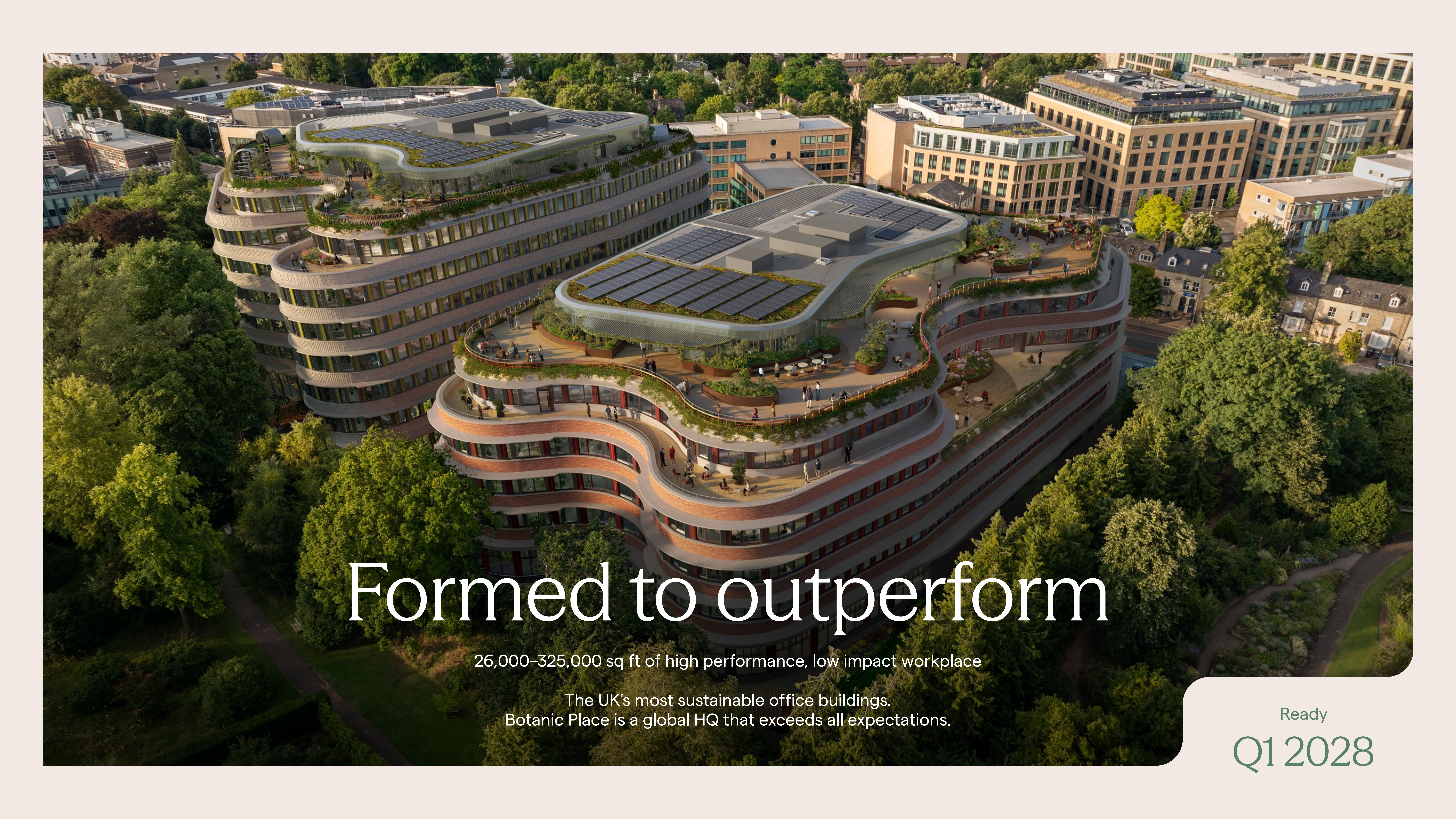


The UK's most sustainable office buildings

# Botanic Place

CAMBRIDGE



An aerial photograph of the Botanic Place office building, a modern structure with a wavy, organic form. The building features multiple levels of green roofs with solar panels and lush vegetation. People are visible walking on the terraces. The building is surrounded by dense green trees and other urban buildings in the background.

# Formed to outperform

26,000–325,000 sq ft of high performance, low impact workplace

The UK's most sustainable office buildings.  
Botanic Place is a global HQ that exceeds all expectations.

Ready  
Q1 2028



# Connected and global



View of the local area

## Perfectly positioned

Botanic Place is exactly where you'd want to be in Cambridge. Strategically situated in the business district CB1, near the historic city centre and close to the main station with trains to London in under an hour.

50mins  
to London

**Fast trains to London**  
Seven trains per hour connect you to King's Cross, one of London's premier business hubs, blending technology, creative, and corporate tenants, and onward to the City of London, a global financial centre generating over £109bn annually.

25,000+  
Companies

**A Massive corporate presence**  
With a knowledge-intensive focus, Cambridge can boast a total company turnover in excess of £53 billion, employing more than 220,000 people, across over 25,000 companies.

120+  
Nobel Prize-  
affiliated scholars

**A World Class Talent Ecosystem**  
With 120+ Nobel Prize-affiliated scholars and strengths in maths, science, and AI, Cambridge drives innovation and growth, offering companies a highly connected, world leading talent ecosystem.

£30bn  
annually of generated  
economic impact

**World-class university**  
Home to the highest-ranked UK university for graduate employability and top five globally, Cambridge offers occupiers direct access to one of the world's strongest talent pipelines, generating almost £30 billion of economic impact annually.

£800m  
of investment  
in Cambridge

**Attracting Government spending**  
As part of the OxCam Growth Corridor the region attracts significant government investment due to its role as a leading research and innovation centre, particularly in areas like life sciences, technology, and scientific research infrastructure.



Built around big ideas  
and green spaces

## 2 Botanic Place

150,000 sq ft  
22,000 sq ft terraces  
3,885 sq ft reception  
Ground + 5 upper levels

## 1 Botanic Place

175,000 sq ft  
15,000 sq ft terraces  
5,257 sq ft reception  
Ground + 7 upper levels  
Café

The Flying Pig  
Public house

+ 2 lower ground floors featuring  
1,280 platinum-grade bike spaces  
End-of-journey facilities  
23 car parking spaces  
4 loading bays  
Bespoke experience facilities



# Large floor plates to accomodate big ideas

| 1 Botanic Place              |               |                  |                        |                       |
|------------------------------|---------------|------------------|------------------------|-----------------------|
|                              | Click to view | Floorplate sq ft | Communal terrace sq ft | Demised terrace sq ft |
| 7th Floor                    |               | 3,372            | 6,092                  | 5,403                 |
| 6th Floor                    |               | 22,314           | —                      | 2,927                 |
| 5th Floor                    |               | 26,038           | —                      | 848                   |
| 4th Floor                    |               | 27,032           | —                      | —                     |
| 3rd Floor                    |               | 27,032           | —                      | —                     |
| 2nd Floor                    |               | 27,032           | —                      | —                     |
| 1st Floor                    |               | 27,032           | —                      | —                     |
| Ground Floor                 |               | 15,175           | —                      | —                     |
| Total                        |               | 175,027          | 6,092                  | 9,178                 |
| Reception Areas              |               | 5,257            | —                      | —                     |
| Tenant Amenities (LG1 & LG2) |               | 10,000           | —                      | —                     |

**Tenant Amenities** circa 10,000 sq ft for gym, exercise studios, therapy and treatment rooms 1,800 sq ft for double height multi sports & events space

Botanic Place delivers large, flexible floorplates up to 33,686 sq ft, complemented by terraces on selected levels for additional space to make your own.

| 2 Botanic Place |               |                  |                        |                       |
|-----------------|---------------|------------------|------------------------|-----------------------|
|                 | Click to view | Floorplate sq ft | Communal terrace sq ft | Demised terrace sq ft |
| 5th Floor       |               | 3,785            | 10,592                 | 6,222                 |
| 4th Floor       |               | 26,680           | —                      | 3,683                 |
| 3rd Floor       |               | 31,203           | —                      | 2,256                 |
| 2nd Floor       |               | 33,686           | —                      | —                     |
| 1st Floor       |               | 33,685           | —                      | —                     |
| Ground Floor    |               | 21,209           | —                      | —                     |
| Total           |               | 150,248          | 10,592                 | 12,161                |
| Reception Areas |               | 3,884            | —                      | —                     |

**Totals across both buildings**

23 car parking spaces  
1,280 cycle spaces

Total workplace  
Excluding terraces & receptions

325,275 sq ft

Total terrace space  
Demised and communal

38,023 sq ft



# Site plan

Botanic Garden

NORTH →  
Indicative only  
— Not to scale

2 Botanic  
Place

1 Botanic  
Place

Botanic House







Indicative CGI of 2 Botanic Place reception



An experience  
that inspires  
performance



Green Spaces

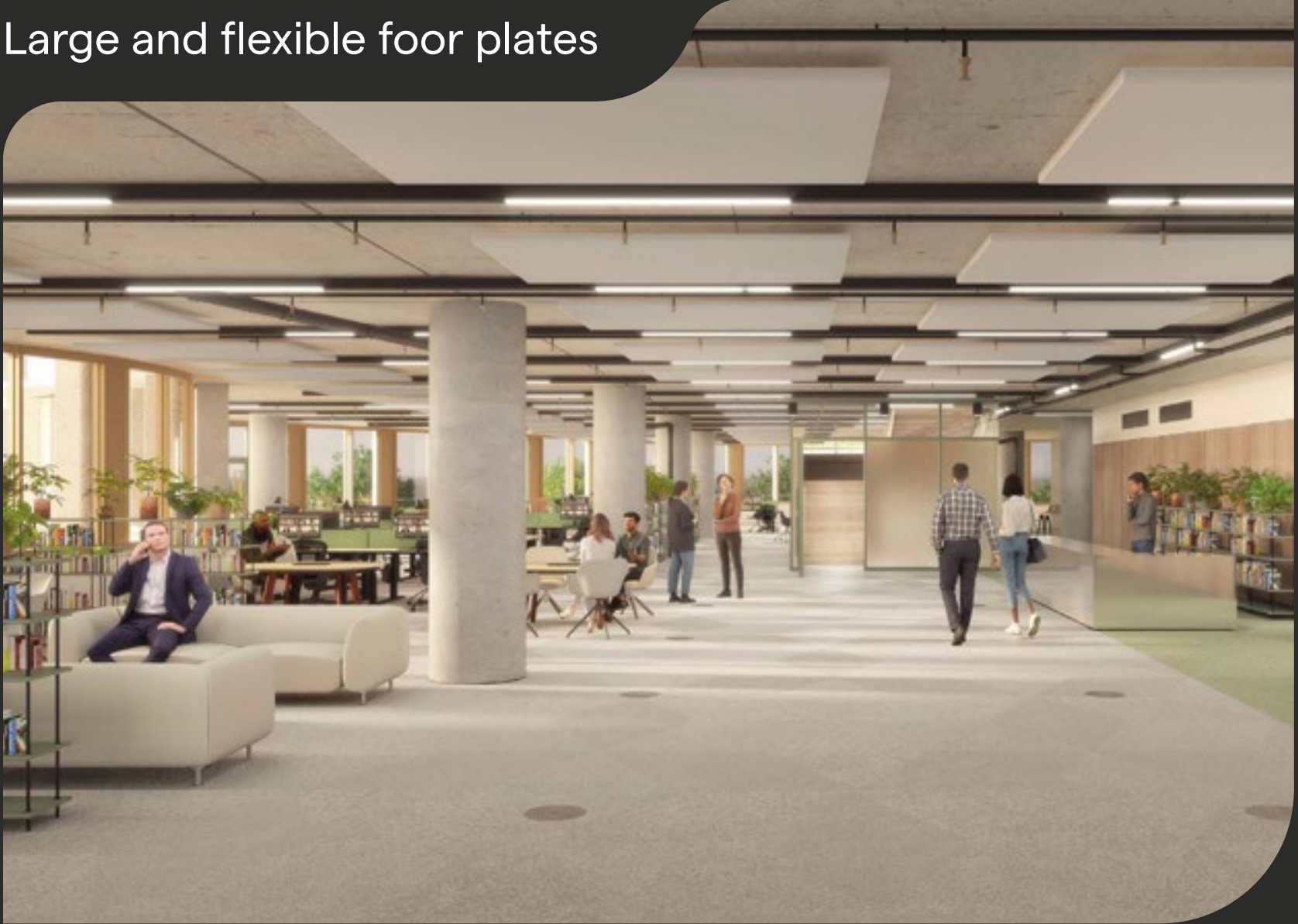


38,000 sq ft  
of stunning terraces

Communal and private terraces



Expansive and activated reception spaces



Large and flexible floor plates

Botanic Places blends thoughtfully designed interiors with outdoor terraces, where collaboration and focus coexist. Rooted in botanical inspiration and built around people, these environments prioritise wellbeing through natural light, greenery, and fluid layouts that soften the working day.





Indicative CGI of the workplace





The Flying Pig pub



3 segregated saunas



End of journey facilities



Multi-use event space



Double height, multi-sport & events arena

1,280

Secure bike spaces

94

Visitor bike spaces

47

Showers

Designed to attract locals, visitors and professionals alike, the 3,700 sq ft F&B offering at 1 Botanic Place creates a vibrant destination within a high-footfall setting, ideal for exceptional dining and social moments.

The Flying Pig complements this with a 1,890 sq ft (176 sq m) atmospheric garden and additional external seating, linking seamlessly with the ground-floor offer.

End-of-journey facilities support active commuting with ample cycle storage, showers and lockers, alongside a bespoke multi purpose events and fitness offering for our occupiers.



# Specification overview

**Iconic new development**  
providing globally leading  
workplace in Cambridge

**Designed by leading  
architects AHMM**

**Large, expansive floorplates**  
benefiting from excellent  
natural light

**Occupational density**  
1:10m<sup>2</sup>

**Floorspace with volume**  
3.15m floor to ceiling height

**Extensive power provision  
and availability**  
4.2MVA

**Highly efficient**  
Demand-led cooling system

**Outstanding sustainability  
credentials and accreditations**

**Multi purpose events space**

**Smart building  
management system**

**Renewable energy power**  
Solar panels

**Extensive wellness facilities**  
including high-quality end of  
journey facilities with a health and  
fitness suite, including a sauna

**Private and communal terraces**

**38,000 sq ft of terraces**  
across multiple levels

**Parking**  
23 spaces

**Bike parking**  
1280 cycle spaces





# Where sustainability isn't added — it's embedded



Indicative CGI of 1 Botanic Place from the Botanic Garden

**BREEAM**  
OUTSTANDING

**Targeting BREEAM Outstanding**  
Certified at 100% at design stage,  
a world first for workplaces

**5.5**  
NABERS  
BASE BUILDING  
ENERGY  
DESIGN FOR  
PERFORMANCE

**Targeting NABERS 5.5**  
The highest achieved rating for  
energy efficiency



**SmartScore**  
PLATINUM

**Targeting SmartScore Platinum**  
Designed for seamless and intelligent  
performance



**WiredScore**  
PLATINUM

**Targeting WiredScore Platinum**  
The highest standard of digital  
connectivity



**Targeting WELL Platinum.**  
Optimised for health, comfort  
and wellbeing



**Targeting Cycle Heart Platinum**  
Setting the benchmark for active  
employee commuting

AirScore  
**A**  
Platinum

**Targeting AirScore Platinum**  
Exceptional indoor air quality,  
independently verified



# 1 Botanic Place

## Ground Floor

15,175 sq ft

- Workplace
- Core
- Reception
- F&B space

4.2m reception height

Botanic Garden

Botanic House

NORTH ↑  
Indicative only  
— Not to scale

Reception  
5,257 sq ft

F&B  
3,700 sq ft

↓ 2 Botanic Place



# 1 Botanic Place

## Typical Floor

27,032 sq ft

Workplace

Core

Botanic Garden

Botanic House

NORTH ↑  
Indicative only  
— Not to scale

↓ 2 Botanic Place



# 1 Botanic Place

## Fifth Floor

26,038 sq ft

- Workplace
- Core
- Terrace

848 sq ft demised terrace

Botanic Garden

Botanic House

NORTH ↑  
Indicative only  
— Not to scale





# 1 Botanic Place

## Sixth Floor

22,314 sq ft

- Workplace
- Core
- Terrace

2,927 sq ft demised terrace

Botanic Garden

Botanic House

NORTH ↑  
Indicative only  
— Not to scale





# 1 Botanic Place

## Seventh Floor

3,372 sq ft

Workplace

Core

Demised Terrace

Communal Terrace

5,403 sq ft demised terrace

6,092 sq ft communal terrace

Botanic Garden

Botanic House

NORTH ↑

Indicative only  
— Not to scale



↓ 2 Botanic Place

Soft spot



# 2 Botanic Place

Botanic Garden

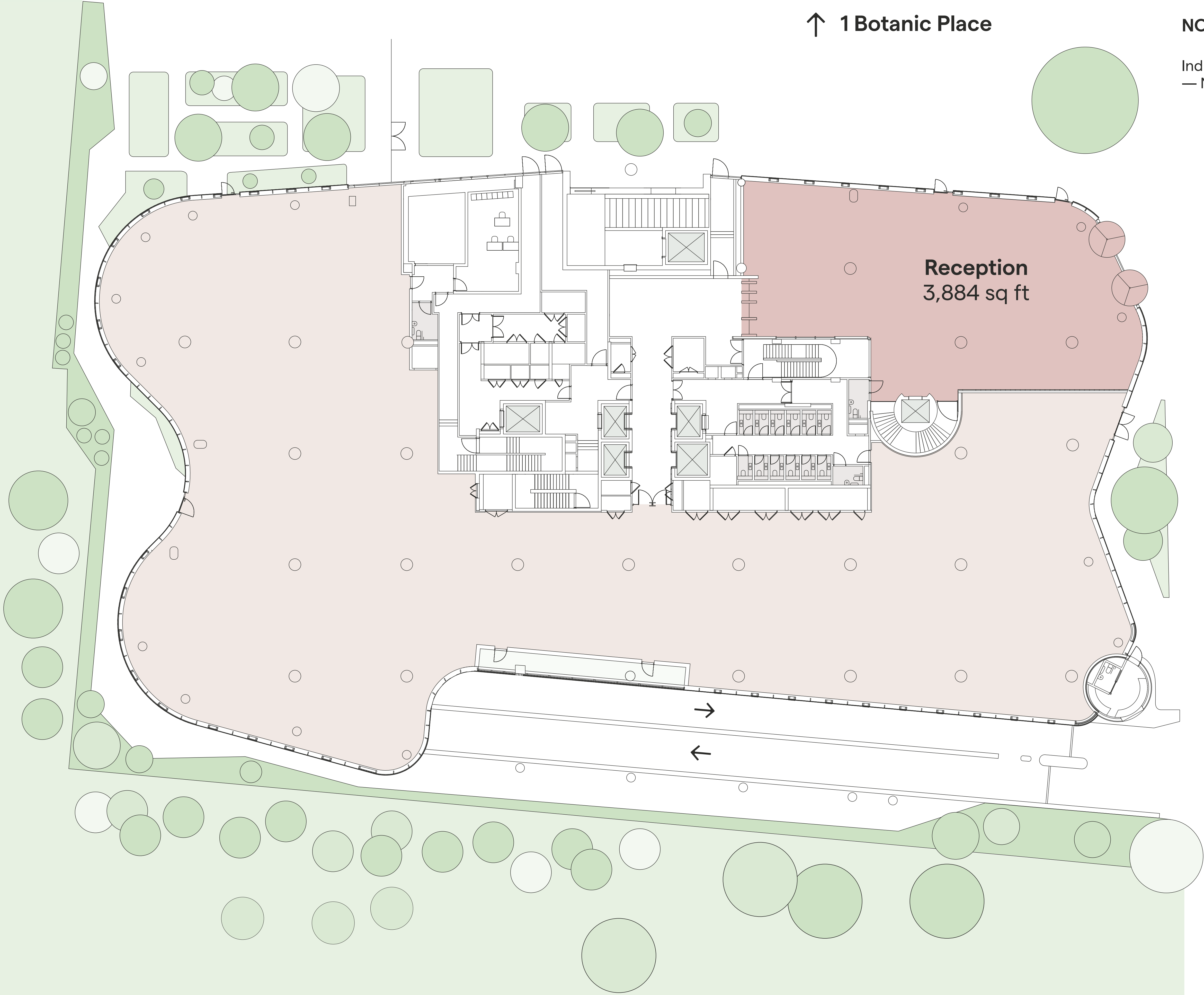
## Ground Floor

21,209 sq ft

- Workplace
- Core
- Reception

↑ 1 Botanic Place

NORTH ↑  
Indicative only  
— Not to scale





# 2 Botanic Place

Botanic Garden

## Typical Floor

33,685 sq ft

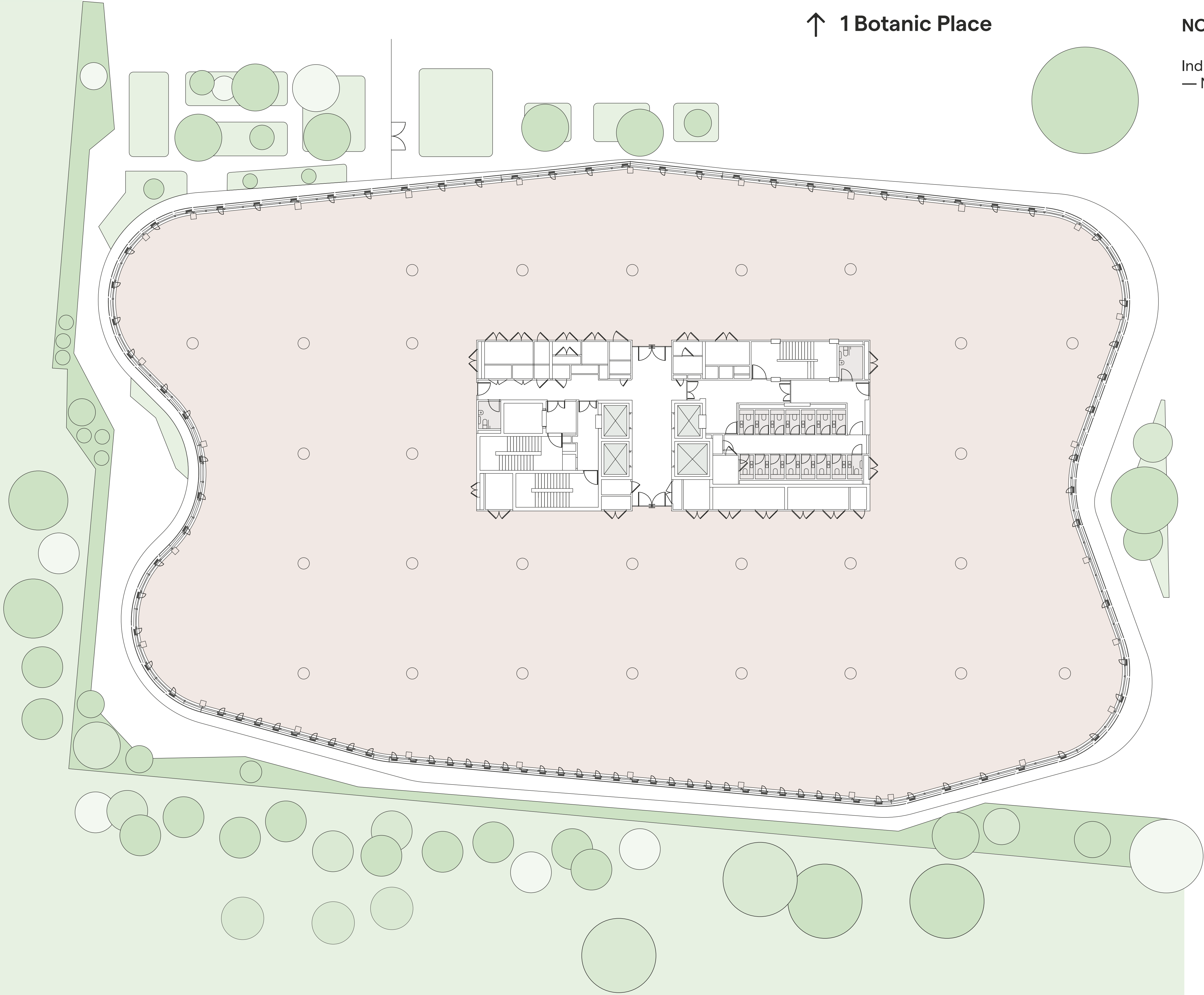
Workplace

Core

1 Botanic Place

NORTH

Indicative only  
— Not to scale





# 2 Botanic Place

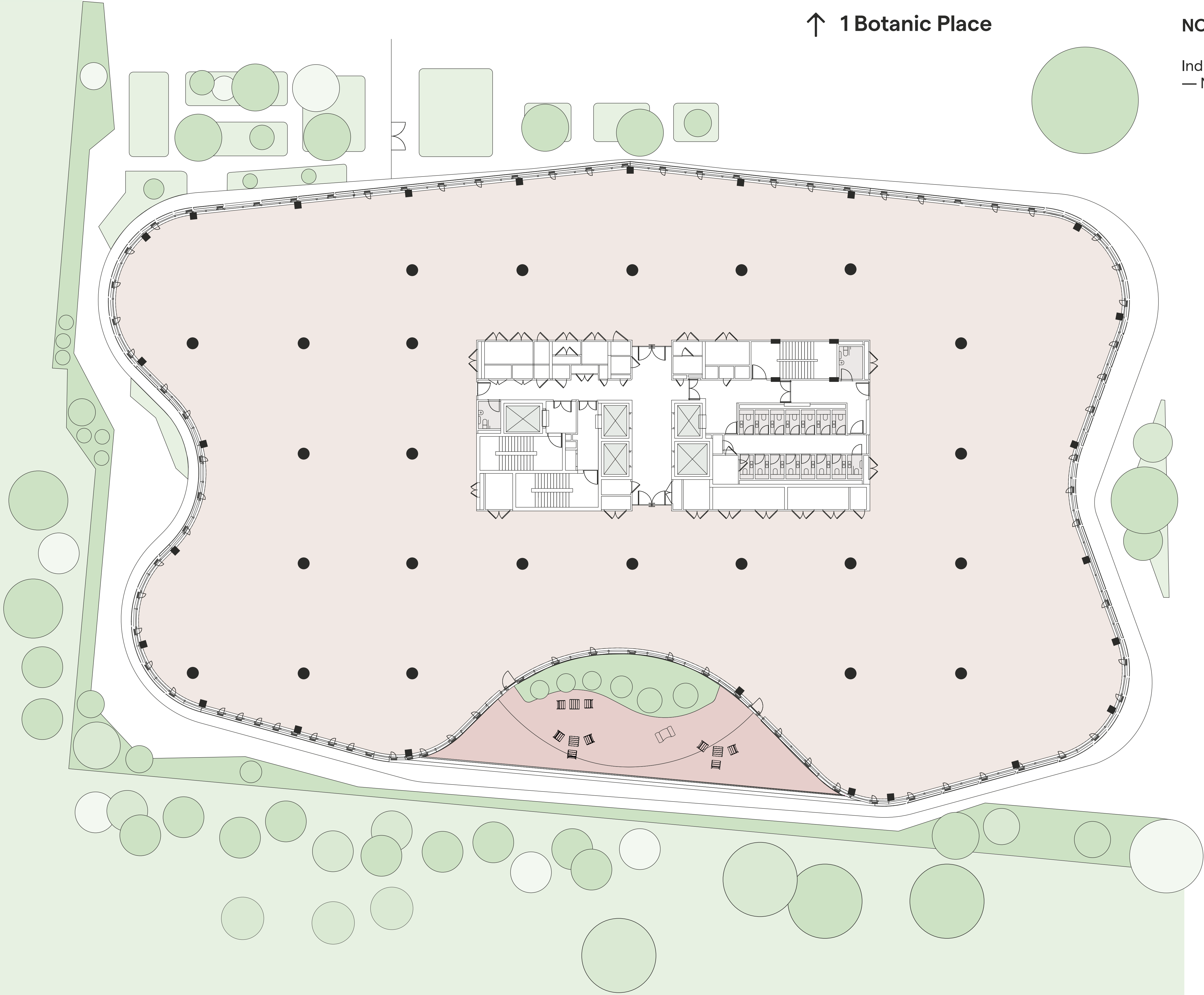
Botanic Garden

## Third Floor

31,203 sq ft

- Workplace
- Core
- Terrace

2,256 sq ft demised terrace





# 2 Botanic Place

Botanic Garden

## Fourth Floor

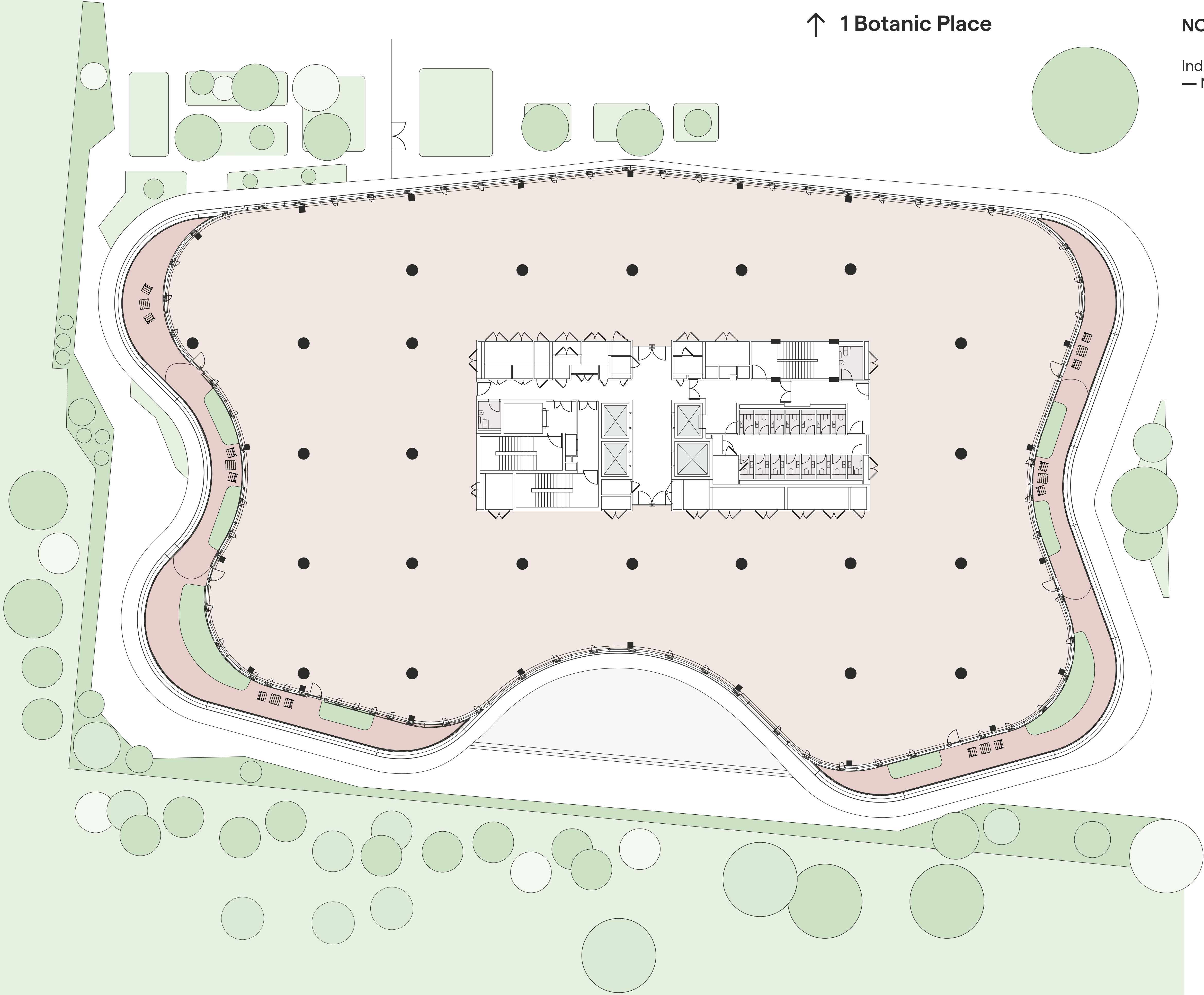
26,680 sq ft

- Workplace
- Core
- Terrace

3,638 sq ft demised terrace

↑ 1 Botanic Place

NORTH ↑  
Indicative only  
— Not to scale





# 2 Botanic Place

Botanic Garden

## Fifth Floor

3,785 sq ft

- Workplace
- Core
- Demised Terrace
- Communal Terrace

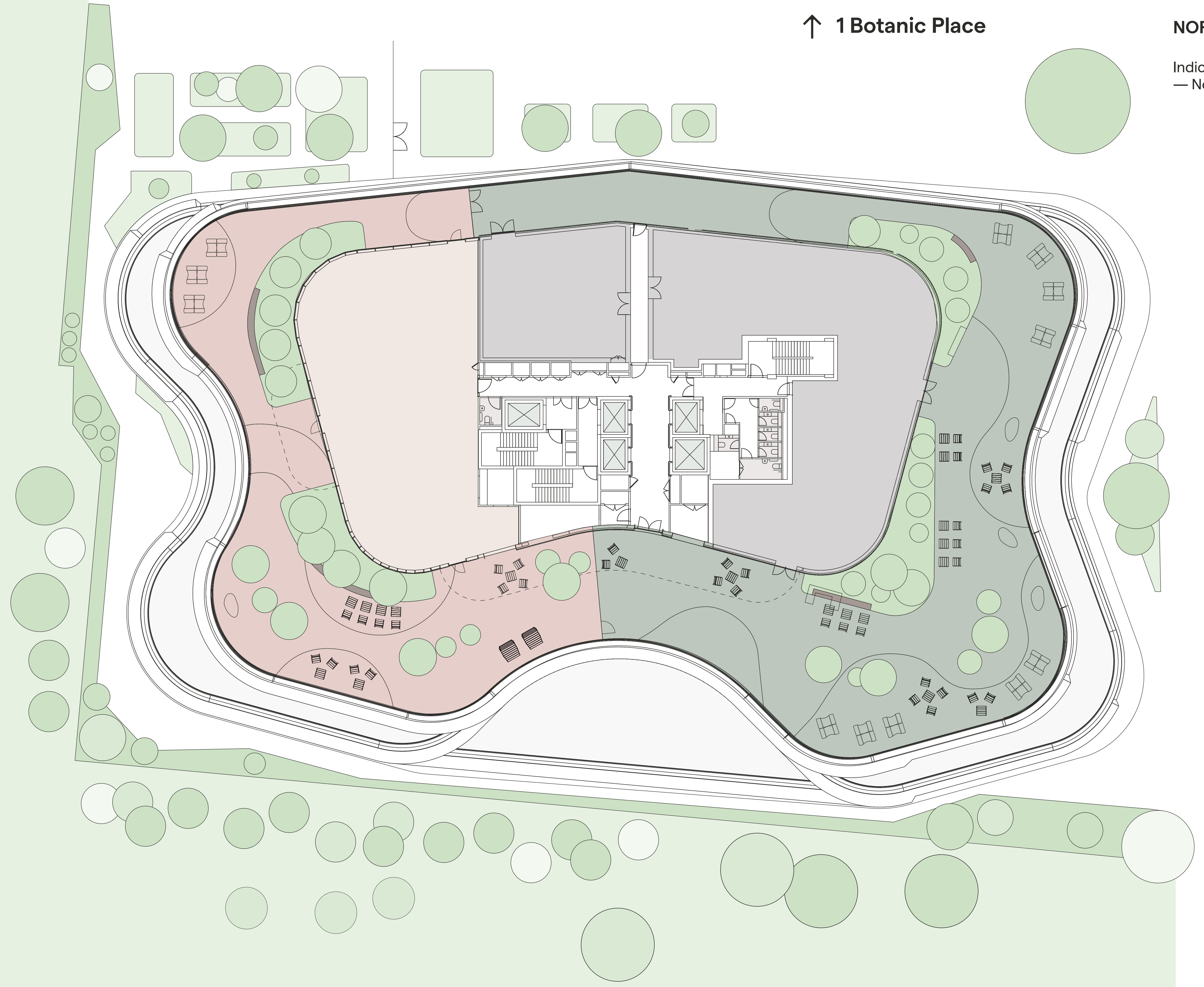
6,222 sq ft demised terrace

10,592 sq ft communal terrace

↑ 1 Botanic Place

NORTH ↑

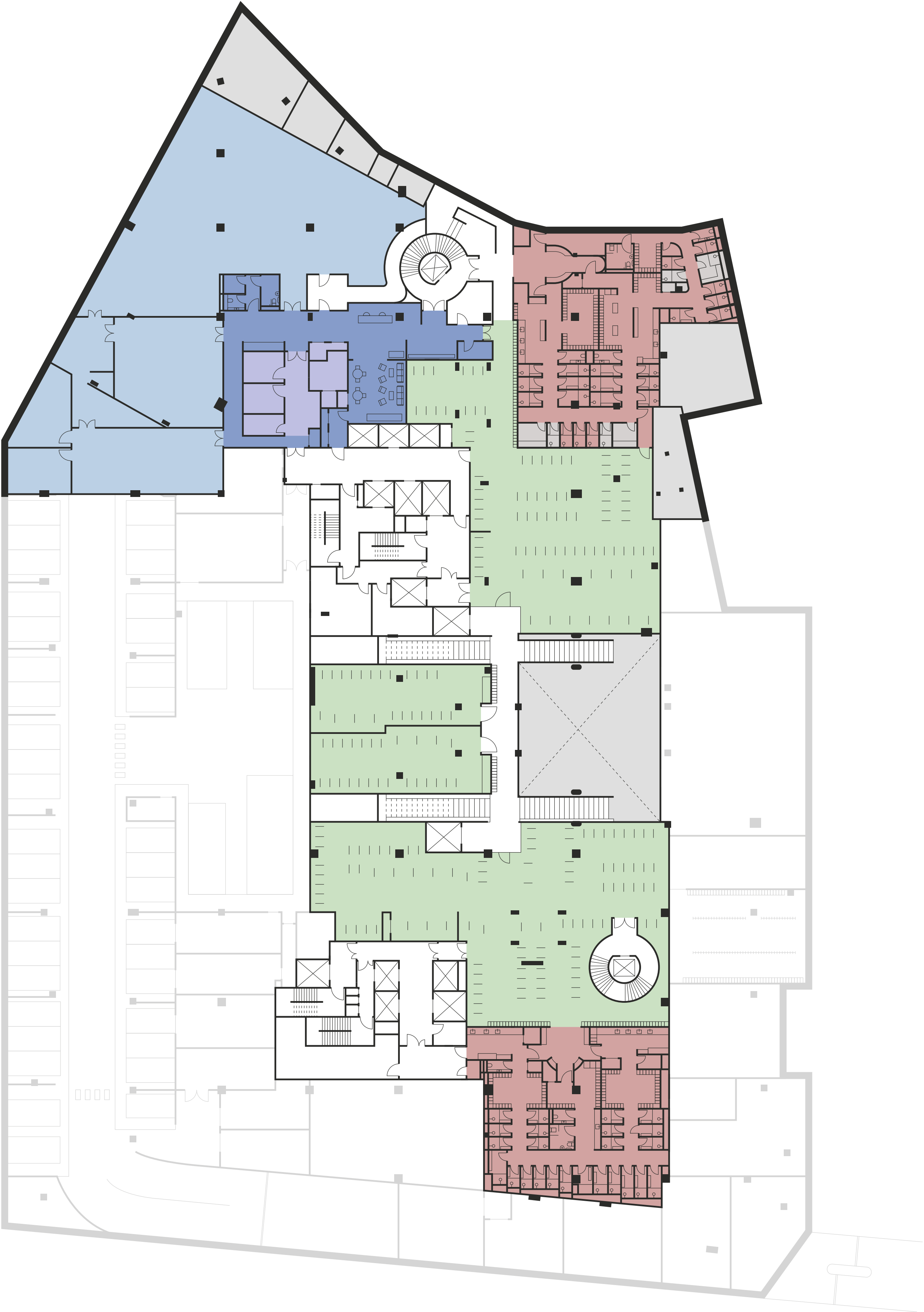
Indicative only  
— Not to scale





Lower  
Ground Floor 1

- Gym and fitness studios
- Wellness, treatment & consultation rooms
- Waiting area
- Saunas & experience showers
- Changing rooms
- Bike parking

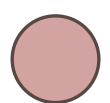
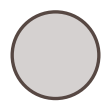


NORTH ↑  
Indicative only  
— Not to scale

- 1,280 cycle spaces across both floors
- 47 showers
- 1,280 lockers
- 6 passenger lifts
- 5 goods lifts



Lower  
Ground Floor 2

-  Bike parking
-  Double height, multi-sport & events arena
-  Core
-  Car parking
-  Loading bay



NORTH ↑  
Indicative only  
— Not to scale

- 23 car parking spaces
- 1,280 cycle spaces across both floors
- 6 passenger lifts
- 5 goods lifts



Cambridge is...

Innovative

No. 1 in Europe for innovation intensity.  
No. 2 globally.

Source: Global Innovation Index 2025

Inventive

Top 5 globally for patent activity.

Source: Global Innovation Index 2025

Significant

18% Of the entire UK tech ecosystem.  
The second most valuable in the UK.

Source: Cambridge Enterprise

Entrepreneurial

25,900+ companies in the Cambridge cluster.  
220,000+ employees. £53BN total turnover.

Source: Cambridge Ahead – Cambridge Cluster Insights 2025

Prosperous

5000+ Knowledge intensive businesses  
generating revenues of £24bn per annum.

Source: University of Cambridge – Innovation in Numbers 2025

Well-funded

\$2.1bn Raised in 2025 by Cambridge  
startups and scaleups.

Source: Dealroom / University of Cambridge Founders 2025

Flourishing

\$25bn Annual turnover and 75,000+ people  
employed in knowledge-intensive firms.

Source: University of Cambridge – Innovation in Numbers 2025

Leading

Delivers 17.7x value per \$ of VC investment  
– ahead of the UK (5.4x) and London (4.8x).

Source: Cambridge Enterprise

World-class

Home to 24,900\* students and consistently  
ranked among the Top 10 global universities.

Source: University of Cambridge – Cambridge at a glance 2025

\* undergraduate and postgraduate



# A Global Economic Powerhouse

1

## Global Innovation and Academic Leadership

Cambridge ranks as the second most innovative city in the world according to the World Intellectual Property Organisation (WIPO), out of 237 cities globally

Source: Economic Power of OxCam Growth Corridor Jan 2026.pdf

2

## World-Class University

The University of Cambridge ranks third in The Times 2026 Higher Education World University Rankings

Source: Economic Power of OxCam Growth Corridor Jan 2026.pdf

3

## Dominant Regional Employment Share

Cambridge accounts for 46% of knowledge-intensive employment across the entire Supercluster region, employing 69,290 people in K.I. sectors

Source: Economic Power of OxCam Growth Corridor Jan 2026.pdf

4

## Major Corporate Presence

Cambridge hosts major companies including AstraZeneca (BioPharmaceuticals), Arm (Semiconductor & Software Design), Darktrace (Cyber Security), and Thermo Fisher Scientific (Laboratory Equipment & Services)

Source: Economic Power of OxCam Growth Corridor Jan 2026.pdf

5

## Strong IT & Telecoms Sector

IT & Telecoms employs 19,366 people in the Cambridge area, making it the largest Knowledge-Intensive sector by employment in the region

Source: Economic Power of OxCam Growth Corridor Jan 2026.pdf

6

## Advanced Manufacturing Base

Advanced manufacturing employs 16,732 people in the Cambridge area, representing 23% of large Knowledge-Intensive employment

Source: Economic Power of OxCam Growth Corridor Jan 2026.pdf

7

## Venture Capital Magnet

Cambridge spin-outs have attracted more venture capital over the past decade than any other UK city except London

Source: Economic Power of OxCam Growth Corridor Jan 2026.pdf

8

## Cutting edge Technology Pipeline

Cambridge hosts emerging companies in cutting-edge sectors including AI (Featurespace), battery technology (Nyobolt), and quantum computing

Source: Economic Power of OxCam Growth Corridor Jan 2026.pdf

9

## University Spin-Out Success

Cambridge University has collectively launched more than 400 spin-outs with Oxford University, creating a virtuous circle where successful entrepreneurs mentor new ventures and reinvest profits

Source: Economic Power of OxCam Growth Corridor Jan 2026.pdf

10

## Knowledge-Intensive Services Hub

Cambridge employs 8,651 people in knowledge-intensive services, spanning everything from technology consulting to specialized research

Source: Economic Power of OxCam Growth Corridor Jan 2026.pdf

11

## Cambridge ranks as the second most innovative city globally according to WIPO (World Intellectual Property Organisation)

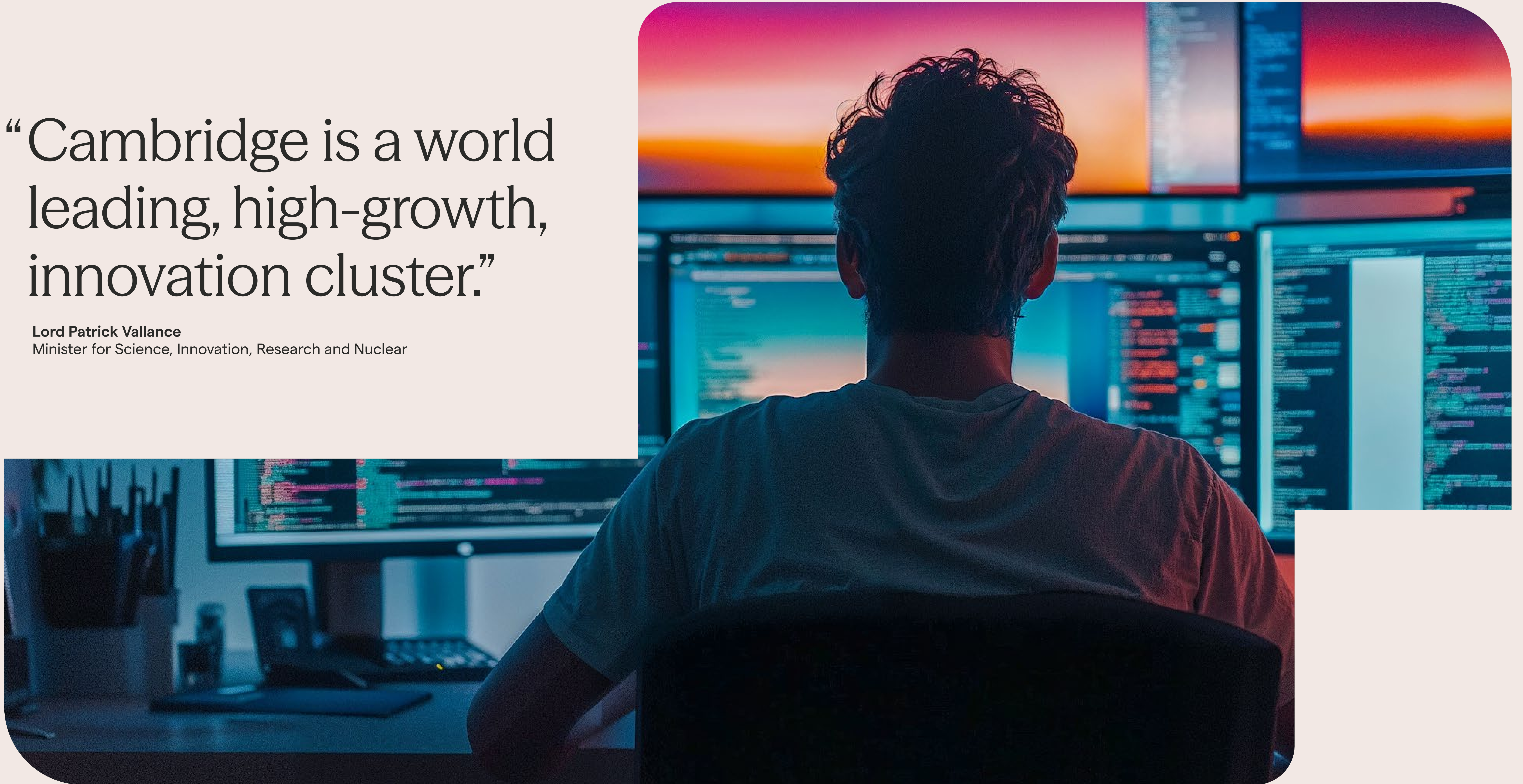
Source: Economic Power of OxCam Growth Corridor Jan 2026.pdf



“Cambridge is a world leading, high-growth, innovation cluster.”

**Lord Patrick Vallance**

Minister for Science, Innovation, Research and Nuclear





# Practical Completion Q1 2028

1 Botanic  
Place

110 Hills Road  
Cambridge CB2

2 Botanic  
Place

105 Hills Road  
Cambridge CB2

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A development by

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Railpen is delivering a 1.9 million sq ft innovation cluster in Cambridge, comprising workplaces, labs, homes and amenities.

SOCIUS

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Socius develops mixed-use places across the UK, creating sustainable workplaces, homes and community amenities.



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### May 2026

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