

THE PRESS

@ Foxton, Cambridge CB22 6SA

thepresscambridge.com

OVERVIEW

THE PRESS

100,000+SQ FT
SCIENCE AND INNOVATION CAMPUS
in the heart of the Cambridge Southern Cluster

IDYLIC WORKING ENVIRONMENT
centred on collaboration

DIRECT RAIL LINKS TO
CAMBRIDGE — & — KING'S CROSS

Fitted labs available from 2023

MASTERPLAN

PHASE ONE

15,500 sq ft

PHASE TWO

64,400 sq ft

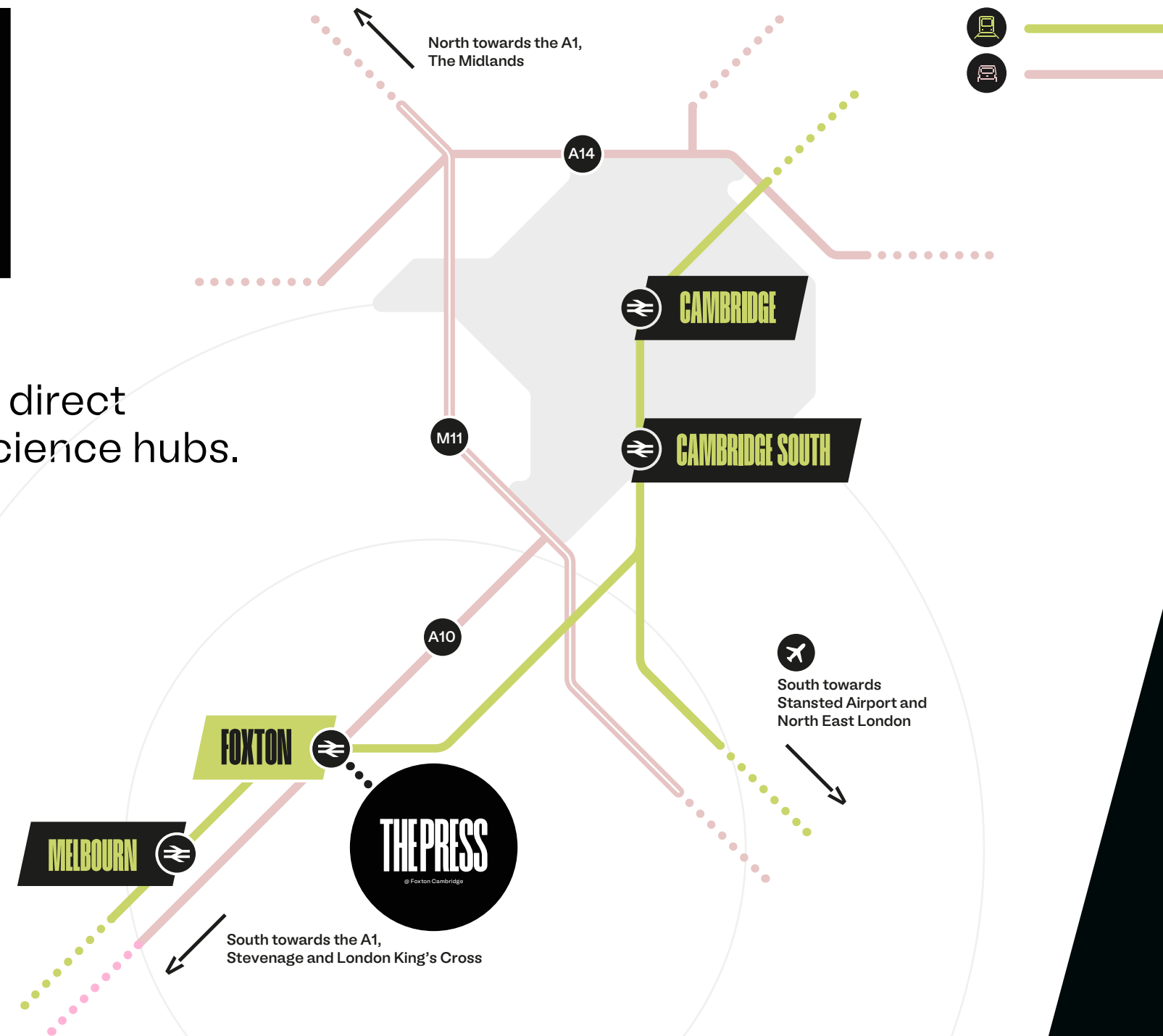
PHASE THREE

25,000 sq ft



LOCATION

The Press has outstanding direct transport links to key UK science hubs.



Key travel times
from Foxton Station:

7 MINS

Cambridge South
Cambridge Biomedical Campus from 2025

10 MINS

Cambridge Station
c. 50 trains per day

33 MINS

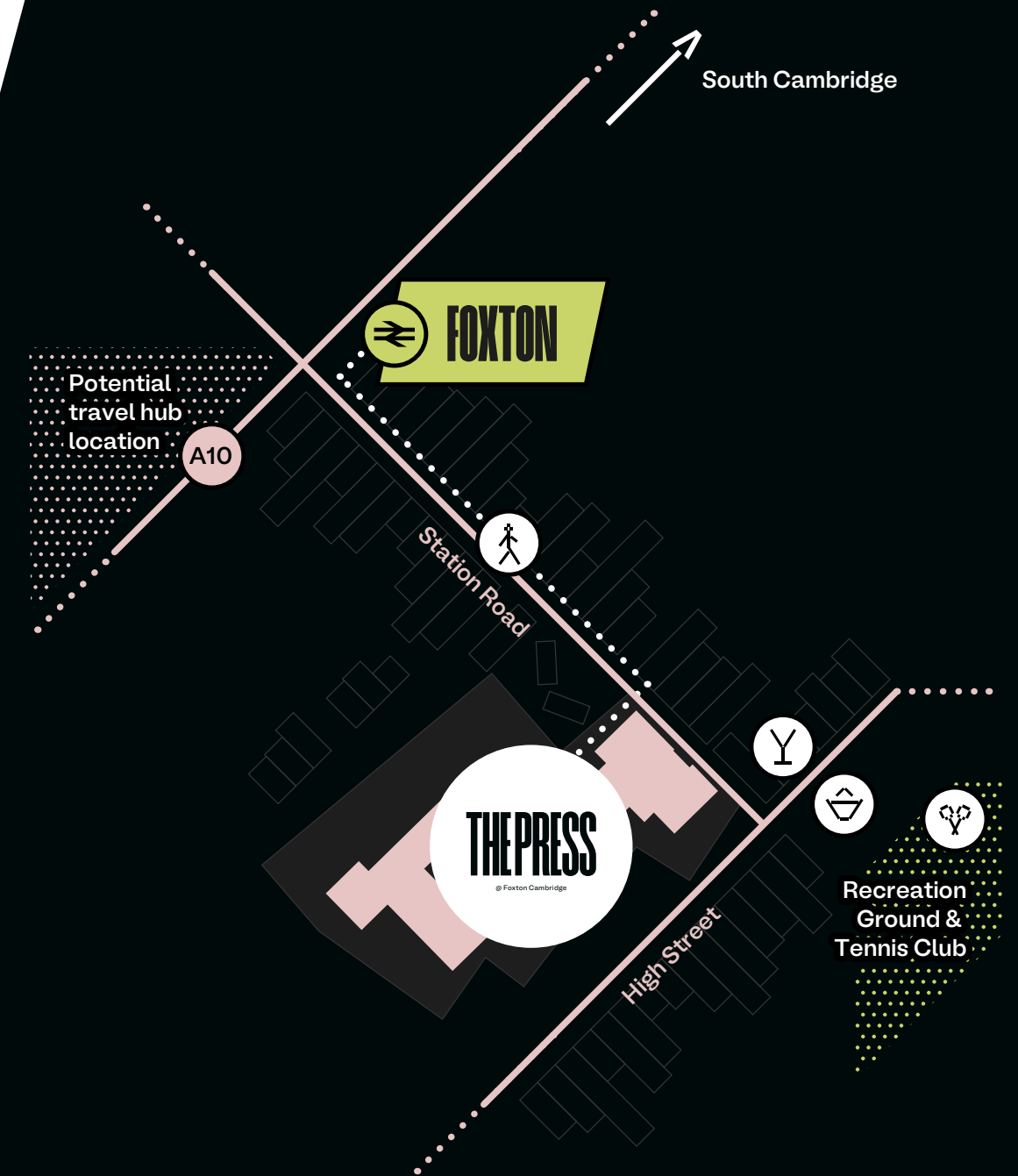
Stevenage
Direct services

57 MINS

London King's Cross
via Cambridge.

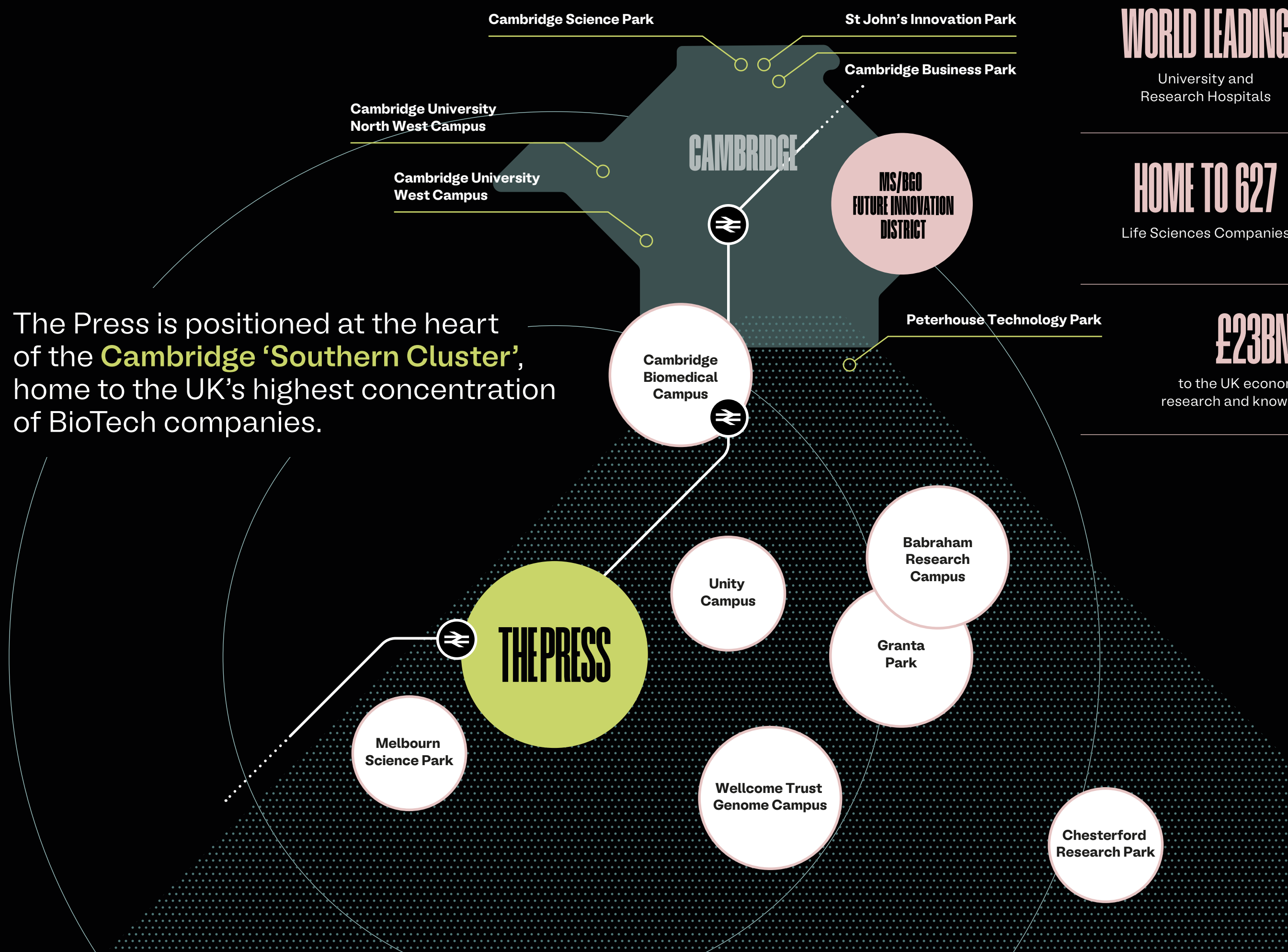


5 MINS WALK
Foxton Station



LOCATION

The Press is positioned at the heart of the **Cambridge 'Southern Cluster'**, home to the UK's highest concentration of BioTech companies.



WORLD LEADING

University and
Research Hospitals

36,500 PEOPLE

employed across 20 largest
research institutes

HOME TO 627

Life Sciences Companies

OVER 10%

annual employment growth in
Life Science Cluster

£23BN CONTRIBUTION

to the UK economy from Cambridge University's
research and knowledge exchange activities (2020–21)

c.50,000

people employed in direct and indirect
knowledge exchange activities

MATURE CLUSTER

of Highly Integrated and
Networked Communities

CLUSTER SUPPORT

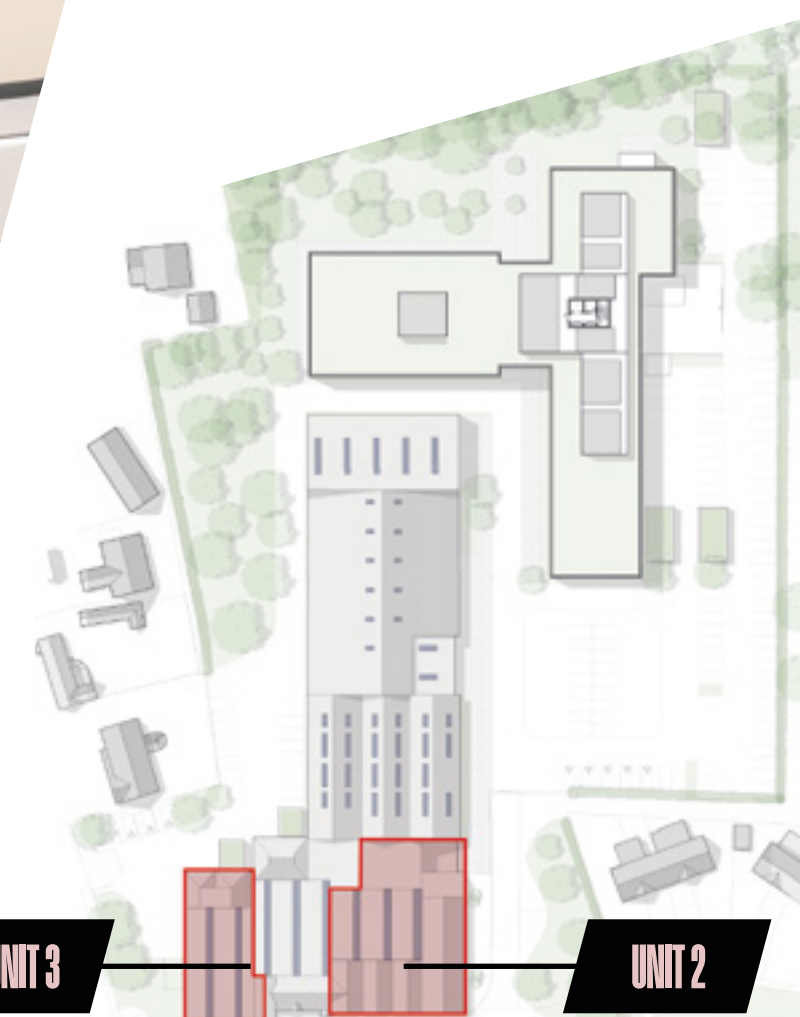
from 7 Business Networks
and Organisations

PHASE ONE

Indicative only. Not to Scale.



Unit 3 office and laboratory space



Phase One comprises the transformation of the original Printing Press. The high volume space and saw-tooth roof provides an exceptional opportunity, to provide fitted lab and workspace of the highest quality, in a one of a kind building.

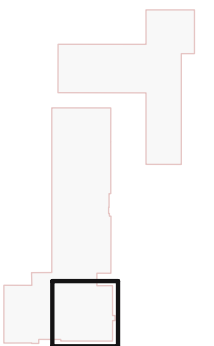
Unit 2 original external elevation and newly constructed extension



PHASE ONE

UNIT 2

10,893 sq ft of purpose built fitted lab and office accommodation across two floors. A front extension has been added to enable new plant to laboratories.



Indicative only. Not to Scale.

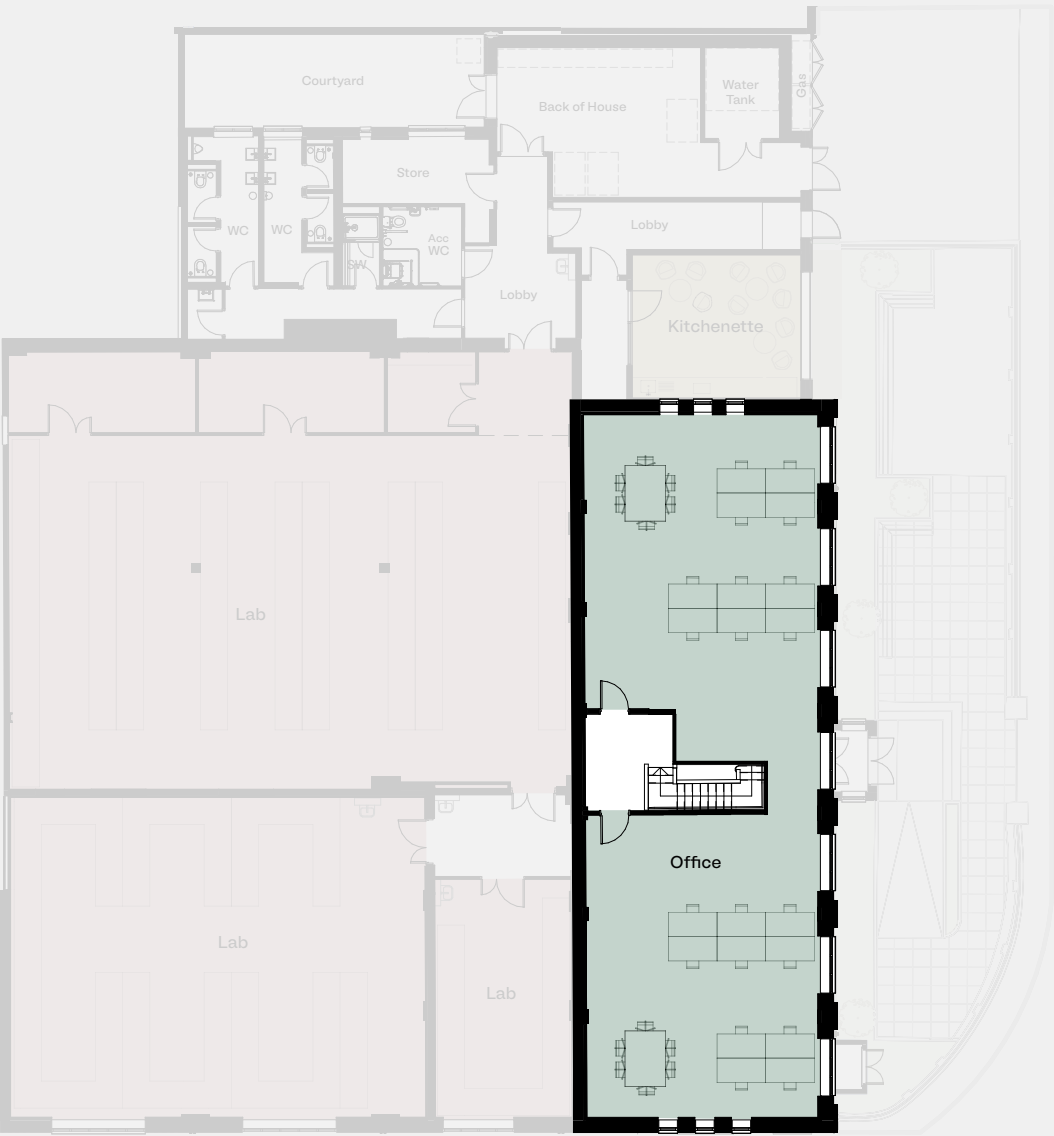
PHASE ONE

ACCOMMODATION

FLOOR	UNIT	GIA SQ FT	GIA SQ M
First	2	1,862	173
Ground	2	9,031	839
Total		10,893	1,012



GROUND FLOOR



FIRST FLOOR



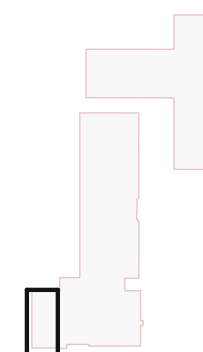
Indicative only. Not to Scale.



PHASE ONE

UNIT 3

Unit 3 provides a mix of lab and office space together with back of house support space across 4,607 sq ft. The first floor can be used as an additional office, meeting room or storage space.

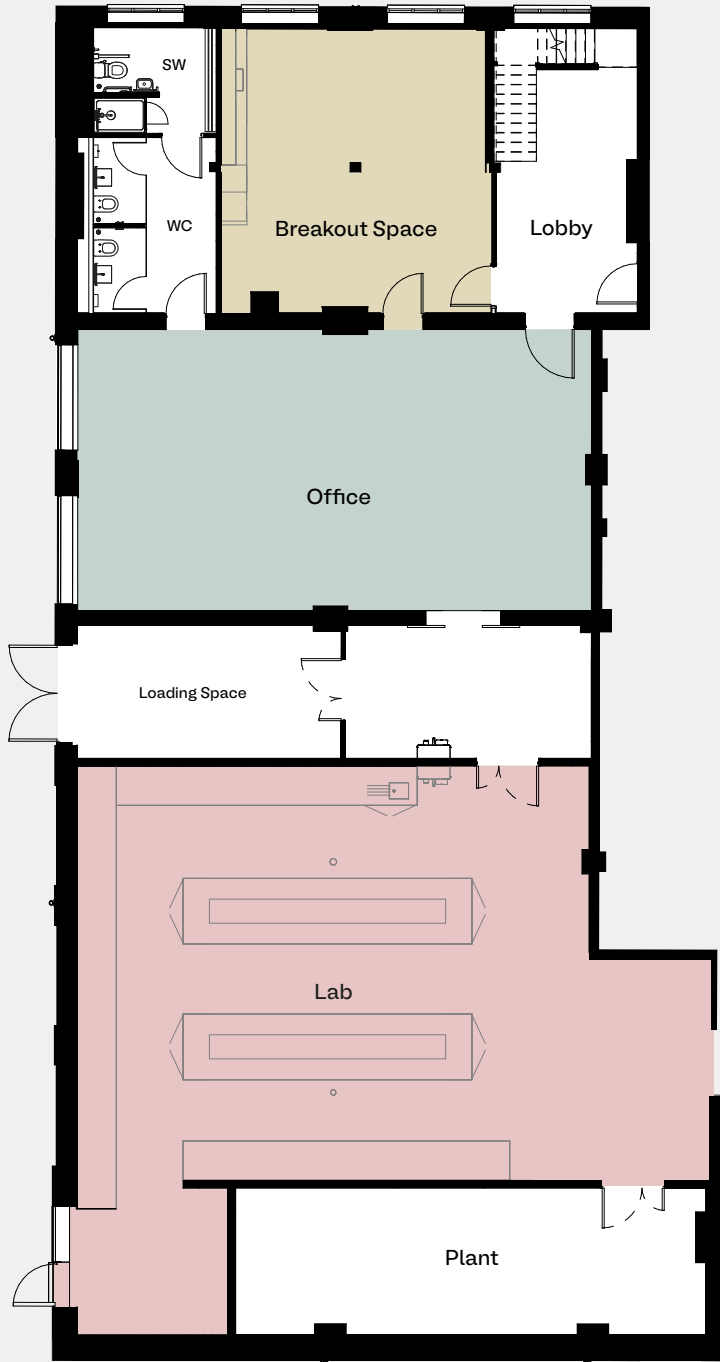


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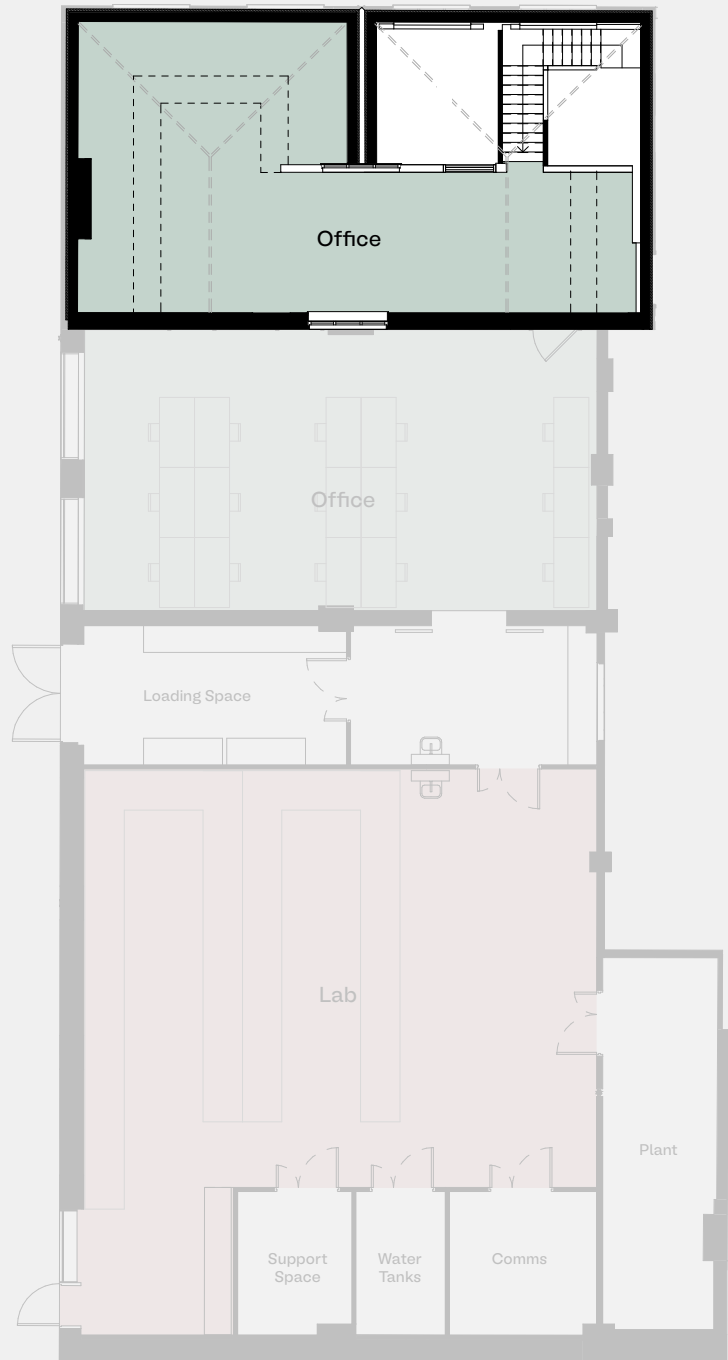
PHASE ONE

ACCOMMODATION

FLOOR	UNIT	GIA SQ FT	GIA SQ M
First	3	452	42
Ground	3	4,155	386
Total		4,607	428



GROUND FLOOR



FIRST FLOOR



Indicative only. Not to Scale.

Unit 2 first floor office space



PHASE ONE



Unit 3 southern elevation and entrance

Specification

PHASE ONE

BUILDING

- New roof with integrated PV panels
- New double glazed north–lighting
- New double–glazed windows
- Thermal upgrades throughout
- Dedicated roof–top plant areas
- New landscaping and external amenity space
- Back of house stores with separate access
- Specialist waste and gas storage facilities

OFFICE

Unit 2

- 9 WCs
- 2 showers
- Kitchenette
- VRF Heating and cooling to all areas
- Energy efficient DALI lighting system
- MVHR mechanical ventilation system on first floor
- Natural ventilation on ground floor
- Dedicated communications/server room with cooling provisions

Unit 3

- Open–plan offices with exposed industrial aesthetic
- Refurbished to CAT A specification
- 3 WCs
- 1 shower
- Dedicated areas for kitchenette, meeting rooms, breakout spaces and agile working
- VRF heating and cooling to all areas
- Energy efficient DALI lighting system
- Dedicated communications / server room with cooling provisions

LABORATORY

Unit 2

- Fitted laboratory space with benching, shelving, small power and data
- Predominantly open–plan, flexible labs capable of internal division
- Structural grid 7x6m and 5x6m
- Clear height to lab ceiling of 2.8m min
- New Air handling units to provide 6 air change p/h to laboratories
- New screeded floor with lapped vinyl finish
- Plasterboard lining to existing walls
- Chemical resistant paint to lining and brick piers and columns
- Suspended metal ceiling grid 600x600mm
- Integrated drainage across lab areas
- Dedicated CAT 5 water tank
- Provision for back up generator
- Dedicated LV panel board in back of house
- 224kVA power

Unit 3

- Fitted laboratory space with benching, shelving, small power and data
- Structural grid 5x6m
- Floor to ceiling height 2.9m
- Open–plan lb space with separate stores/back of house area
- Dedicated air handling unit capable of 6–8 air changes p/h
- New screeded floor with lapped vinyl finish
- Plasterboard lining to existing walls
- Chemical resistant paint to lining and brick piers and columns
- Suspended metal ceiling grid 600x600mm
- Integrated drainage across lab areas
- Dedicated CAT 5 water tank
- Dedicated LV panel board in back of house

Life & SCIENCE

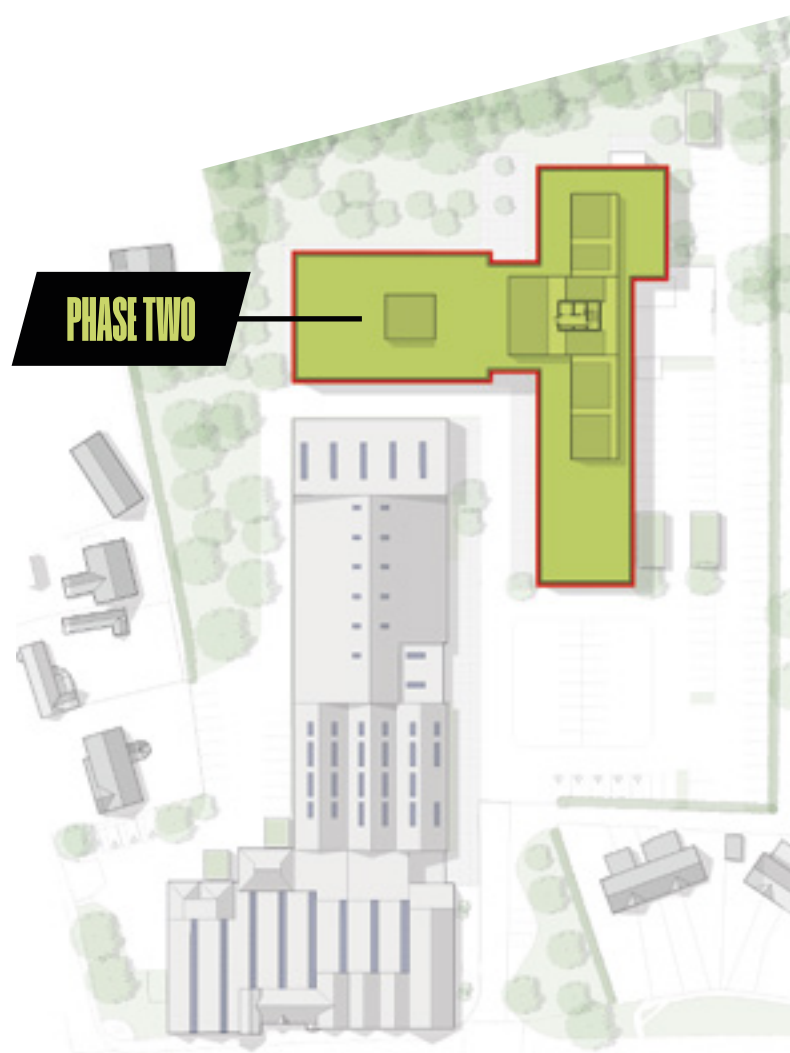


PHASE TWO

Phase 2 central atrium and reception area



Indicative only. Not to Scale.



Phase 2 will deliver 64,400 sq ft of brand-new laboratory and office space designed to encourage collaboration. The two-storey building comprises three wings centred around a double-height communal atrium providing permeability between the café and the landscaped gardens to the rear.

External view towards central atrium and Unit A



PHASE TWO

64,400 SQ FT

GIA of newly constructed purpose-built lab and office space.

FLEXIBILITY

Designed to accommodate a new HQ with a flexibility to deliver up to six individual suites.

COMPLETION

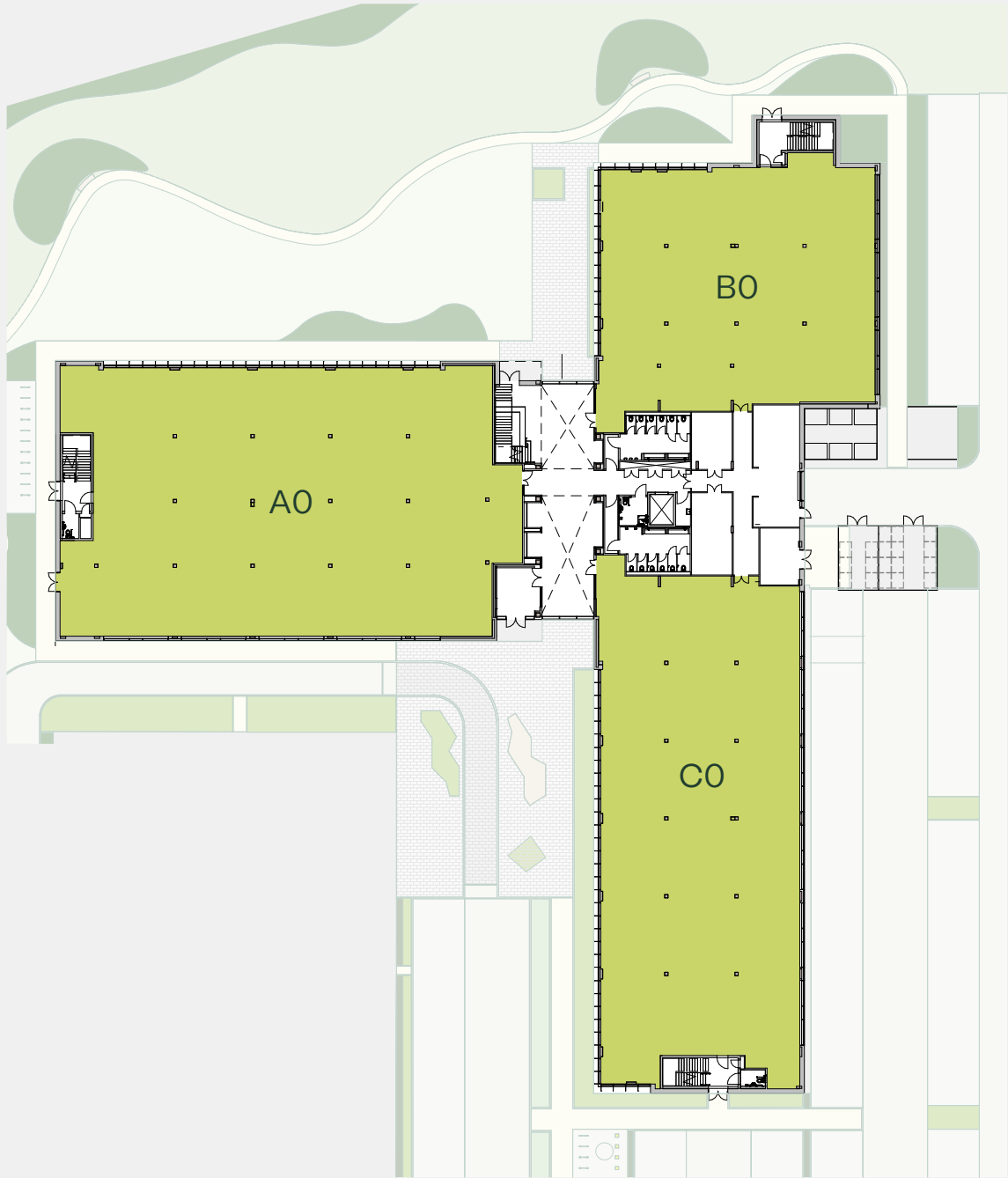
Delivered from 2024



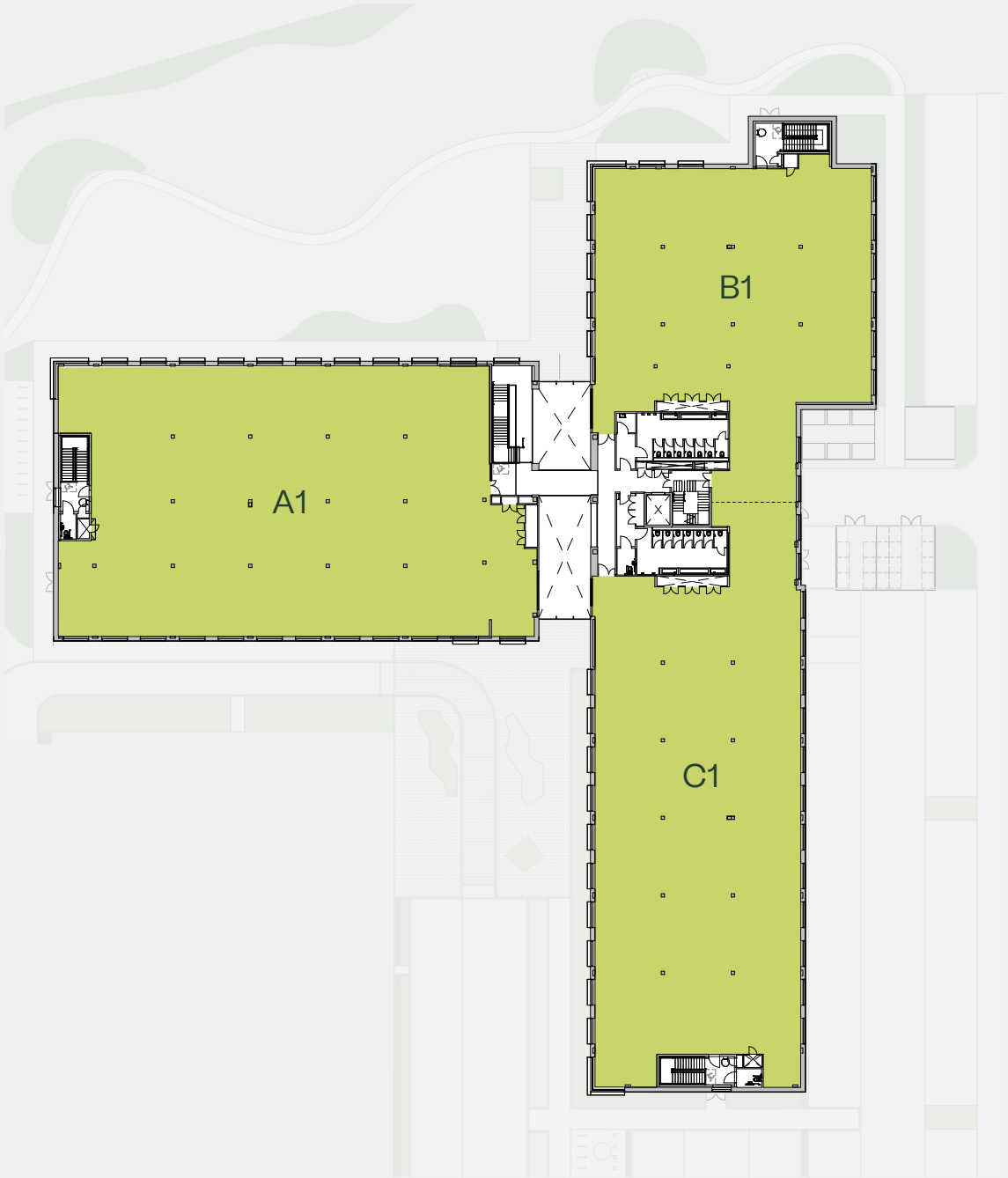
PHASE TWO

ACCOMMODATION

FLOOR	UNIT	GIA SQ FT	GIA SQ M
First	A1	13,219	1,228
First	B1	8,221	764
First	C1	11,836	1,100
Ground	A0	12,776	1,187
Ground	B0	7,412	689
Ground	C0	10,936	1,016
Total		64,401	5,983



GROUND FLOOR



FIRST FLOOR



Indicative only. Not to Scale.

Specification

BUILDING

- Double height atrium providing common reception, meeting and collaboration spaces
- Up to 6 self-contained laboratory and office suites
- Provision to accommodate 60/40 lab to office split
- 28 WCs
- 1 shower
- Slab to slab height 4m
- 3.75m floor to ceiling height
- Energy efficient air source heat pumps providing heating and cooling
- 1 lift passenger and goods lift with 17 person / 1250kg capacity / 1200Wx2300Dx2400H (mm) car size
- Separate goods lift
- Back of house servicing, waste and gas storage facilities
- Power provided to each tenant space from main LV switchboard
- BMS providing automatic meter readings
- Capacity for back up generator
- Dedicated building communications room with fibre connections provided to tenant areas

OFFICE

- Offices can be fitted out to cat A specification depending on tenant requirements upon tenant request
- DALI lighting system included in base build
- Air source heat pumps providing energy efficient heating and cooling throughout
- Generous (3.75m) floor-to-ceiling heights allowing for high quality exposed service finishes

LABORATORY

Structural grid:

Block A: 6x7.2m

Block B: 7.2x6.3m

Block C: 7.2x6.5m

- Lab fitout can be tailored to tenant requirements, with sample test-fits available for all suites.
- Provision for CAT 5 water tanks
- Dedicated tenant risers to facilitate extract to air (planning consent for flues secured)
- Spare capacity provided for communications or cold room
- Integrated lab drainage with trade effluent testing points
- 6–8air changes per hour available depending on lab:office ration

Creating a campus where occupiers choose to work, collaborate and socialise is at the core of the design philosophy.

The Press will provide an abundance of amenity including a new café, landscaped gardens, high volume collaboration space and exceptional end-of-journey facilities – this will be in addition to the existing local amenities including the tennis and cricket clubs.



Phase 2 reception with a view towards the central square



End of journey facilities

Exemplary end of journey facilities

71

Internal bike storage spaces

216

Parking spaces

22

EV charging points

140

External bike storage spaces
(10 E-bike charging)

7

Showers

AMENITIES

THE PRESS

Central square and cafe

BREEAM[®]
EXCELLENT

The energy efficiency of
the refurbishment units will be
improved from EPC E to EPC B

AIR SOURCE HEAT PUMPS

with heat recovery systems. A
highly sustainable method for
heating and cooling

10%

biodiversity net gain
through improved tree
planting and landscaping

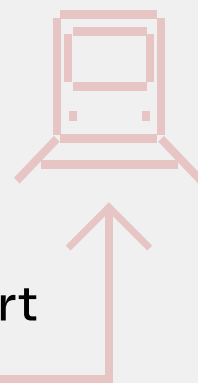


PHASE 1 TO REALISE 75% REDUCTION IN EMBODIED CARBON VS. NOTIONAL NEW-BUILD



**CLOSE
PROXIMITY**

to public transport



**EV
CHARGING**

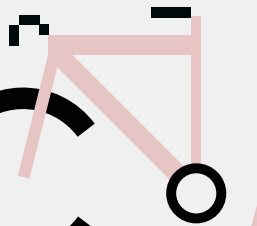


**HIGH-QUALITY
END-OF-JOURNEY**

facilities to promote
sustainable commuting



**ELECTRIC
BIKE CHARGING**



Ground floor Unit C with a view towards the central square and cafe

thepresscambridge.com

DEVELOPERS

CONTACT

Mission St/

Mission Street is a leading specialist investor, developer and operator of research and innovation buildings, with a focus on becoming the partner of choice for the UK's research and innovation sector, supporting the entire lifecycle from discovery, to R&D and manufacturing.

BentallGreenOak

BentallGreenOak is a leading, global real estate investment management advisor with approximately \$83bn of assets under management across Europe, Asia and North America. BGO is a global leader in ESG and sustainable practices, with top rankings in the Global Real Estate Sustainability Benchmark, 90% (5 star) rating from United Nations Principles for Responsible Investment, and ENERGY STAR Partner of the Year Sustained Excellence for the 12th consecutive year (2022).

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