

MILL * YARD

A UNIQUE CAMBRIDGE NEIGHBOURHOOD



WHERE GREAT MINDS GATHER

21,000 - 110,000 sq ft of modern workplaces.

Cambridge's first truly mixed-use campus.

Five minutes walk from Cambridge Station.



HISTORICAL CAMBRIDGE

MILL * YARD

BOTANIC PLACE

CAMBRIDGE STATION

MILL ROAD

10 MINS CYCLE

5 MINS WALK

A VIBRANT AND CONNECTED LOCATION



EXPLORE CAMBRIDGE

Retail

- 1 Culinaris
- 2 Mill Road Butchers
- 3 Cam Cycles
- 4 Hilary's Greengrocers
- 5 Grafton Centre
- 6 Arjuna Wholefoods
- 7 Green Nest
- 8 The Bike Shed
- 9 Small & Green
- 10 The Hive
- 11 Cambridge Upholster
- 12 Grand Arcade
- 13 Cambridge Bee
- 14 Greg's Cycles
- 15 The Old Chemist Shop
- 16 Life on a Bike

Hotels

- 1 Clayton Hotel
- 2 University Arms Hotel
- 3 Graduate (Hilton)
- 4 Ibis
- 5 Travelodge
- 6 Premier Inn

Green spaces

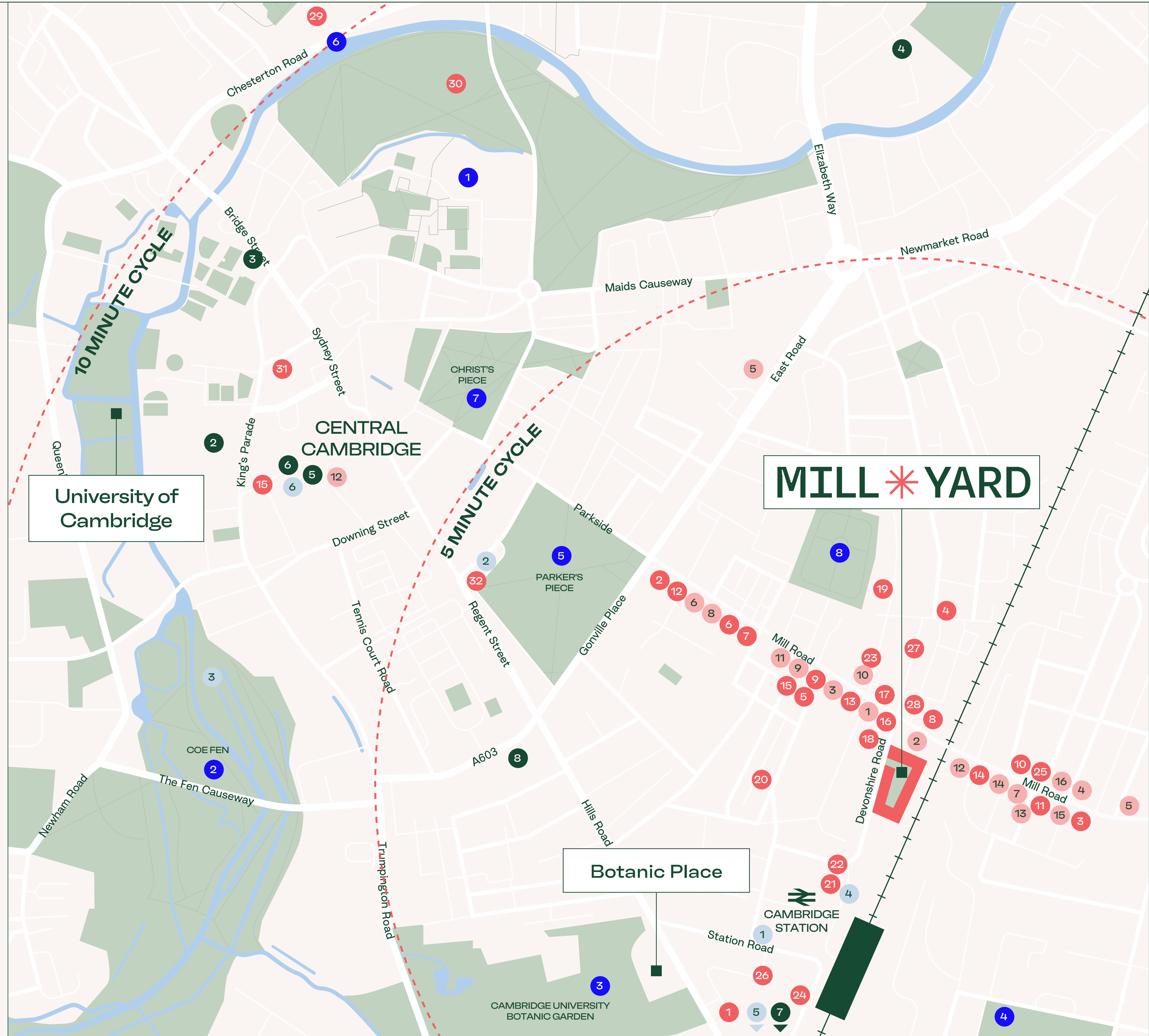
- 1 Midsummer Common
- 2 Coe Fen
- 3 Cambridge University Botanic Garden
- 4 Coleridge Recreation Ground
- 5 Parker's Piece
- 6 Jesus Green Lido
- 7 Christ's piece
- 8 Mill Road Cemetery

Landmarks/culture

- 1 Fitzwilliam Museum
- 2 Kings College Chapel
- 3 Kettles Yard
- 4 Museum of Technology
- 5 Corn Exchange
- 6 Arts Theatre
- 7 Cambridge Junction
- 8 Scott Polar Research Institute

Food & beverage

- 1 La Maison du Steak
- 2 Fin Boys
- 3 Limocello
- 4 The Petersfield
- 5 The Garden Kitchen
- 6 Mill Mediterranean
- 7 Vanderyle
- 8 Scott's All Day
- 9 Dom's Coffee
- 10 Urban Larder
- 11 Bar 196
- 12 Tu casa tapas
- 13 Bedouin
- 14 Botany foodie
- 15 Jacks Gelato
- 16 Fancetts Bistro
- 17 White Swan
- 18 Devonshire Arms
- 19 Cambridge Blue
- 20 Salisbury Arms
- 21 Old ticket Office
- 22 Station tavern
- 23 Hot Numbers Coffee
- 24 Gail's
- 25 Buren
- 26 Tawa Kitchen
- 27 Kingston Arms
- 28 Scott's All Day
- 29 Restaurant 22
- 30 Midsummer House
- 31 Mercado Central
- 32 Parkers Tavern



BE PART OF A WORLD LEADING ECOSYSTEM



- 1 STATION SQUARE**
Amazon
Deloitte
Entrust
- 2 3&4 STATION SQUARE**
Charles Stanley
Mishcon de Raya

- 3 20 STATION ROAD (FORA)**
Five
IQGEO
KPMG
Simmons & Simmons
Luminance
Santander
Oracle
Ramboll

- 4 50/60 STATION ROAD**
Amazon
Eversheds Sutherland
HSBC
WeWork
Samsung
Options Technology
Costello Medical

- 5 21 STATION ROAD**
Microsoft
- 6 HILLS ROAD**
WSP
Encore
Quantinuum

- 7 30 STATION ROAD**
Apple
- 8 BOTANIC HOUSE**
Mills & Reeve
- 9 KETT HOUSE**
Graphcore

- 10 BROOKLANDS**
Penningtons Manches Cooper
Siemens
- 11 ACADEMY HOUSE**
AstraZeneca
- 12 SALISBURY VILLAS**
PEM

- 13 22 STATION ROAD**
Cogentia
Taylor Wessing
Mott MacDonald
Cambridge Innovation Capital
Birketts

MY * CONNECTIVITY

Fast * Convenient * Connected

WALKING TIMES

Mill Road	<u>1 MINS</u>
Cambridge Station	<u>5 MINS</u>
Cambridge Leisure	<u>15 MINS</u>
Grand Arcade	<u>20 MINS</u>
Grafton Centre	<u>15 MINS</u>

East West rail

Direct 90 mins trains to Oxford & key innovation hubs along the knowledge corridor.

Coming early 2030s

DIRECT TRAINS from Cambridge Station

London Kings Cross *	<u>48 MINS</u>
London Liverpool Street	<u>1 HR</u>
Cambridge South	<u>4 MINS</u>
Cambridge North	<u>4 MINS</u>
Ely	<u>18 MINS</u>
Stanstead Airport	<u>30 MINS</u>
Stevenage	<u>37 MINS</u>
Norwich	<u>1 HR 20 MINS</u>



REDEFINING CAMBRIDGE, ALL IN ONE PLACE

HOMES FOR RENT

INTERCONNECTED WORKPLACES

More than a place to work —
a place to belong, thrive,
and shape the future.

RESTAURANT/BAR

OFFICE FRONT DOOR

LEAFY SANCTUARY

ROOF TERRACES

NURSERY

BAKERY/COFFEE





BAKERY & COFFEE



THREE TREES PAVILION



RESTAURANT/BAR



PRIVATE GYM

WHERE TALENT THRIVES



PLAY AREAS



NURSERY



PRIVATE TERRACES



RUNNING TRACK

WORK BETTER, NATURALLY



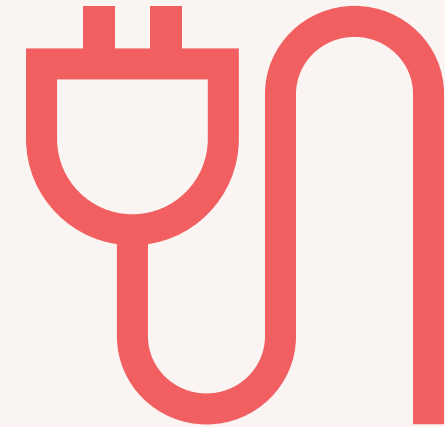
Private terraces & acres of garden

Landscaped terraces providing outdoor working space



Efficient renewable energy

Lower your bills with PVs, ASHP, greywater.



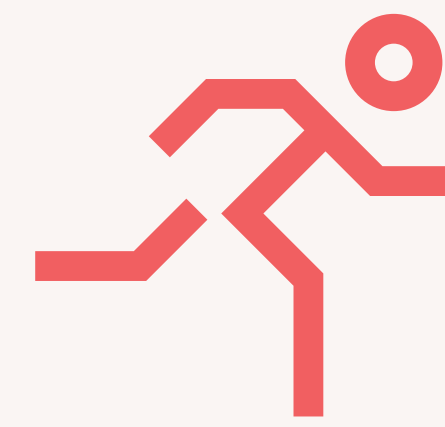
Power resilient by design

Diverse supply and 25% spare capacity (above BCO) provided for higher power.

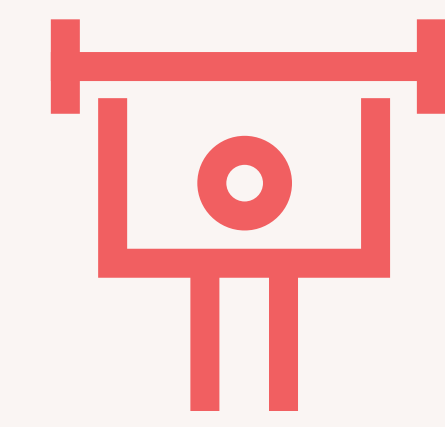


Diverse & efficient comms supply

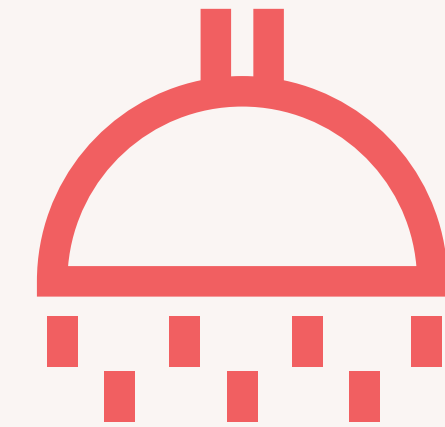
Diverse fibre supply to dedicated comms room.



120m running track



Private gym and wellness facility

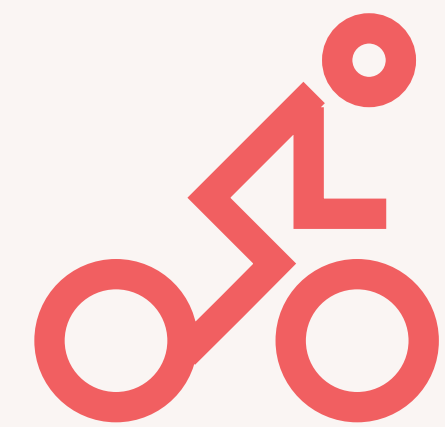


23 quality showers and towel service



Smart building technology

Smart metering & controls boosting operational efficiency.



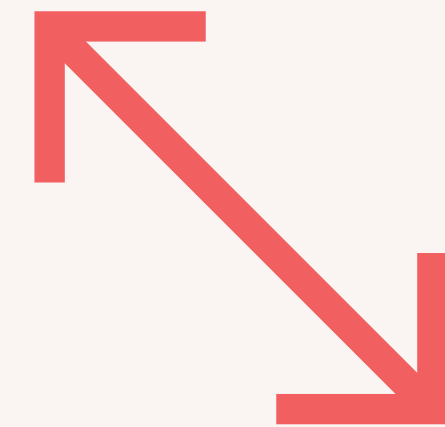
High quality end of journey

Level access cycle store and exemplar shower and locker facilities.



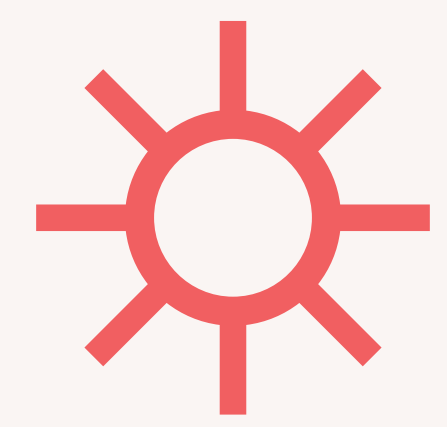
Actively managed estate

With dedicated events manager.

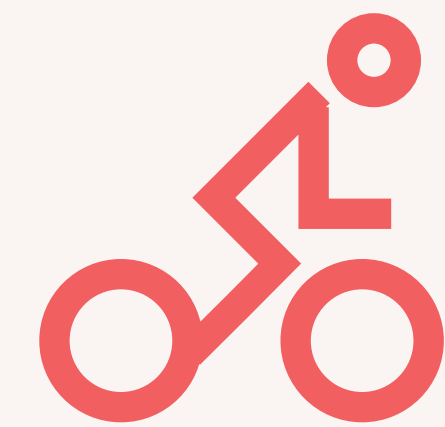


Flexible floorplates

Dividable floor plates to cater for business needs.

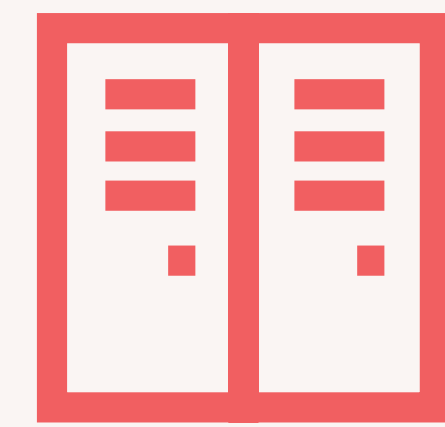


Outdoor fitness area



448 Bike spaces

Including facilities for e-bikes & cargo bikes

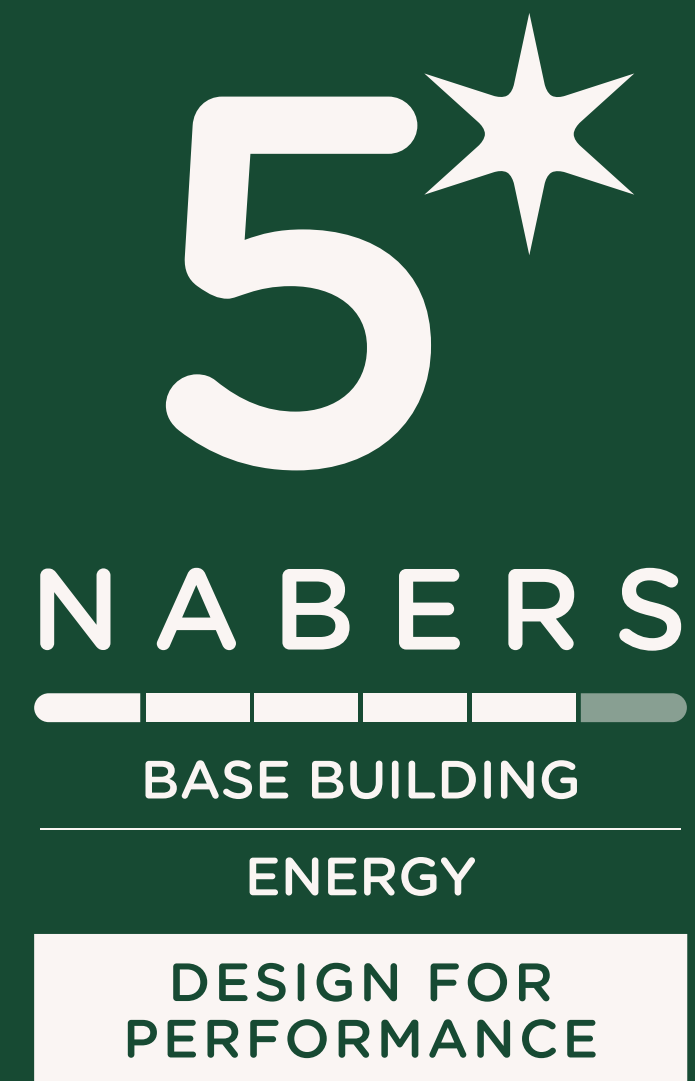


199 Lockers, drying room and airing cupboards

* 110,000 sq ft of modern workspace with abundance of natural light and views over landscaped gardens



CERTIFIED FOR YOU TO THRIVE



Delivering lower operating costs, better workplace conditions, and strong ESG performance.



In place to drive net zero carbon, whole-life performance, resilience and biodiversity.



SmartScore
PLATINUM
Targeting



WiredScore
PLATINUM
Targeting



AirScore D&O
Platinum



Secure by
Design



Cycle Heart
Rating Platinum

FEELS LOCAL, WORKS GLOBAL

Number 1 in Europe for innovation intensity
Number 2 globally

*Global Innovation Index 2025

560+

Life science companies in Cambridge

*University of Cambridge - Innovation in Numbers 2025

Number 1 globally for scientific publications
Top 5 globally for patent activity

*Global Innovation Index 2025

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

*Cambridge Ahead - Cambridge Cluster Insights 2025

\$222BN

Cambridge tech ecosystem value

*Dealroom / Founders at University of Cambridge 2025

18%

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

*Cambridge Enterprise

5,000+

Knowledge intensive businesses generating revenues of 24bn per annum.

*University of Cambridge - Innovation in Numbers 2025

\$2.1BN

Raised in 2025 by Cambridge startups and scaleups.

* Dealroom / University of Cambridge Founders 2025

£25BN

Annual turnover and 75,000+ people employed in knowledge-intensive firms

*University of Cambridge - Innovation in Numbers 2025

17.7

In value for every dollar of VC investment. (Significantly ahead of the UK (5.4x) and London (4.8x))

*Cambridge Enterprise

24,900

Cambridge students (under and postgraduates).

*University of Cambridge - Cambridge at a glance 2025

TOP 5

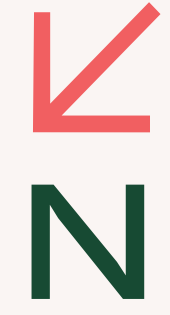
Consistently ranks within the top 10 global universities.

AREAS IN SQ FT (IPMS3)

Capability to connect laterally, creating large floorplates

 *POTENTIAL CONTIGUOUS FLOORS

	MY*NORTH		MY*CENTRAL		MY*SOUTH		TOTAL SQ FT
	Workplace	Terrace	Workplace	Terrace	Workplace	Terrace	
FOURTH	-	-	13,538	985	-	-	14,523
THIRD	3,406	2,118	14,721	-	3,356	1,623	25,224
SECOND*	8,885	-	14,681	-	6,873	-	30,439
FIRST*	8,881	-	14,671	-	6,871	-	30,423
GROUND	2,519	-	6,853	-	2,851	-	12,223
TOTAL WORKPLACE	23,691	-	64,464	-	19,951	-	108,106
GROUND FLOOR RECEPTION	921	-	3,005	-	579	-	4,505
GROUND FLOOR EVENT SPACE / WORK LOUNGE	-	-	1,338	-	-	-	1,338
TOTAL SQ FT	24,612	2,118	68,807	985	20,530	1,623	118,675

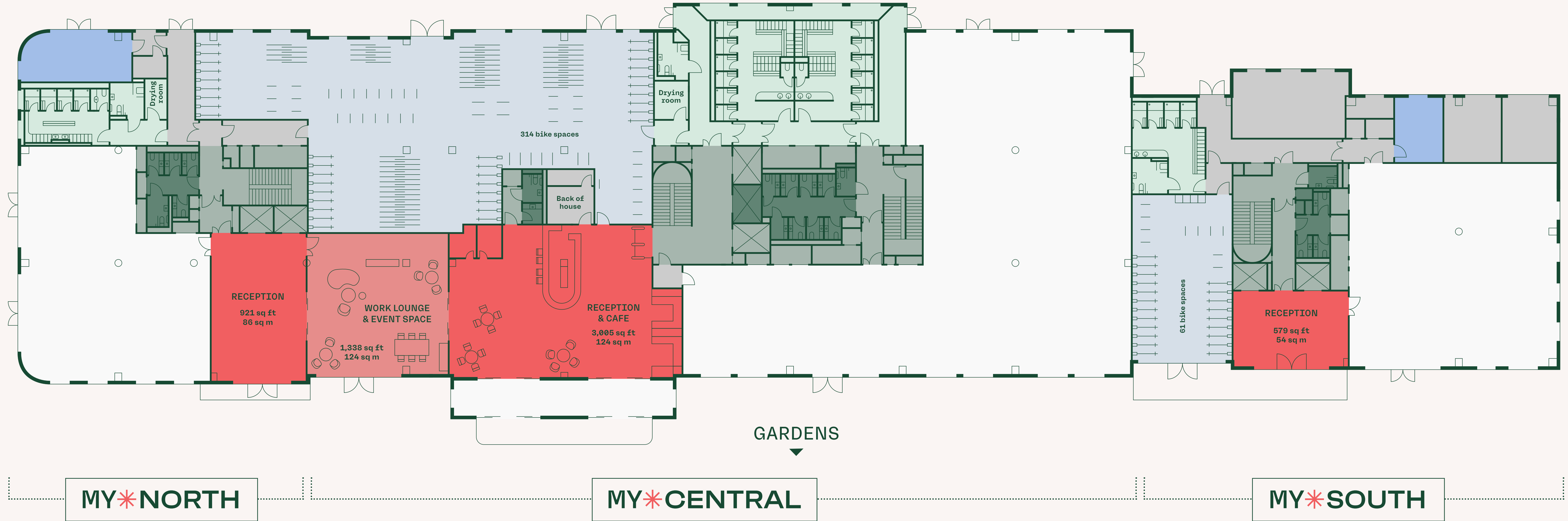


GROUND

COMMUNAL AREAS

5,843 sq ft
543 sq m

- Core
- Changing rooms & showers
4 CHANGING ROOMS
20 SHOWERS
199 LOCKERS
3 ACCESSIBLE WETROOMS
- Refuse store
- Reception/Cafe
- Event space/Work lounge
- Toilets
18 SUPERLOOS
4 ACCESSIBLE WC
- Cycle store
448 CYCLE SPACES



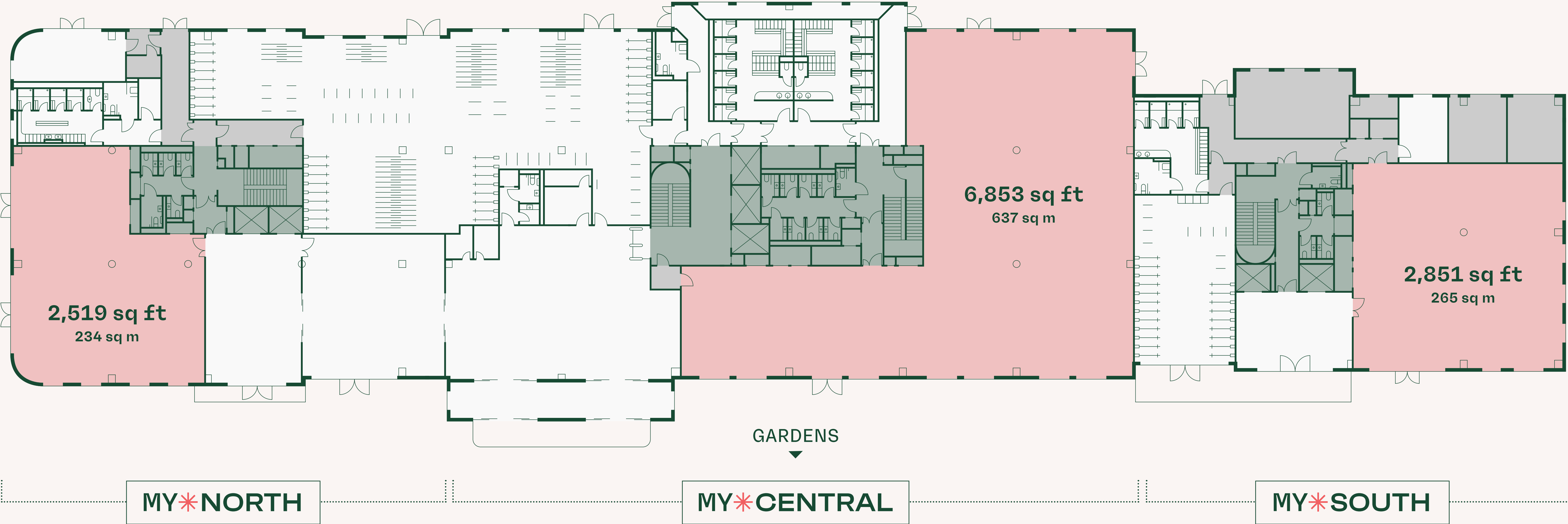
*Plans not to scale, indicative only.
*All figures IPMS3.



GROUND

12,223 sq ft
1,136 sq m

- Core
- Workplace



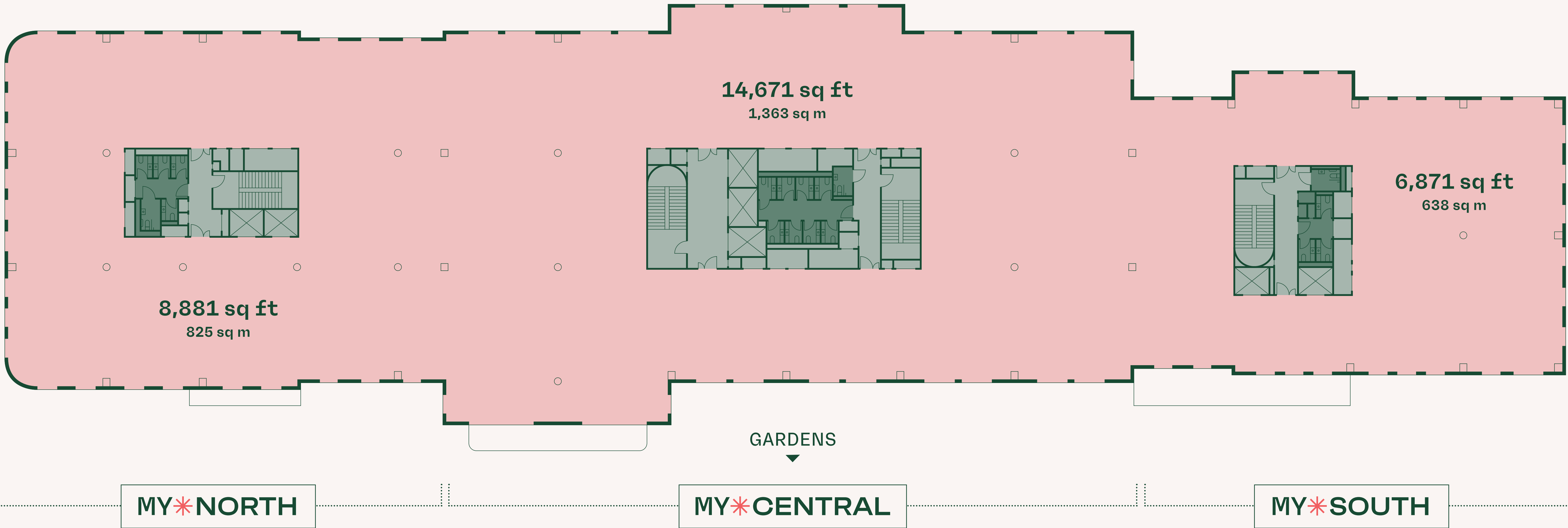
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FIRST

30,423 sq ft
2,826 sq m

- Core
- Workplace



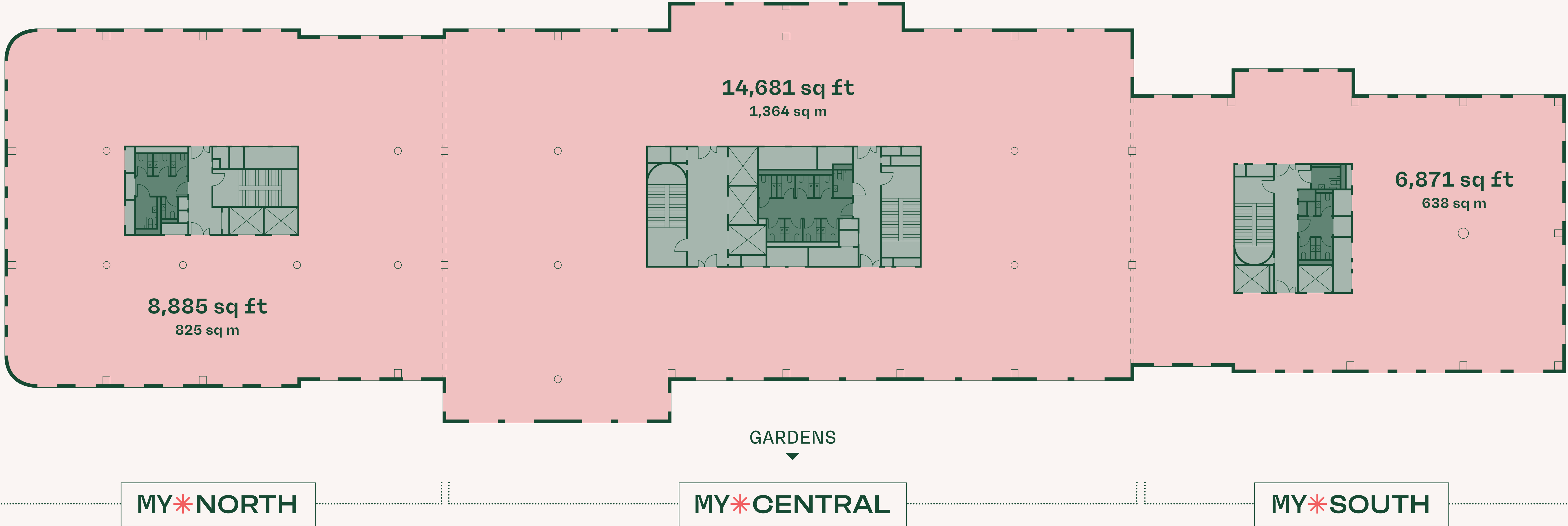
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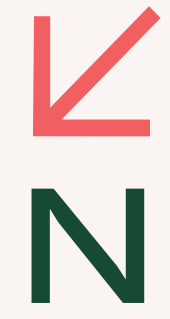
SECOND

30,437 sq ft
2,828 sq m

- Core
- Workplace



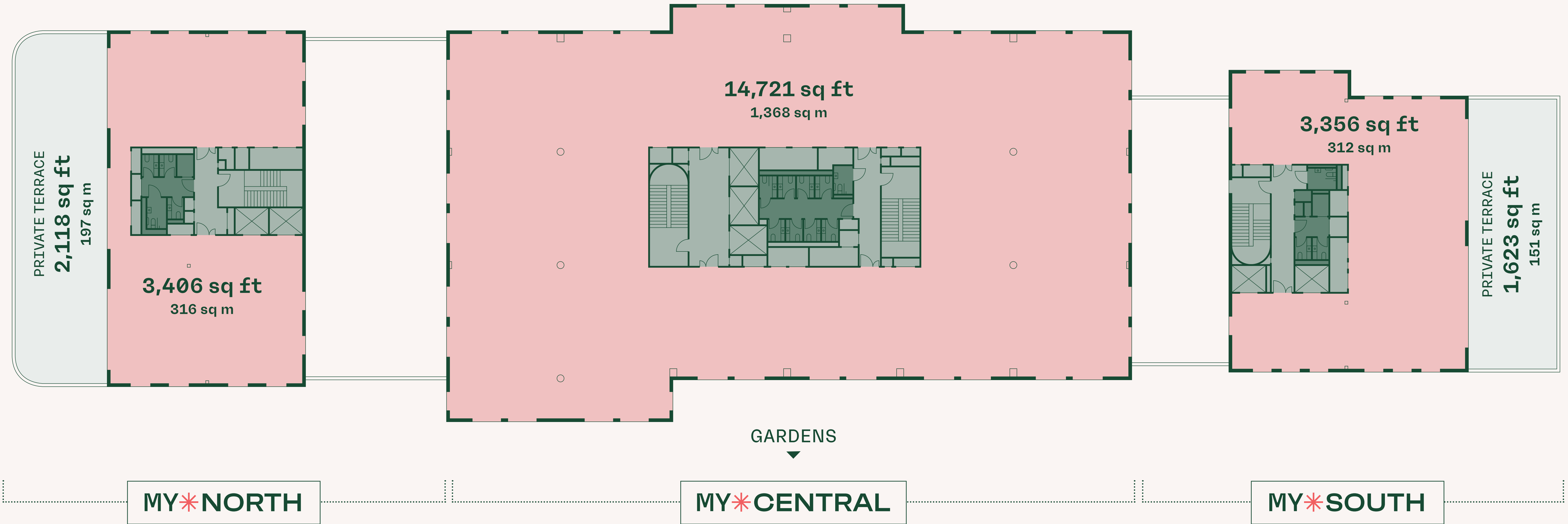
*Plans not to scale, indicative only.
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THIRD

25,224 sq ft
2,250 sq m

- Core
- Workplace
- Private terrace



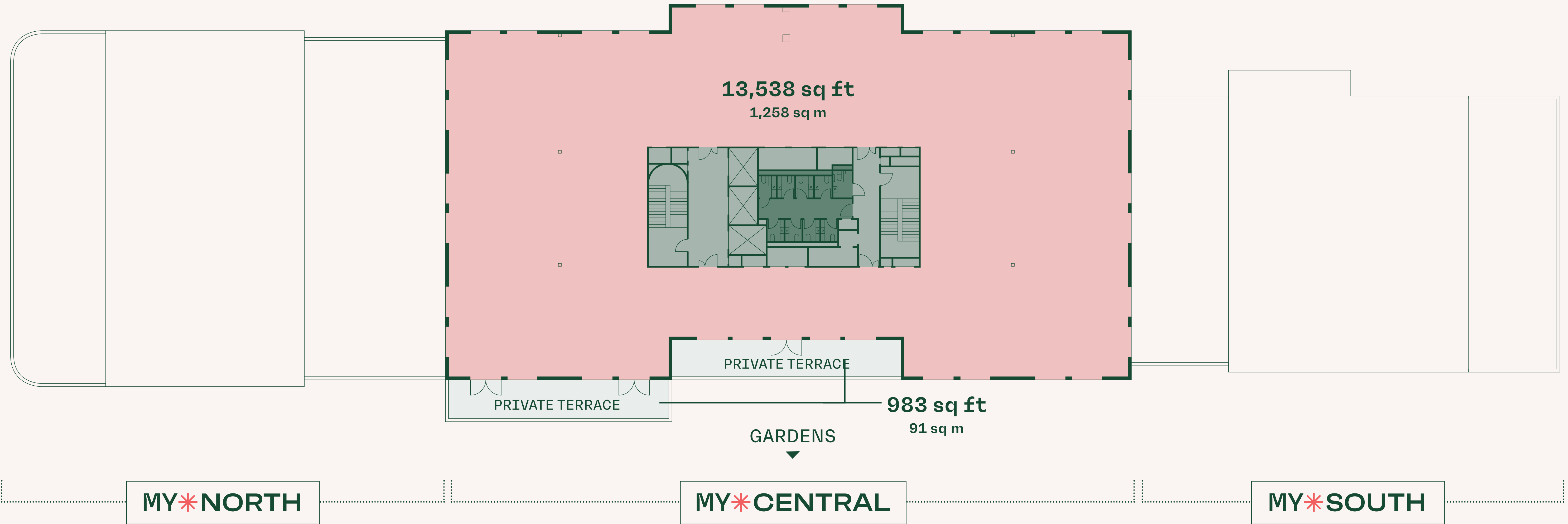
*Plans not to scale, indicative only.
*All figures IPMS3.



FOURTH

14,523 sq ft
1,349 sq m

- Core
- Workplace
- Private terrace



*Plans not to scale, indicative only.
*All figures IPMS3.

OVERALL SPECIFICATION

- Occupancy 1:10m²
- 3.2m raised floor to soffit
- 0.28m raised floor void
- Low energy LED lighting
- All-electric HVAC system
- Air Source Heat Pumps
- Underfloor displacement A/C
- Smart building management system
- Smart access control and dedicated site security room
- Top floor private terraces

MY * NORTH

- 2 passenger lifts (13 persons, 1000kg)
- Superloos: 14 WCs and 4 accessible
- Cycle Parking Provision: 99 spaces
- Showers: 4 self-contained showers and 1 accessible shower
- Shared substation with MY*South providing 200kVA

MY * CENTRAL

- 3 passenger lifts (17 persons, 1275kg)
- Superloos: 40 WCs and 5 accessible
- Cycle Parking Provision: 265 spaces
- Showers: 12 self-contained showers and 1 accessible shower
- Individual transformer and sub-station providing 1100 kVA

MY * SOUTH

- 2 passenger lifts (13 persons, 1000kg)
- Superloos :11 WCs and 4 accessible
- Cycle Parking Provision: 84 spaces
- Showers: 4 self-contained showers and 1 accessible shower
- Shared substation with MY*North providing 200kVA



A JOINT VENTURE



SOCIUS

Socius is a purpose-driven developer creating impactful mixed-use places in high-growth UK towns and cities.

With a £2.5bn pipeline across Bristol, Brighton, Cambridge, Milton Keynes, and London, Socius balance profit and purpose to deliver inspiring, sustainable, people-focussed communities.

As a certified B Corporation, Socius embed ESG principles into every project they deliver. Their developments prioritise long-term value, placemaking, and positive impact for people, businesses, and the environment.

Socius is working with Railpen on two major schemes in Cambridge; Botanic Place and Mill Yard.

Find out more at:
[SOCIUS.DEV](https://socius.dev)



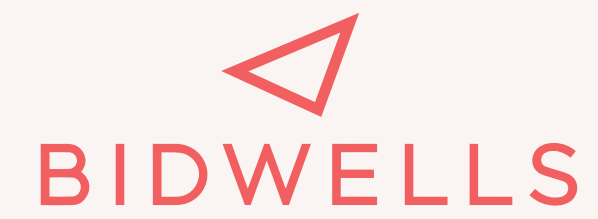
RAILPEN

Railpen is one of the largest pension managers in the UK, with £34bn of assets under management.

The company is committed to serving members by supporting them throughout their careers and ensuring a secure future for their retirement. Railpen's mission is to safeguard members' futures, providing investment and pension administration services to over half a million members across various industries.

Find out more at:
[RAILPEN.COM](https://railpen.com)

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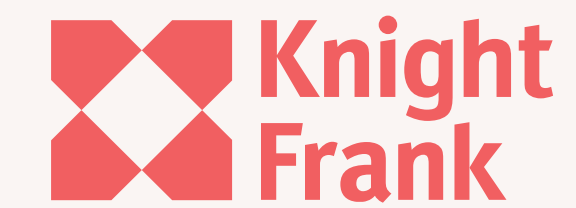
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