a principal in the development of offices and business space since 1984 with projects developed in the UK and Europe totalling in excess of 8 million sq ft.

Over the past 10 years Abstract has completed in excess of 1.2m sq ft of net lettable offices across the UK, together with a major office refurbishment of 250,000 sq ft at a combined construction value of almost £300m making it one of the country's largest regional developers. The Group undertakes development as a principal speculatively and for end users. Abstract also acts as a development manager under design and build arrangements and in joint venture partnerships.

Abstract has gained a strong reputation for delivering award winning schemes which provide high quality space with top environmental credentials. Sensible land acquisition, coupled with a robust design and procurement process gives occupiers best value, and an experienced professional team operating under a bespoke building contract which is unique to Abstract, ensures the delivery of first class buildings on time and within budget.

For more information: www.abstractsecurities.com



Babcock Building, Royal Devonport Dockyard



Renaissance, Croydon



St Vincent Plaza, Glasgow



100 Bristol Business Park, Bristol

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BRYANG HALL
CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS

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Indicative CGI of the building





Sawston, Cambridge CB22 3TJ

scambssc.com