



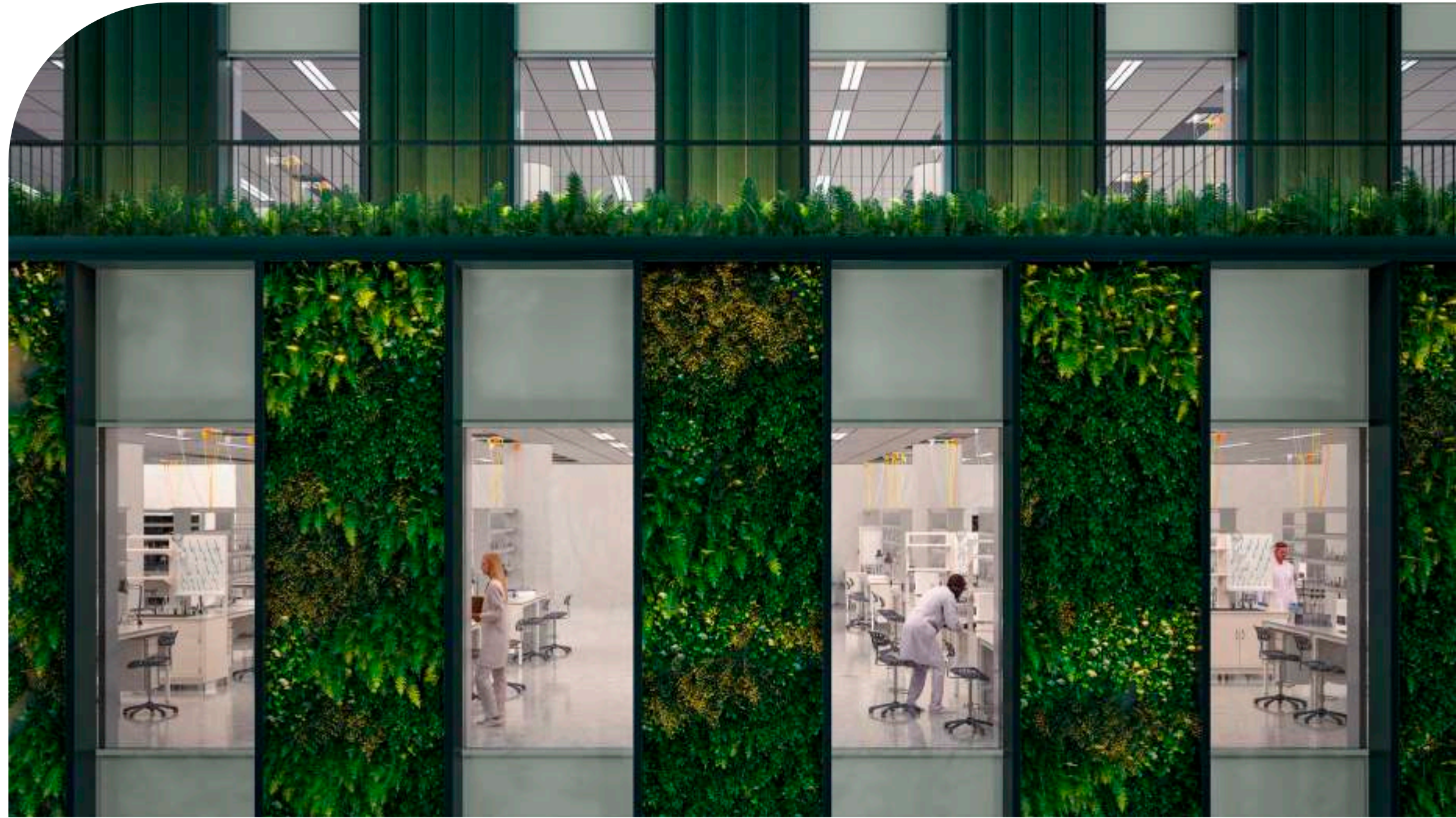
# TRINITY

BY BREAKTHROUGH

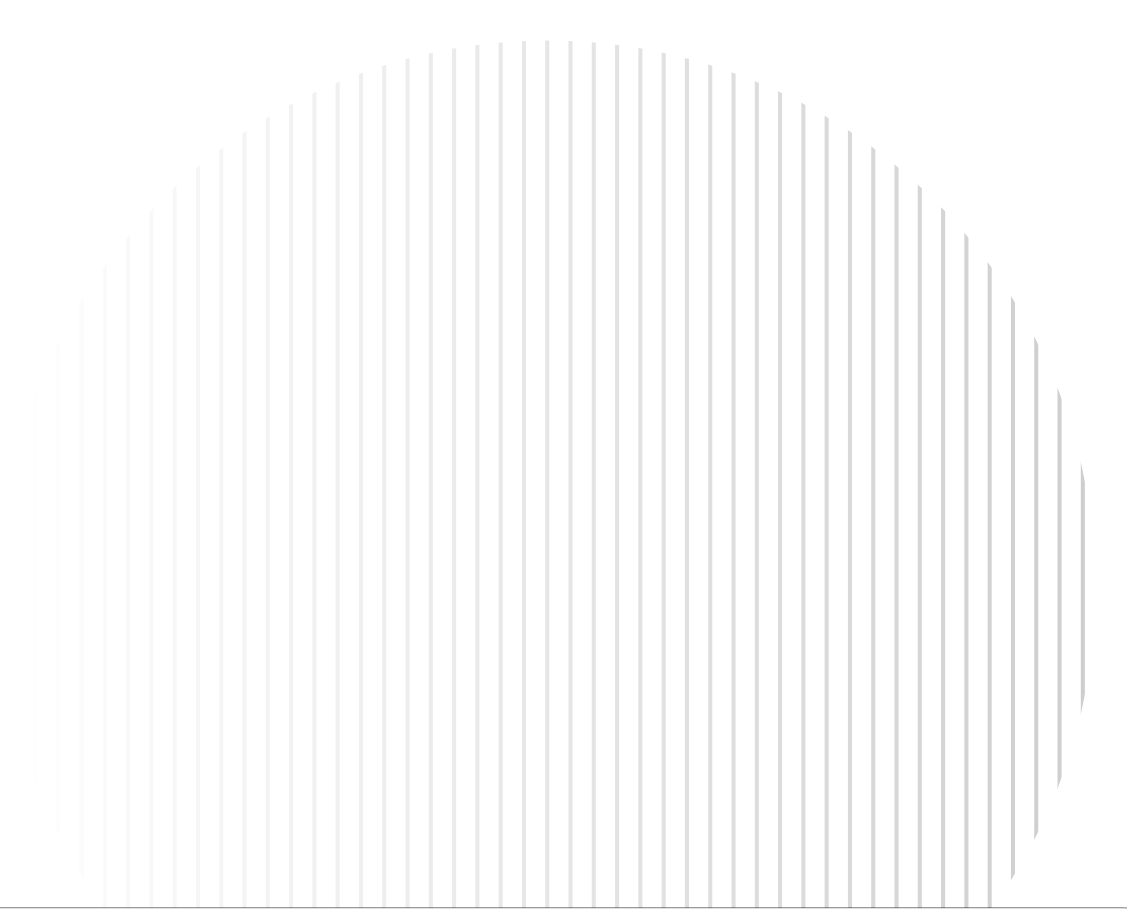


Purpose built for life science success

Occupancy Winter 2025



Trinity	03
Location	12
Building	16
The Breakthrough Experience	29
Contact	35



# TRINITY

Where life science accelerates

COWLEY TRAIN  
LINE STATION  
(2026)



OXFORD  
BUSINESS  
PARK

CLUSTER COMPANIES



OXFORD  
WORKS  
CAFE

# A destination for discovery – Trinity by Breakthrough



A sense of arrival  
– Ground floor & lobby



# Driving community connection – Collaboration zone and café



# Science on display

- Lab & office workspace



# Illuminated spaces

- Lab workspace



Brought to you by a global life science developer that works with world leading clients



# With hands-on services supported by Breakthrough's lab operations team – real estate at the speed of science

Breakthrough Properties is a vertically integrated platform, providing our clients with the highest lab specification and services. We go beyond just physical infrastructure to support our clients functional needs including design, fit out, and scientific operations.





# LOCATION

A centre of knowledge and  
scientific excellence

# At the nexus of discovery & innovation

Trinity by Breakthrough is located at the entrance of Oxford Business Park, one of the UK's most successful high quality, mixed-use business park environments on a site of approximately 88 acres.

The area's ecosystem features a diverse range of business sectors including leading life science companies such as Oxford Biomedica, OMass Therapeutics, and Cancer Research UK.

45

Mins

Train from Oxford Station to London Paddington

3

Mins

Walk to nearest bus stop

15

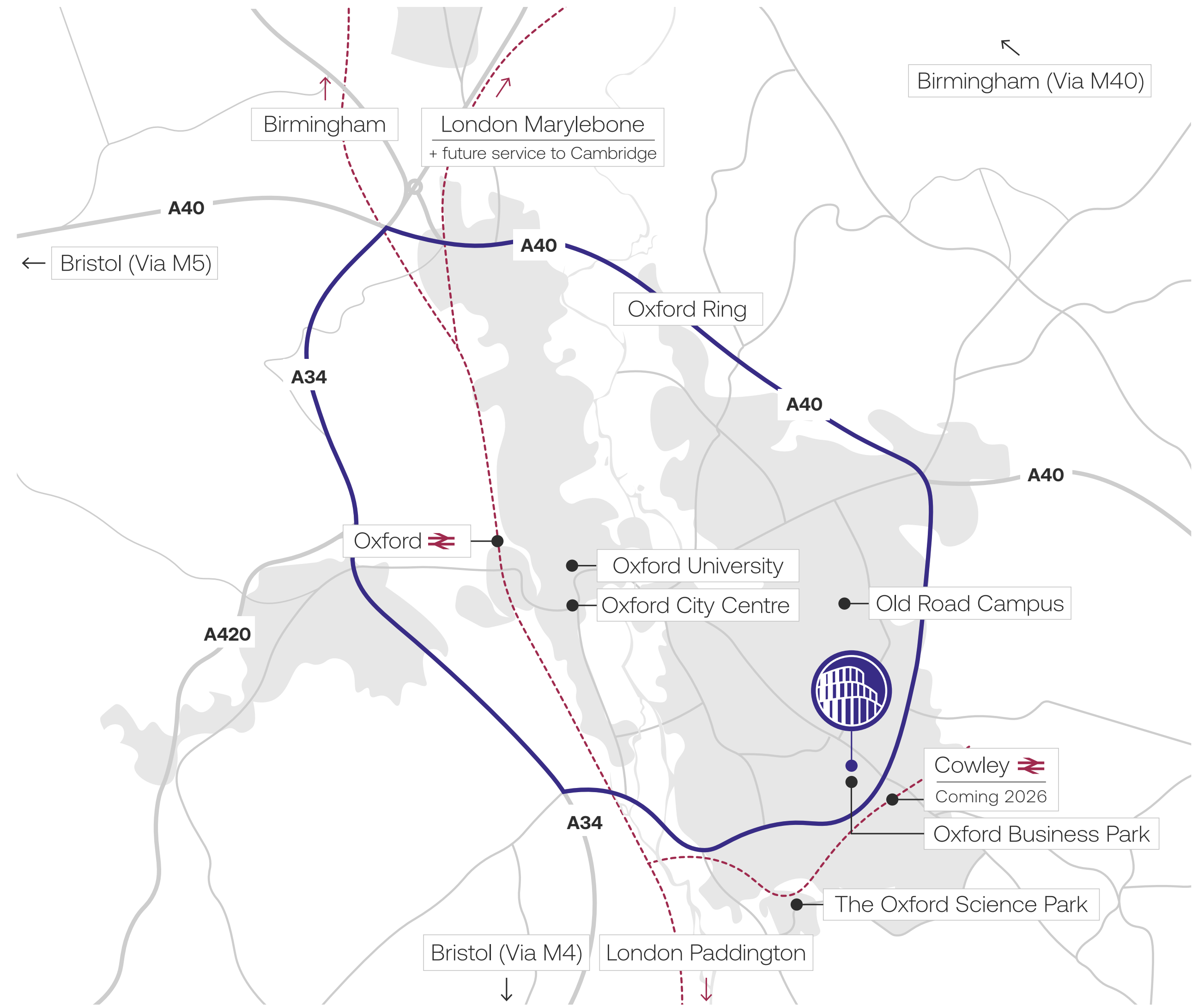
Mins

Drive to Oxford City Centre

10

Mins

Walk to Cowley train station (2026)





# The thriving Oxford hub

## Restaurants and bars

- 1 The Longwall Beefeater
- 2 Frankie & Benny's
- 3 Karma Restaurant
- 4 Oxford Factory Café

## Hotels and accomodation

- 5 Premier Inn Oxford Cowley
- 6 Hampton by Hilton
- 7 Mercure Oxford Hawkwell House

## Cafés

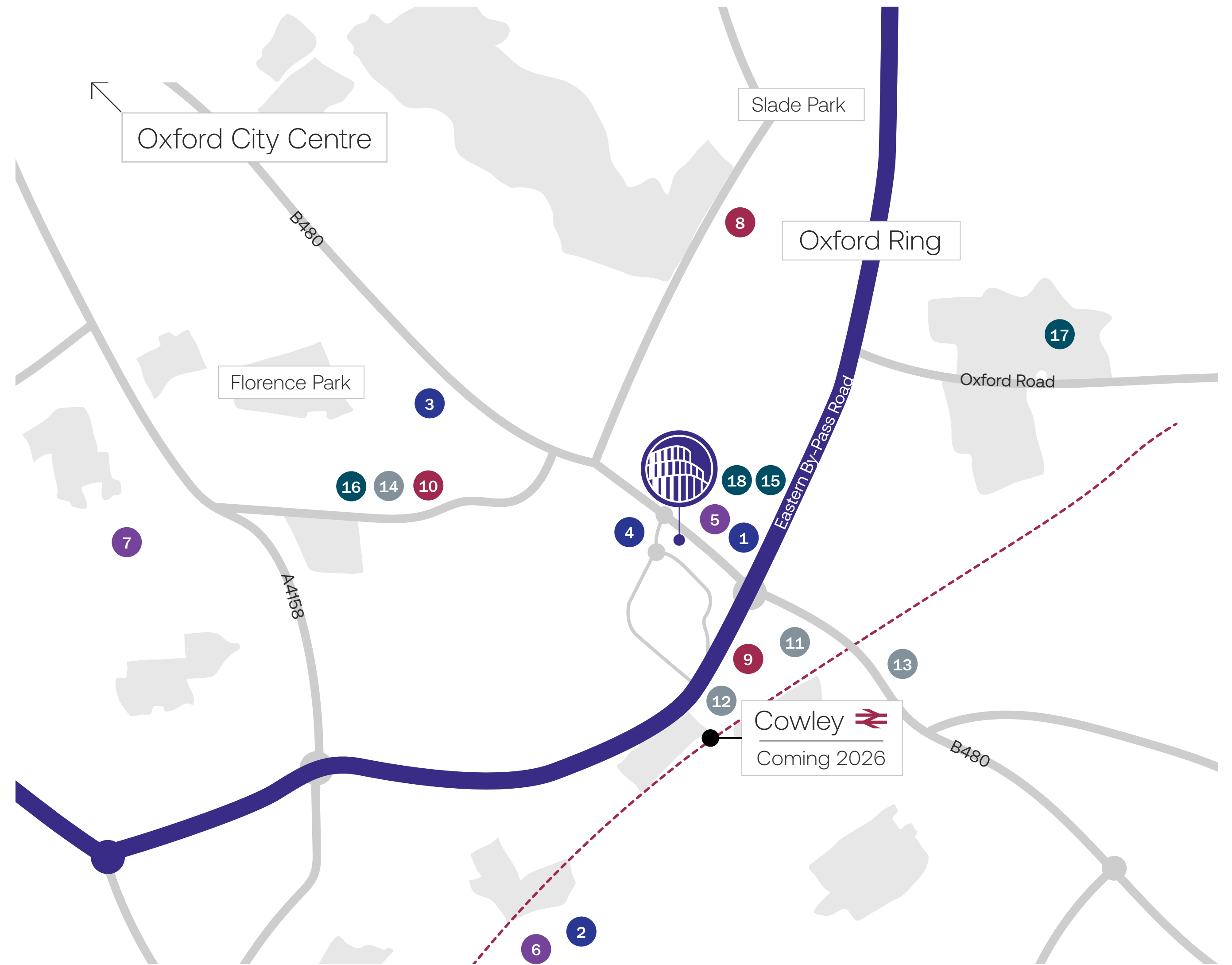
- 8 Charm Café
- 9 Costa Coffee
- 10 Costa Coffee

## Shops

- 11 M&S Food
- 12 Tesco Superstore
- 13 Lidl
- 14 Sainsburys

## Leisure and amenities

- 15 David Lloyd
- 16 PureGym
- 17 The Athlete Centre
- 18 Bright Horizon Da Nursery





# BUILDING

Purpose-built for cutting-edge  
research and development

# Trinity by Breakthrough is a premier 214,000 sq ft biotech research facility

Located at the gateway to the Oxford Business Park, Trinity by Breakthrough is a new premier lab building, providing research and development space to Oxford's thriving life science community. With over 13,000 graduates and 1,100 companies working across life sciences - Trinity will meet the demand for premiere space in UK's Golden Triangle.

Designed to be one of the most sustainable laboratory environments in the world, this amenity-filled building will set a new standard of quality and intentional design, with a focus on purpose-built spaces for life science users.

Occupancy Winter 2025

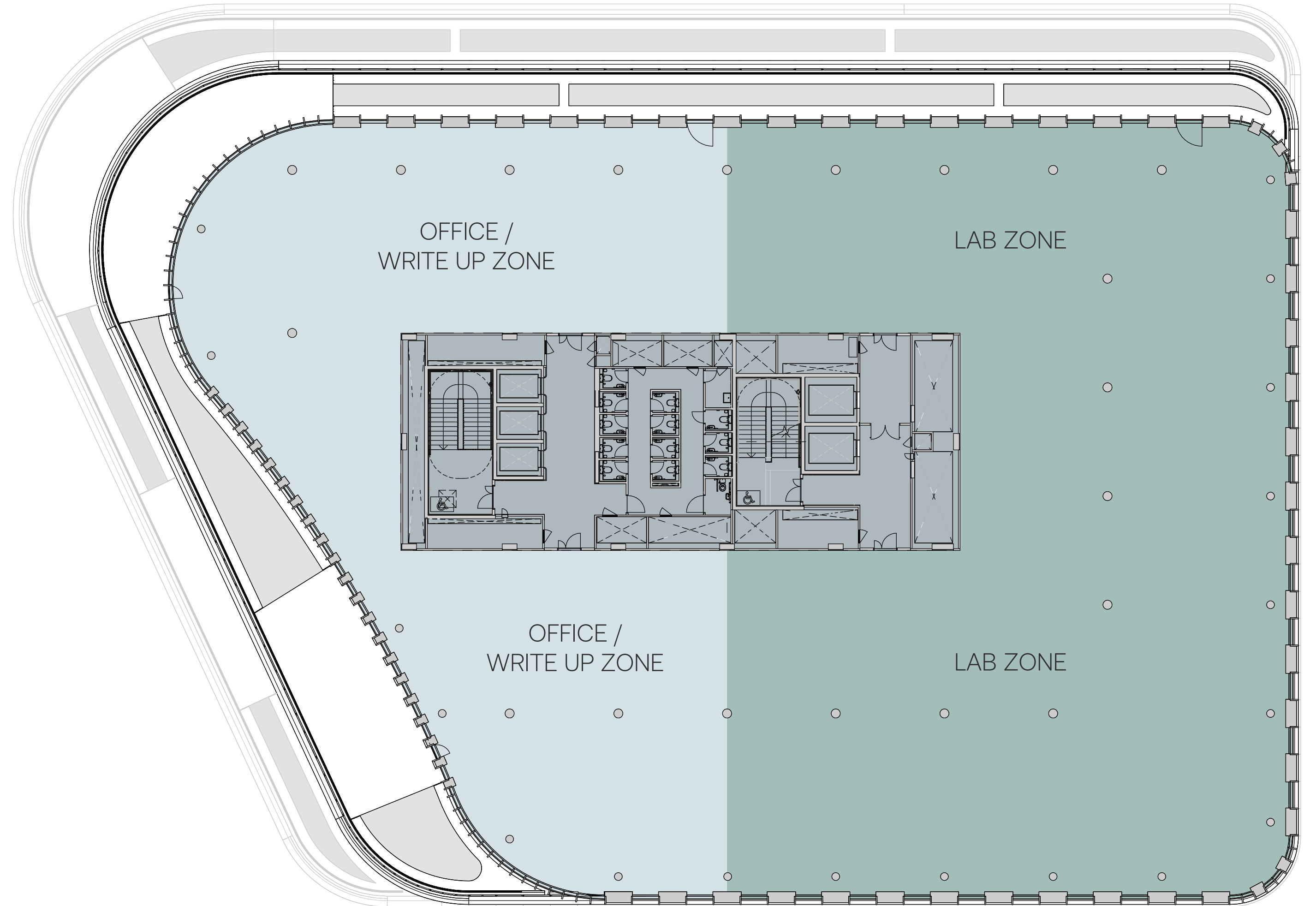
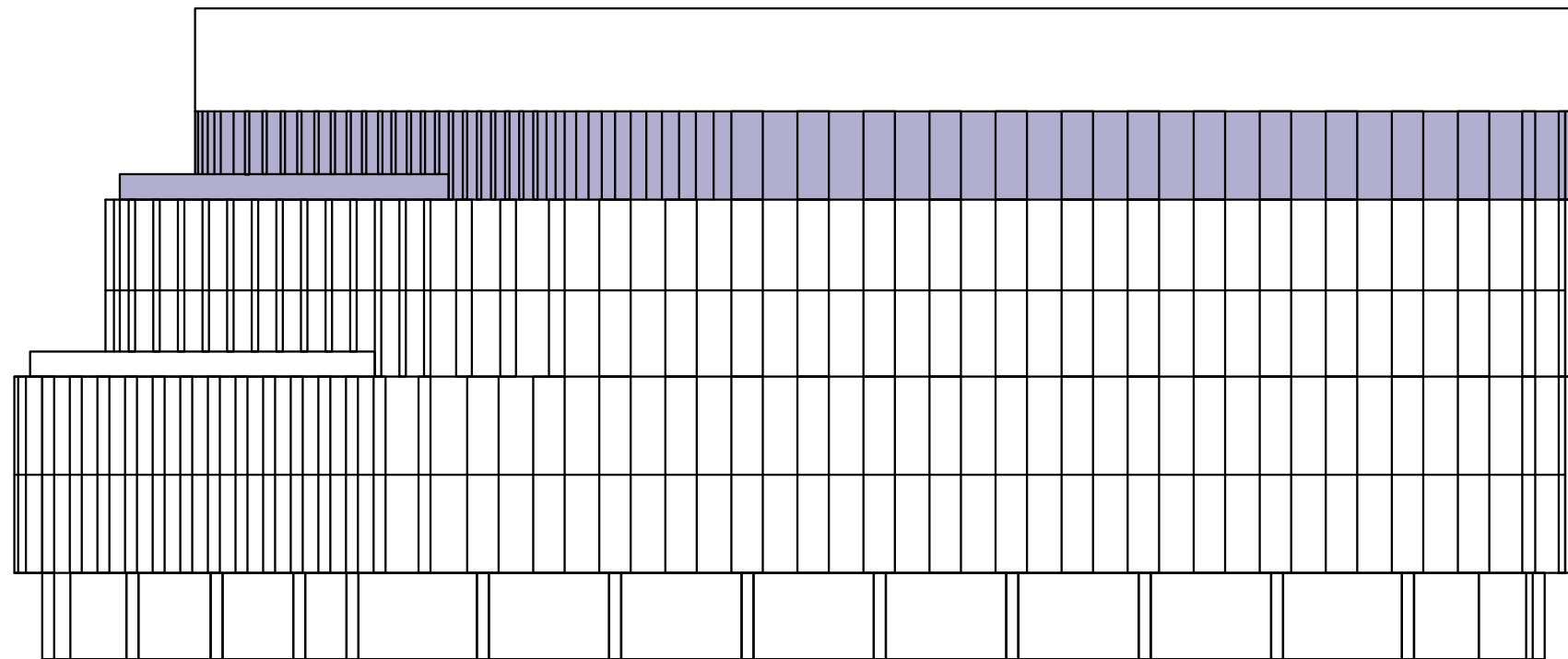


# 5th Floor

31,300 sq ft  
(2,900 m<sup>2</sup>)

## Fully Customisable

Lab + Office/Write-Up



[Click here to view the 3D model](#)

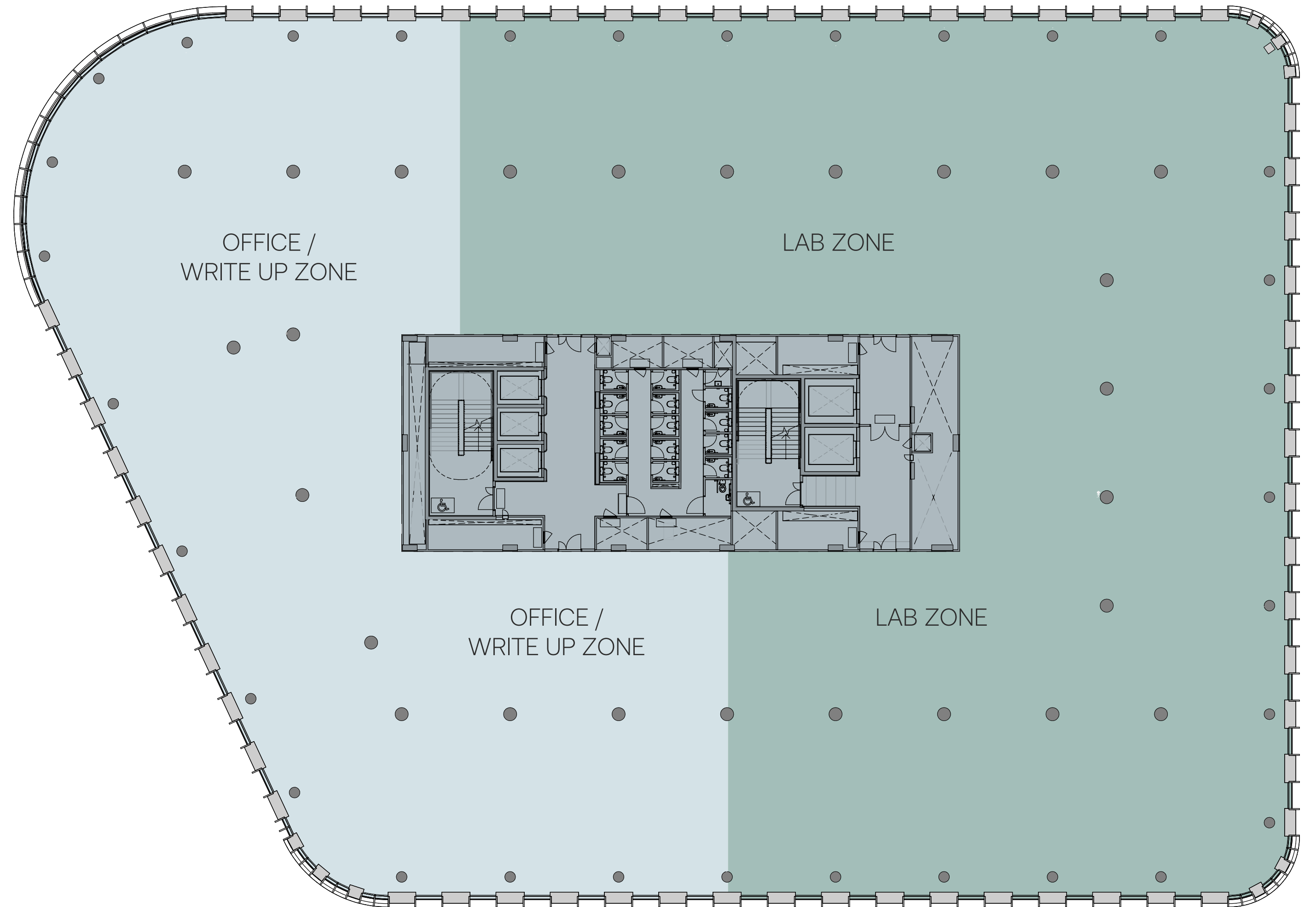
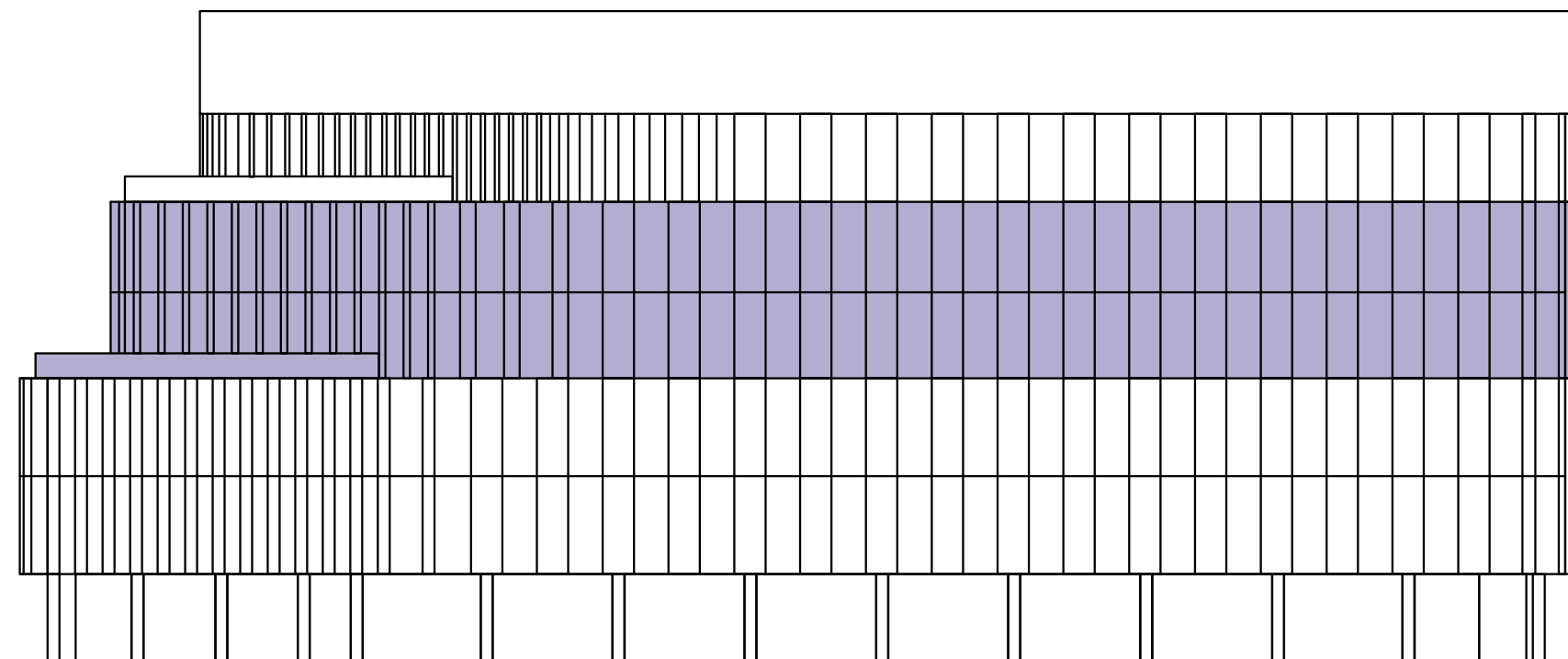
Plans are indicative and not to scale

# 3rd-4th Floor

38,300 sq ft  
(3,500 m<sup>2</sup>)

## Fully Customisable

Lab + Office/Write-Up



[Click here to view the 3D model](#)

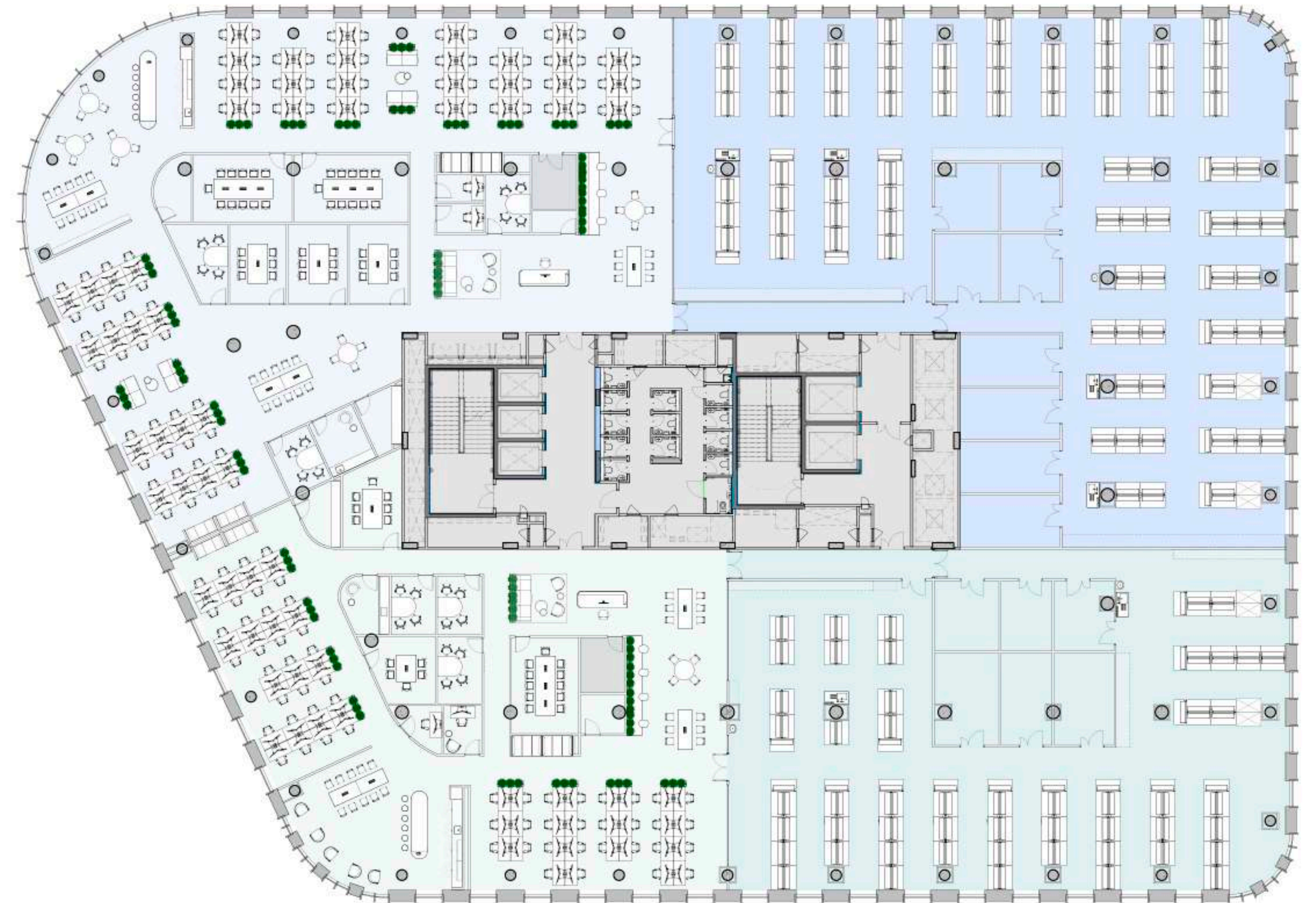
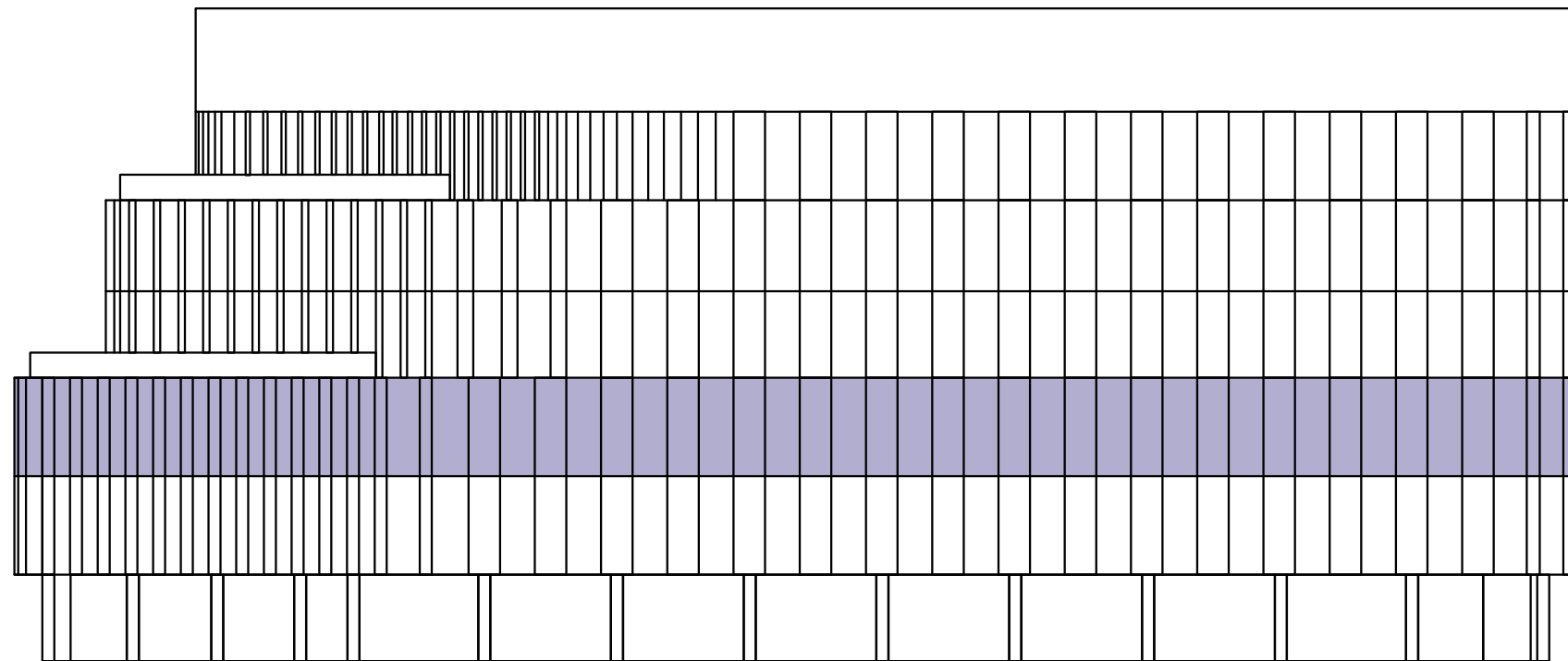
Plans are indicative and not to scale

# 2nd Floor

44,300 sq ft  
(4,100 m<sup>2</sup>)

## Science Ready Suites

Ready for move-in (Furniture is illustrative and can be made available upon request)



[Click here to view the 3D model](#)

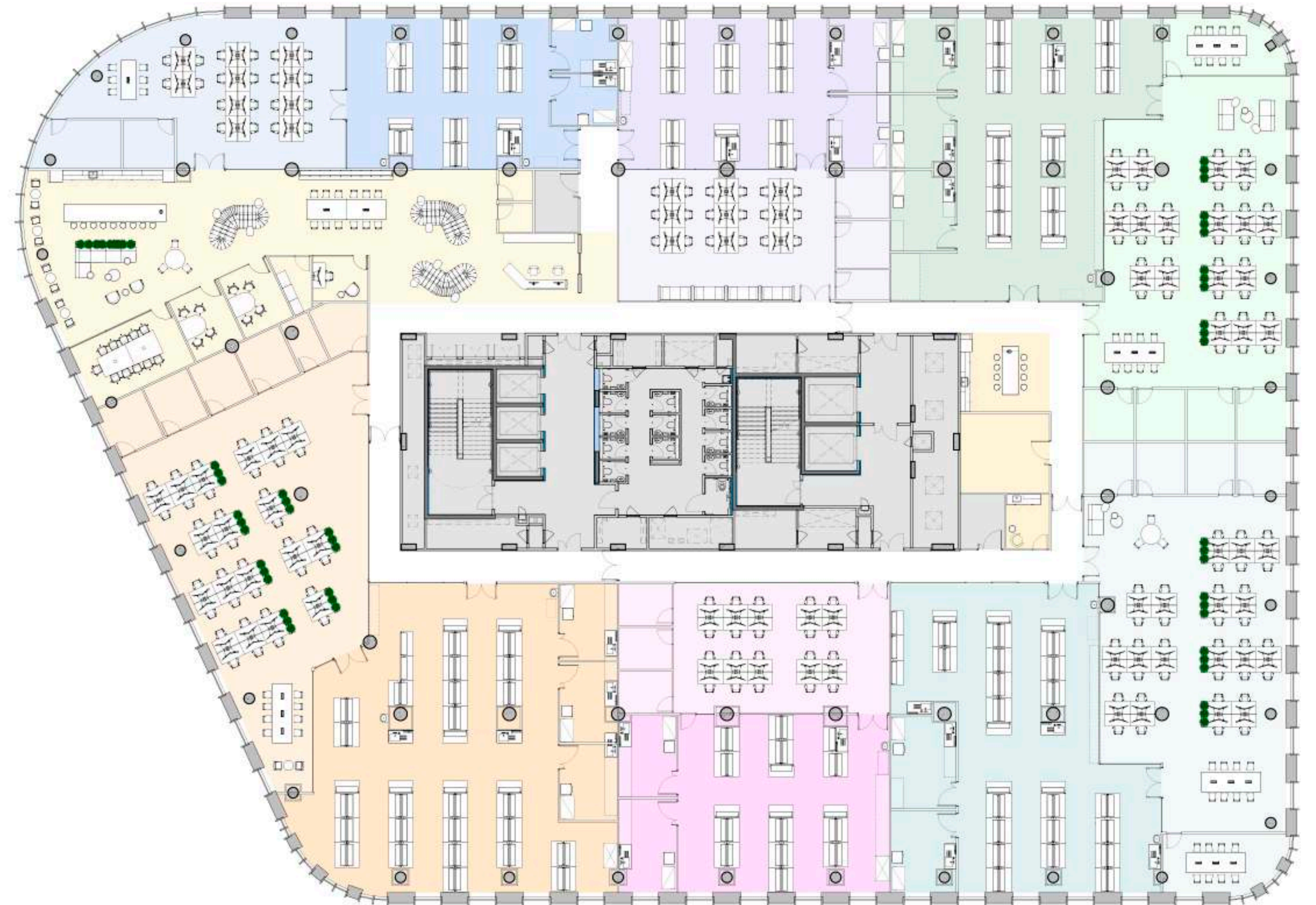
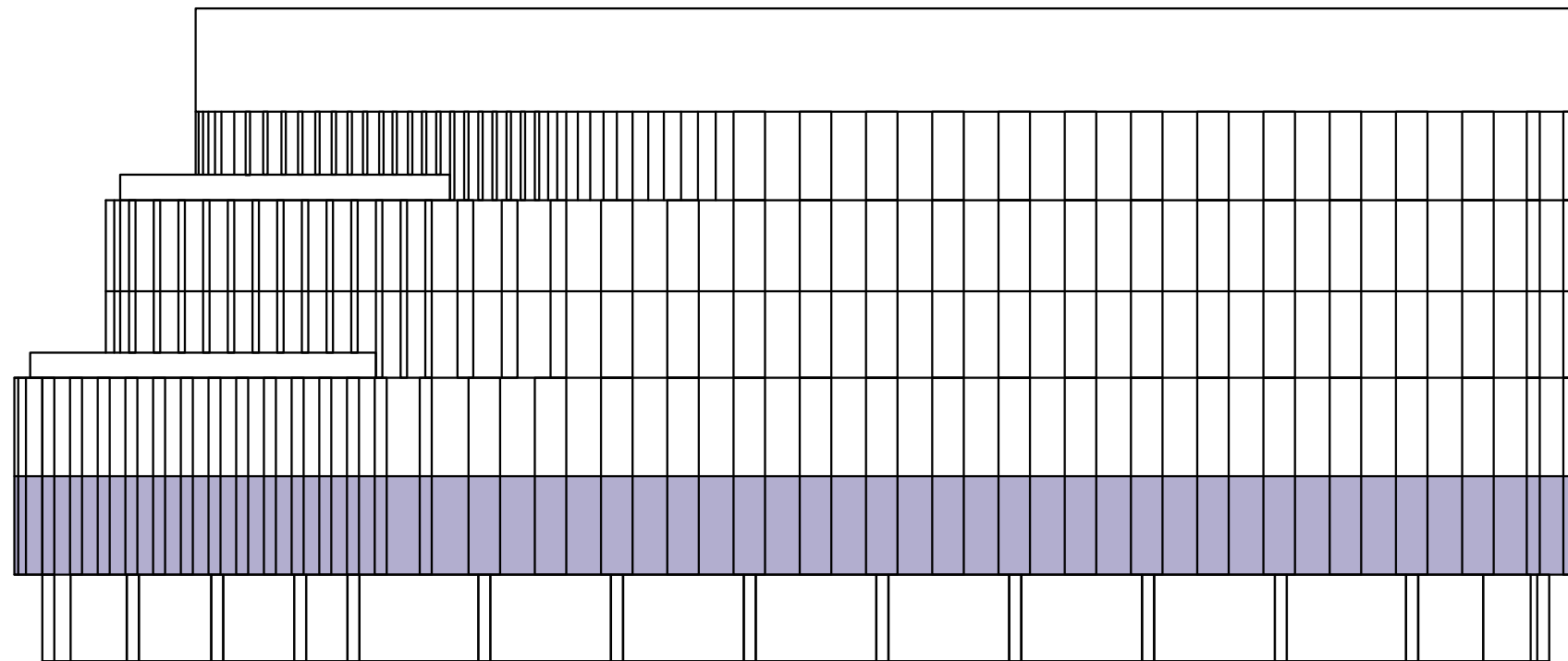
Plans are indicative and not to scale

# 1st Floor

44,100 sq ft  
(4,100 m<sup>2</sup>)

**studiolabs**  
BY BREAKTHROUGH

Fully furnished and managed shared spaces for Hyper-Growth Companies. Flex Terms.



[Click here to view the 3D model](#)

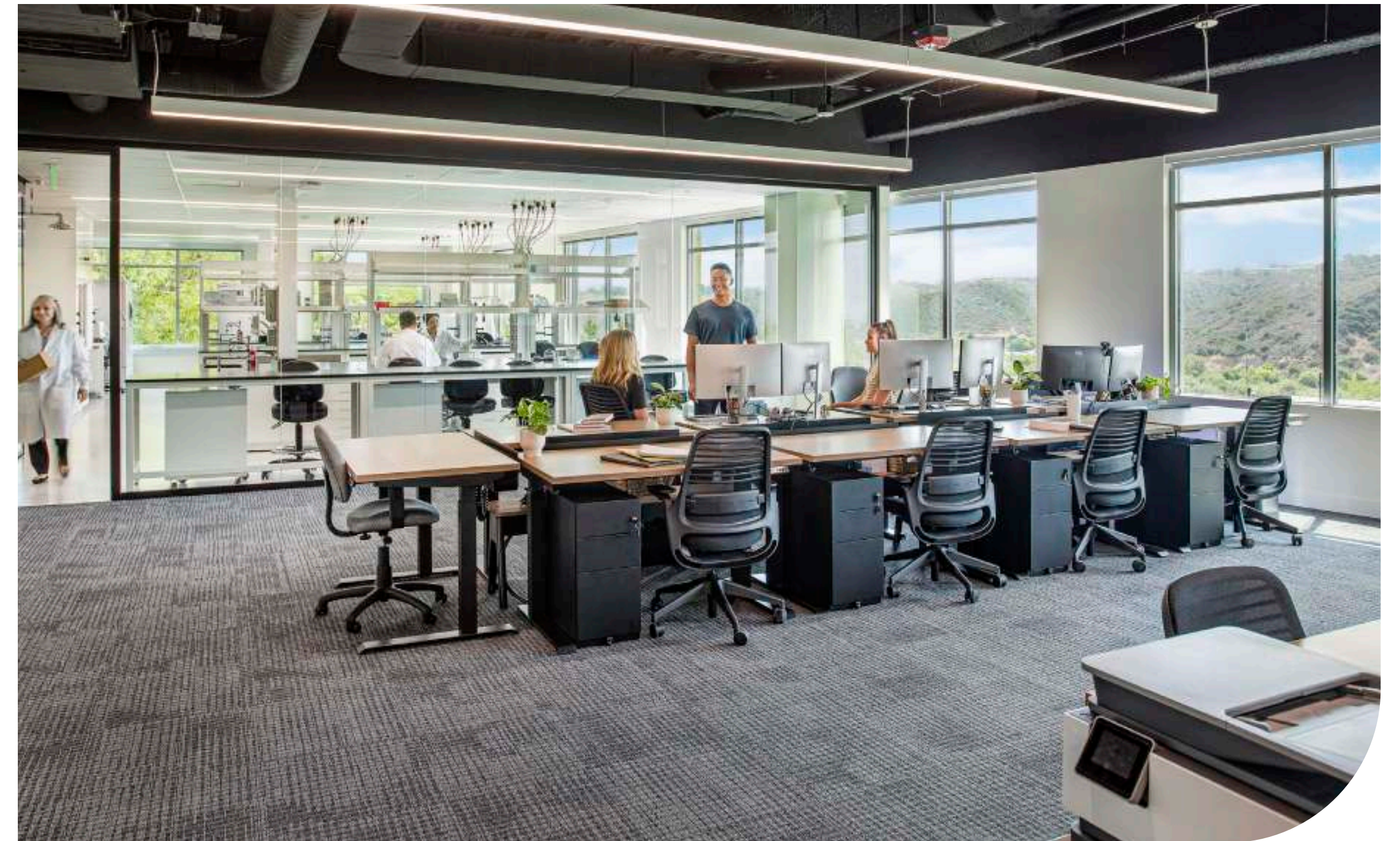
Plans are indicative and not to scale

# Environments that foster innovation. Discoveries that transform lives

StudioLabs are curated, turn-key innovation environments for hyper growth life science companies. Whether you are a new company, an established player, or a company looking for a satellite location, StudioLabs was built for innovation users who are seeking to do science on day one.

With shorter lease terms and a dedicated concierge team, we work collaboratively with companies to help the transition into new workspaces, lower launch friction and offer ongoing support as companies evolve and reach milestones.

**studio***labs*  
BY BREAKTHROUGH



Developed, designed and operated by an experienced lab operations team, the StudioLabs team knows what you do, how you do it and why you do it. Design your experiments in one of our thoughtfully designed StudioLabs.

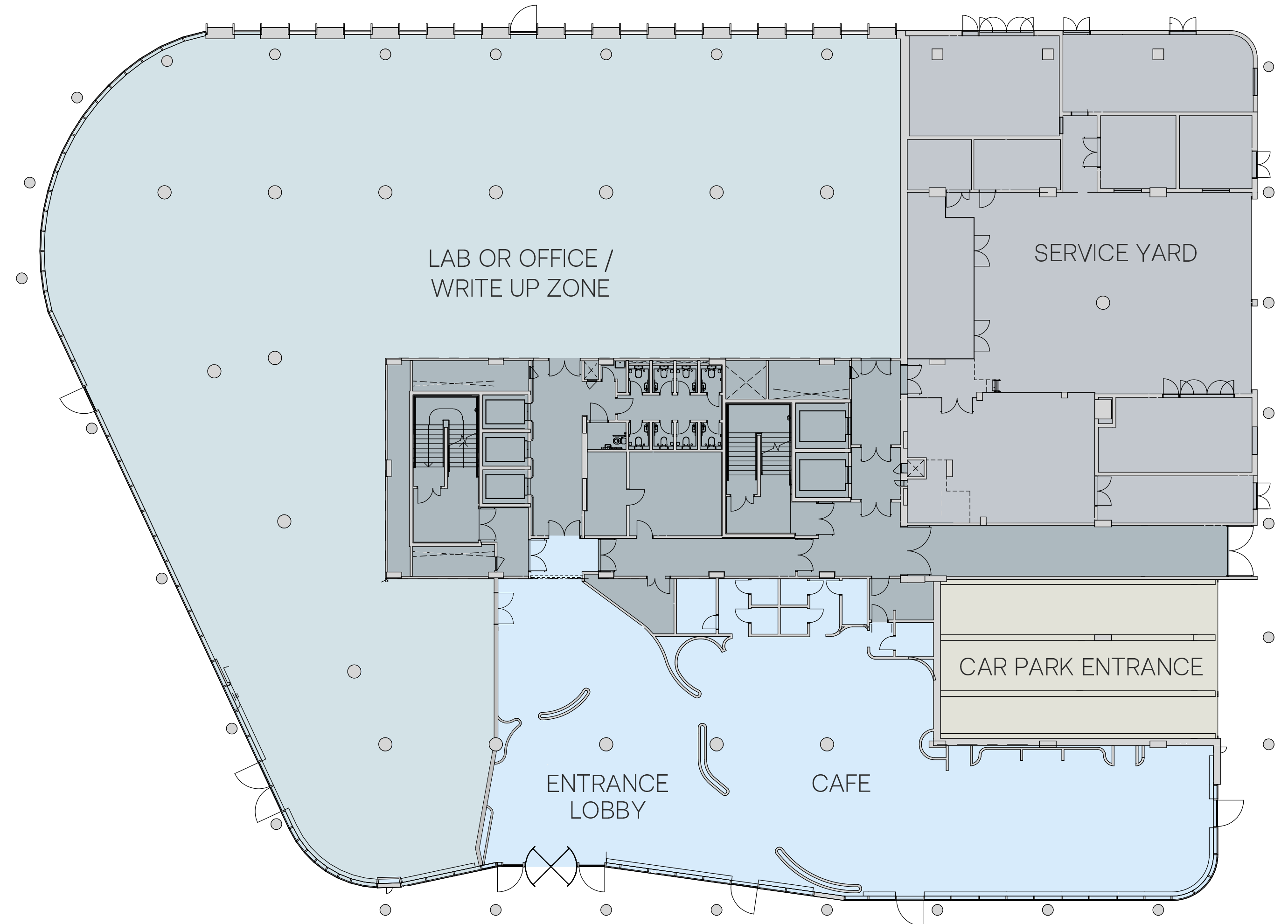
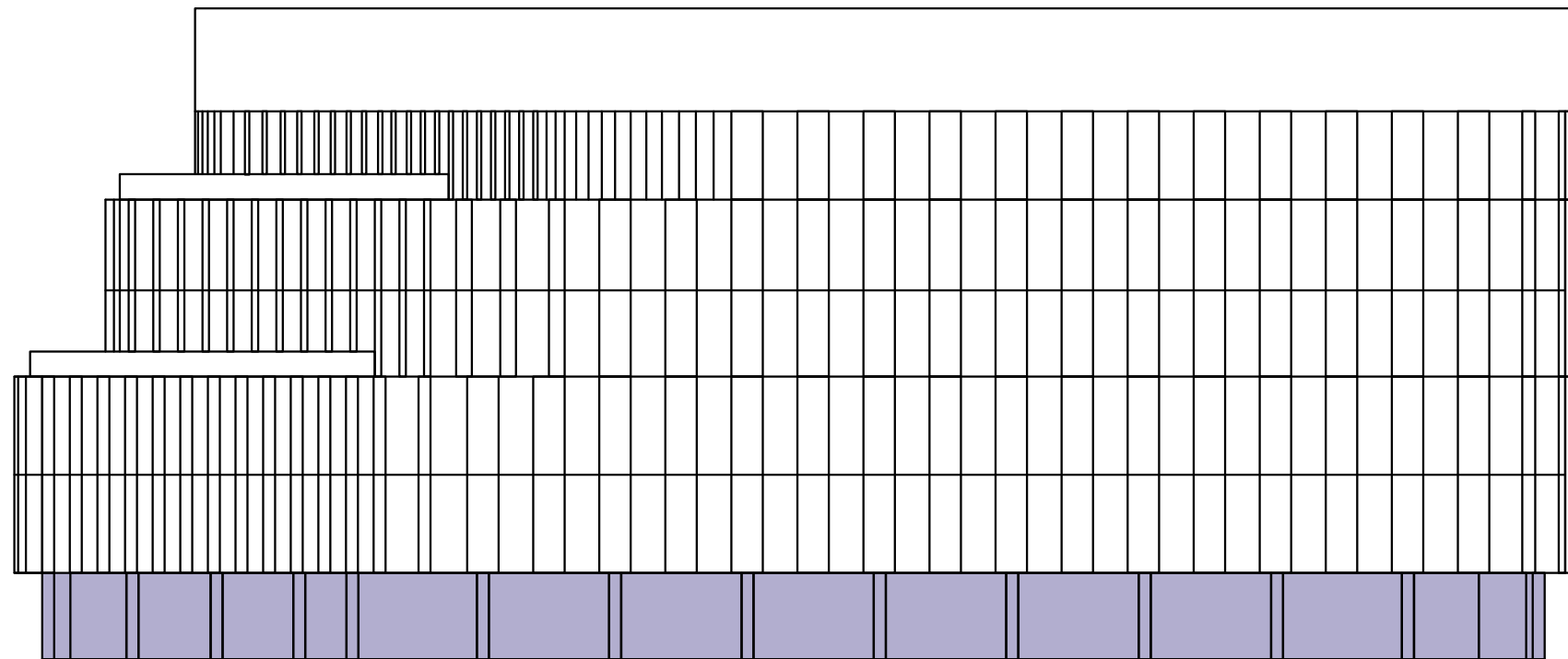
Each StudioLabs suite ranges between 3,000 to 7,000 sq ft and offer private turn-key lab and office workspaces for focused work, while shared collaboration zones offer enhanced community and connections with peer companies.

- Dedicated office spaces (open and private offices or huddle rooms)
- Fully-functional wet lab spaces with dedicated lab support rooms (BSL-2 Tissue Culture or equipment space)
- Lab utilities (RO/DI, Vacuum, Back-up generator)
- Starter lab equipment package
- Access to common autoclave/glass wash
- Shipping and receiving services
- Common lab equipment room for back-up cold storage



# Ground Floor

17,700 sq ft  
(1,600 m<sup>2</sup>)



[Click here to view the 3D model](#)

Plans are indicative and not to scale

# A destination for discovery

- Arrival experience and lobby



# Fostering experience and connection – Collaboration zone and café



60:40

Lab to Office Ratio  
(Other ratios can be accommodated)

4.4

Spacious 4.4m  
floor-to-ceiling heights

12.6%

Biodiversity net gain

220

Internal bicycle  
parking spaces

25%

Electric vehicle (EV) parking

1000

Square metres of living wall

8

ACH in Lab Zones

3+5

Private collaboration zones  
including plaza and terraces  
on floors 3 and 5

130

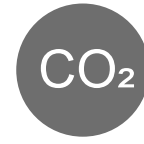
Internal car  
parking spaces

10

Minutes to the new  
Cowley train line (2026)

**Lower embodied carbon materials**

Low cement concrete & recycled steel



**Optimised design**

Including Highly efficient air source heat pump for space heating & cooling  
Highly efficient air treatment with integrated heat exchangers



**Green roof**

to reduce urban heat & promoting biodiversity



**Photo-voltaic panels**

maximising deployment of on-site renewable energy production

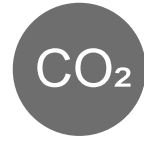


**Blue roof**

water retention layer making the building resilient to climate change



**Zero fossil fuel on-site**



**Biophilic design**

Planting space on ground floor & terraces



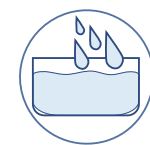
**Health and wellbeing**

External private amenity space on terraces



**Rainwater harvesting**

for green wall irrigation



**Living Wall**

over 1000sqm demountable, replaceable green wall



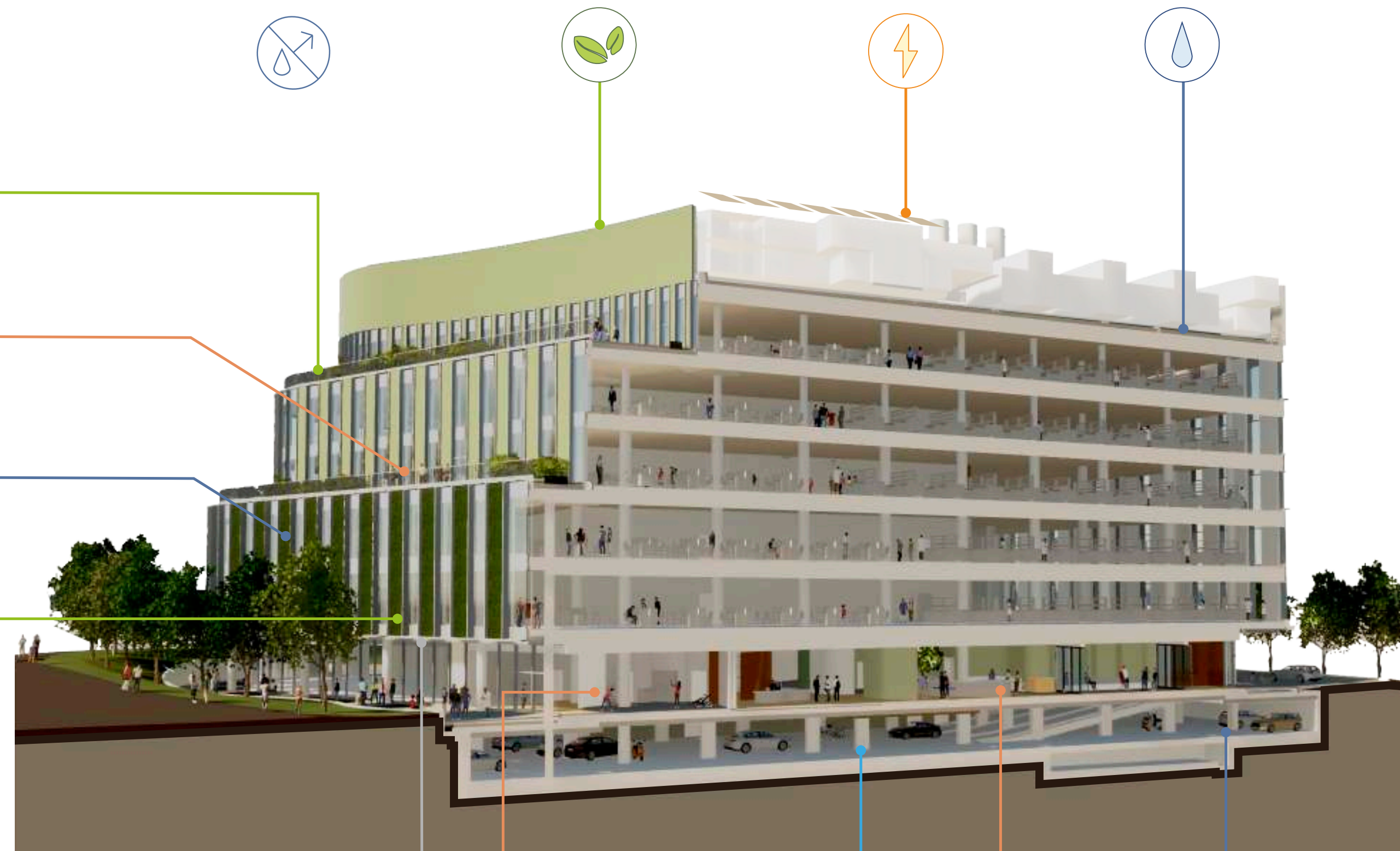
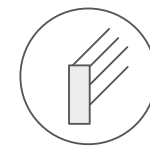
**Optimised façade**

to minimise heat gain & loss



**Passive solar shading**

and ground floor setback



**Resilient design**

Flexible floorplates & services allowing for convenient future adjustments reducing future waste



**Health and wellbeing**

Gym, café & amenities space on ground floor



**Provision for cyclists**

including shower area, lockers, changing rooms repair station & parking space for larger/cargo bikes



**Low Carbon Mobility**

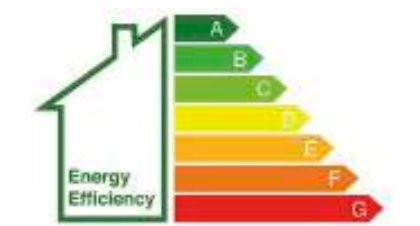
Providing infrastructure for EV charging

**GUIDING PRINCIPLES**



**Holistic Sustainability**

BREEAM Excellent on commercial lab space



**Carbon Reduction**

EPC A  
Net Zero for operational landlord use  
Embodied carbon optimised



**Health and Wellbeing**

WELL Core Enabled



**Circular Economy & Waste**

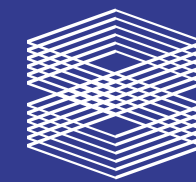
Future reuse by proposing easily separable building layers

# THE BREAKTHROUGH EXPERIENCE



Breakthrough Properties is a life science real estate investment, development, and management firm that leverages cross-sector collaboration to deliver environments that foster innovation and scientific breakthroughs.

Our team is a first-of-its-kind collaboration in real estate development, which came together through a shared passion that combines Tishman Speyer’s global real estate platform with Bellco Capital’s industry-making life science entrepreneurship to capitalize on the rapidly expanding—yet substantially under-supplied—life science real estate industry.



TISHMAN SPEYER

Tishman Speyer has developed, acquired, repositioned and/ or operated approximately \$130 billion of property since 1978, including approximately 221 million square feet of premier office, residential, life science, industrial and retail space. With real estate expertise spanning four continents, Tishman Speyer has built an international reputation for both developing and operating prominent properties with worldclass tenant rosters in major markets worldwide. Tishman’s fully integrated platform includes in- house expertise for design and construction, development, capital raising and management of real estate with an established presence in 33 core regional markets globally.



BELCO CAPITAL

Bellco Capital is an investment firm founded by Drs. Rebecka and Arie Beldegrun that invests in and builds life science companies. Bellco’s competitive edge comes from its unique position and firsthand experience navigating the intersection of academia, life science companies, pharma, and the investment community. Bellco’s life science ecosystem, including its core strategies of company building (Two River) and venture investing (Vida Ventures) supports companies with bold ambitions of exponential transformation in life sciences.

5M SQ FT

INTERNATIONAL LIFE SCIENCE DEVELOPMENT PIPELINE

6

OFFICES

70

LIFE SCIENCE SECTOR SPECIALISTS

\$3B

DEDICATED LIFE SCIENCE FUND

45

YEARS OF OPERATION

1,000+

EMPLOYEES

60M SQ FT

OF DEVELOPMENT GLOBALLY SINCE 2010

179

ASSETS WORLDWIDE

25

YEARS OF OPERATION

\$20B+

LIFE SCIENCE M&A TRANSACTIONS

# Going beyond infrastructure is a core pillar of the Breakthrough experience

Not only are our spaces designed to suit the unique needs of life sciences teams, we foster wellness and balance in those teams through a variety of thoughtful amenity spaces ranging from fitness centres to community collaboration lounges and cafés.

Furthermore, all clients are provided unparalleled access to both Breakthrough's Scientific Advisory Board as well as our fully integrated design, development, and client experience team.

This approach ensures that Breakthrough clients have key strategic, administrative and project management support as they scale operations, recruit talent and raise capital at each stage of their growth cycle.



## The Breakthrough Experience

Breakthrough's Scientific Advisory Board provides Collaborative Social Infrastructure and Mentorship to Breakthrough Clients



Arie Beldegrun, M.D.

Executive Chairman and Co-Founder of Allogene, Chairman of Belco Capital, Two River Group, UroGen Pharma and Kronos Bio



Franz Humer, M.D.

Chairman of Humer Foundation, Former Chairman and CEO of Roche Holding



Liz Barrett

CEO of UroGen Pharma, Former CEO of Oncology at Novartis



Owen N. Witte, M.D.

UCLA Professor of Microbiology, Immunology, and Molecular Genetics & President's Chair of Developmental Immunology



David Chang, M.D., PhD

Co-Founder and CEO of Allogene Therapeutics, Former Chief Medical Officer of Kite Pharma



Helen Kim

Managing Director at Vida Ventures, Former Partner at Column Group and Executive Vice President of Business Development at Kite Pharma



Arjun Goyal, M.D., MBA

Managing Director at Vida Ventures, Former Investment Professional at 5AM Ventures



Stefan Vitorovic

Managing Director at Vida Ventures, Former Investment Professional at Third Rock



Ben Beldegrun

Managing Director and Founder of Pontifax AgTech, Former Portfolio Manager for Brevan Howard Asset Management



Amy Schulman, J.D.

Managing Partner at Polaris Partners, Former President of Pfizer Consumer Healthcare



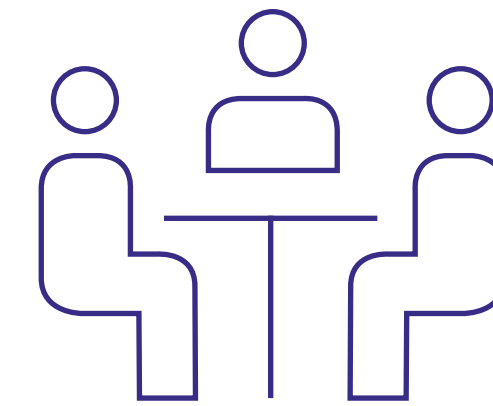
Jakob Loven

Partner of Nextech Invest Ltd., Former / Present Board Member of A2 Therapeutics, IconVir, Kronos Bio, Scorpion Therapeutics, and more

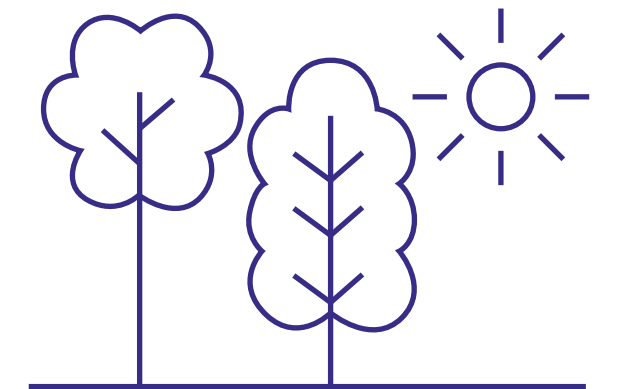
# An anticipatory approach to service

We believe in not only providing modern, efficient, and inspirational spaces, but in acting as true partners to client companies. Our in-house Scientific Operations Team provides workplace strategy & services for companies as they launch, expand, grow, and scale. Whether it is a start-up looking to move into a coworking space; a company graduating from an incubator into their own facilities; or companies looking to expand or relocate – across town or across the country – we help manage the logistics, select vendors and implement best-in-class solutions.

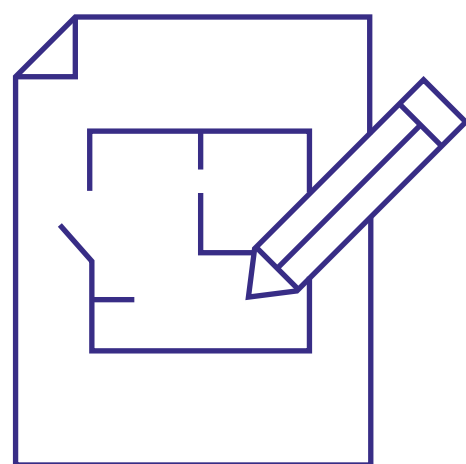
Through a unique combination of our first-hand design and operational experience, data-driven research and real-time market knowledge, Breakthrough's Scientific Ops own functions as an extension of your team. There is no other firm that offers the comprehensive services required to support all your workplace infrastructure needs.



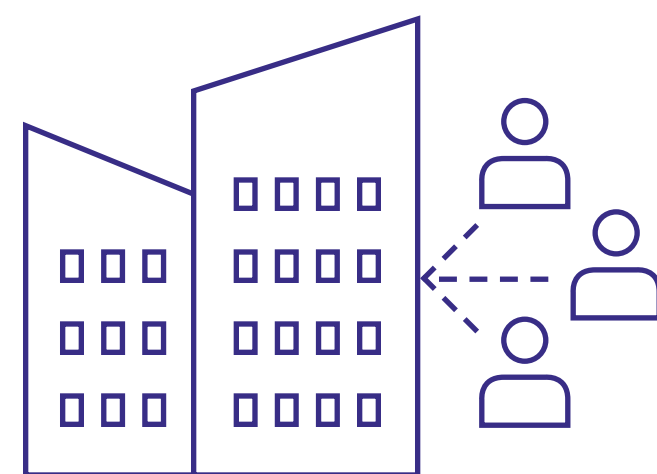
Project Management



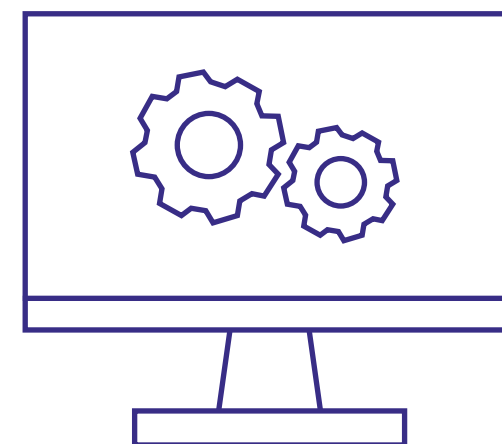
Sustainability & Wellness



Lab planning and design



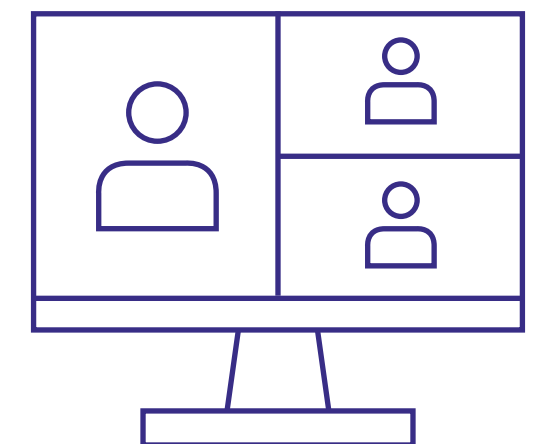
Supplier Management



Technology and IT Vendor support



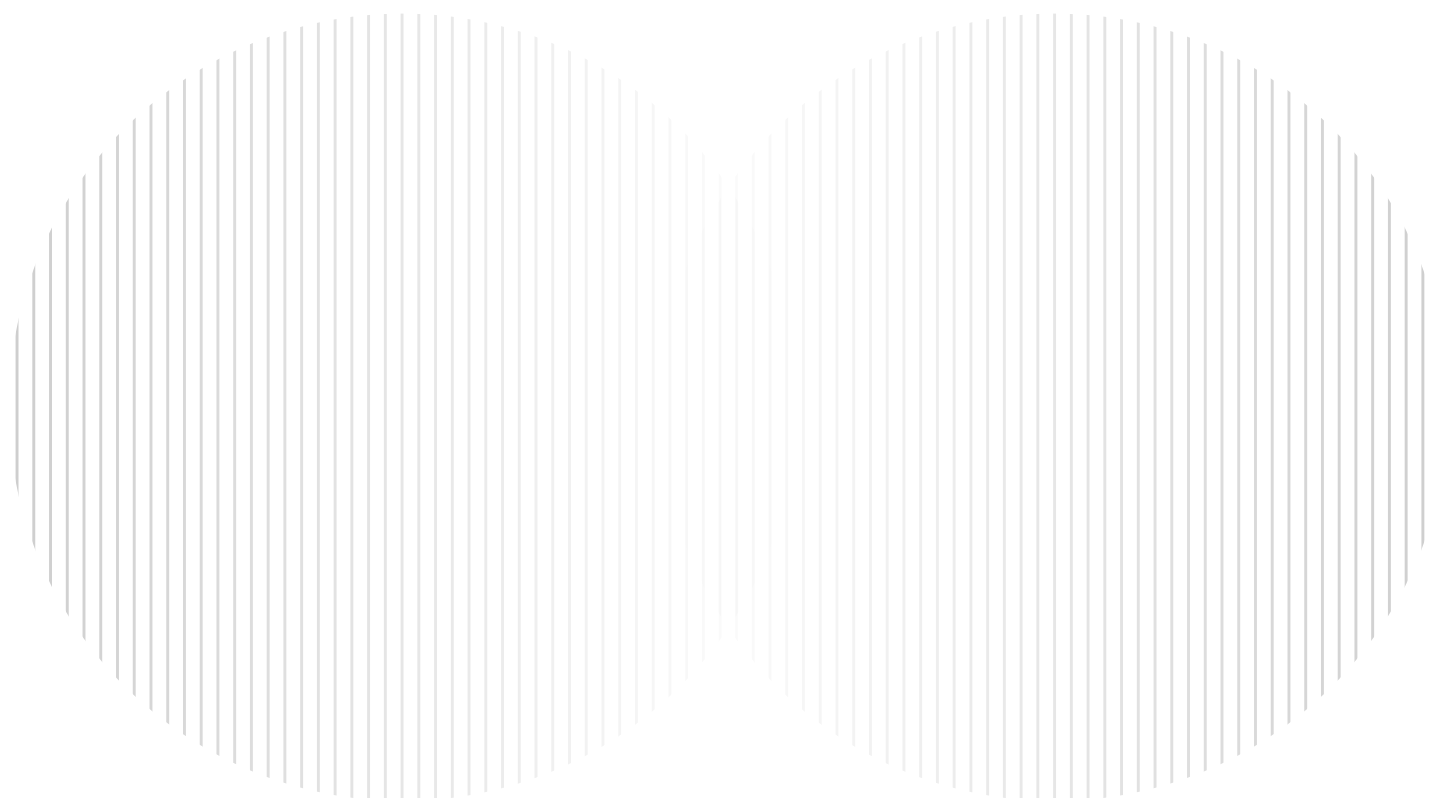
Procurement & Account Set-Up



Event Planning (Virtual & Live)

# Fostering connection across our ecosystem

Breakthrough is more than a portfolio of buildings - it is a community of innovators. And since breakthroughs happen when communities convene, we host hosts content-driven events that foster dynamic conversations and connection among the diverse constituents within the life science ecosystems they foster.





# CONTACT

Let's talk, speak to a member  
of our project team

If you have any questions or would like to speak to a member of the project team:

**Thomas Renn**

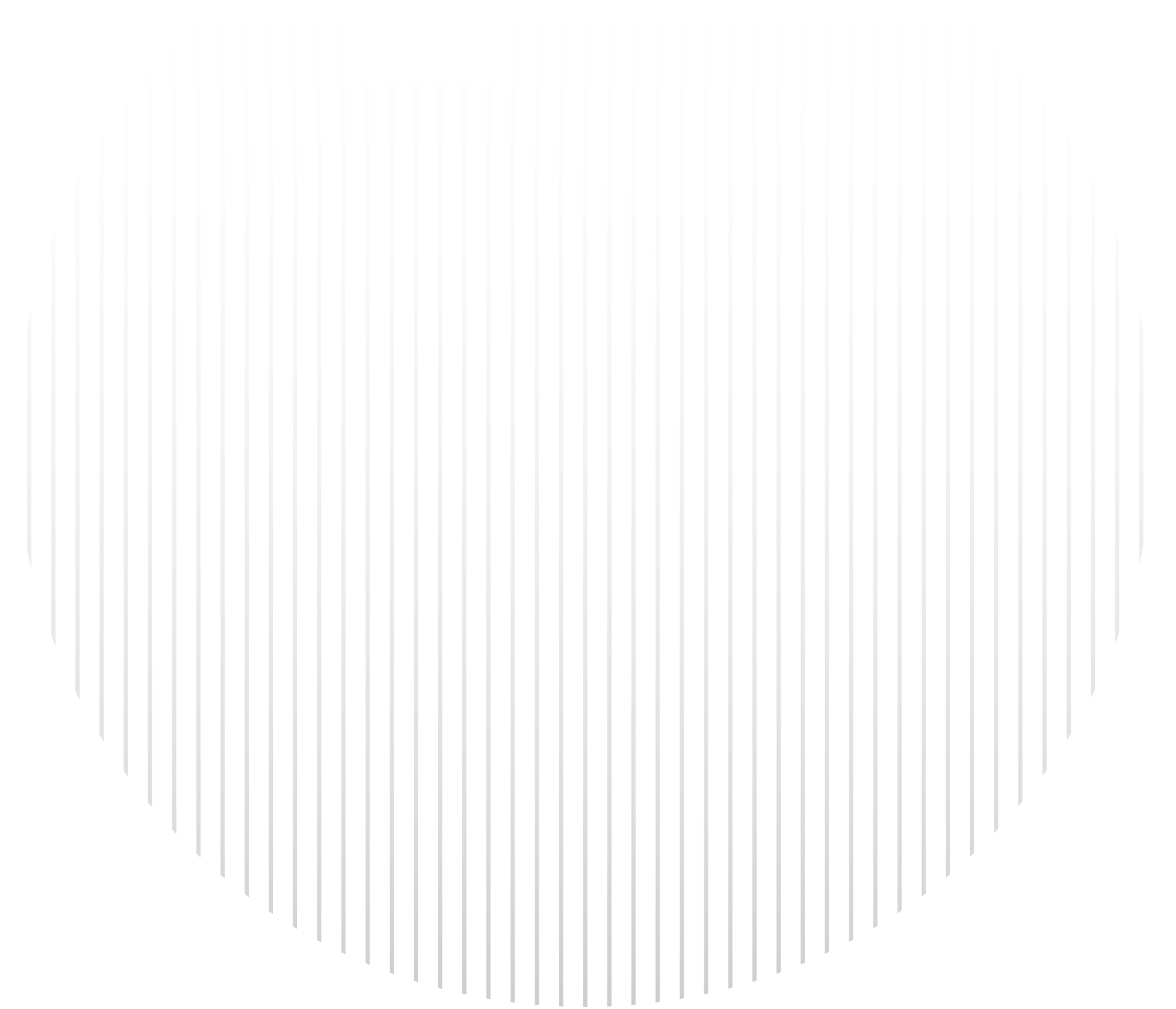
Breakthrough Properties  
trenn@btprop.com  
+44 (0)7787 523 498

**Jon Silversides**

Carter Jonas  
jon.silversides@carterjonas.co.uk  
+44 (0)7720 537 141

**Matt Lee**

Carter Jonas  
matt.lee@carterjonas.co.uk  
+44 (0)7815 469 115





# TRINITY

BY BREAKTHROUGH

Purpose-built for life science success  
Occupancy Winter 2025