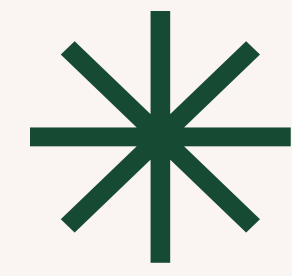


MILL * YARD

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.



MILL * YARD

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

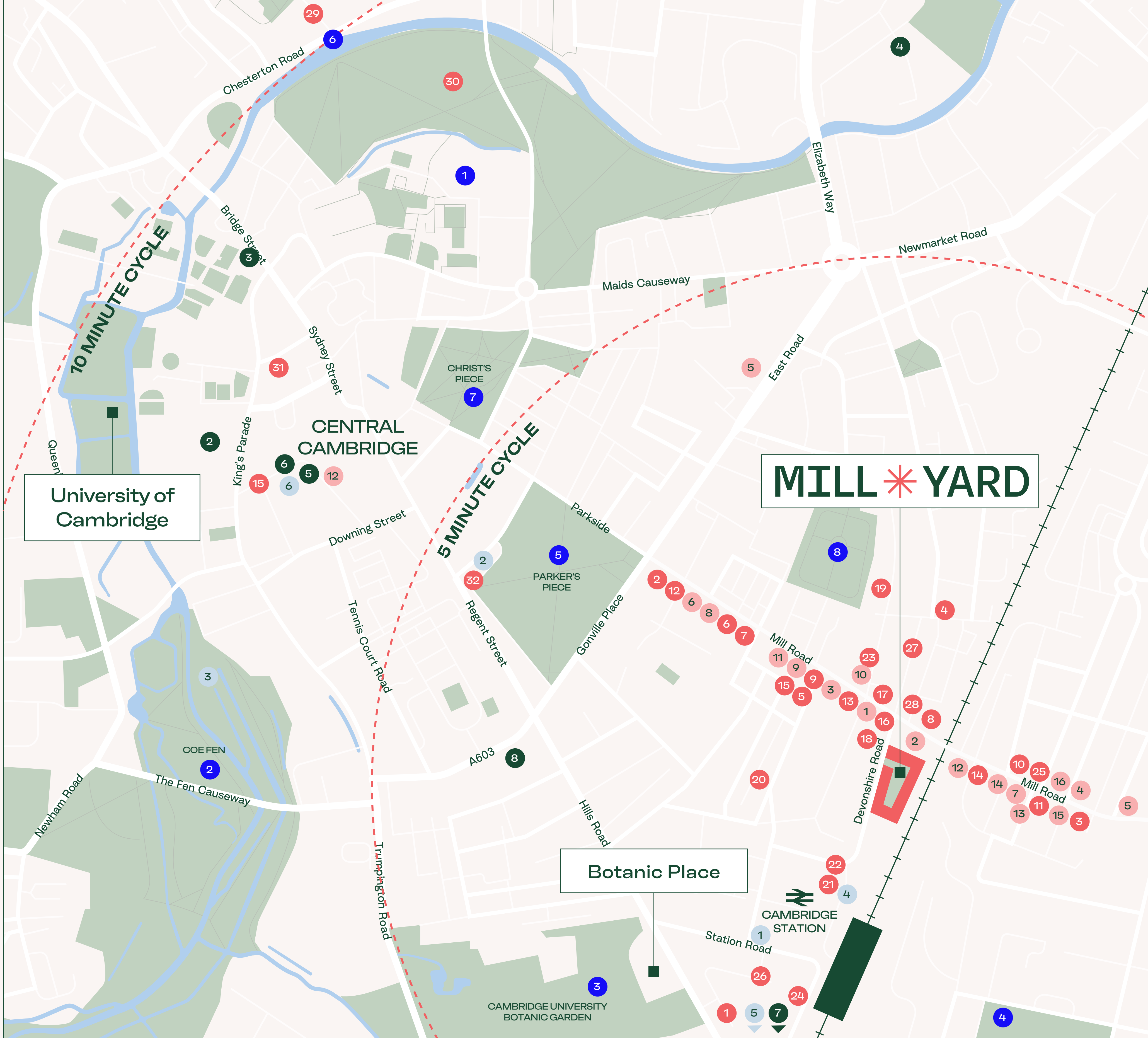
- ### Green spaces

 - 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 1 STATION SQUARE Amazon Deloitte Entrust	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 Quantinum	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
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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>



MILL * YARD

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



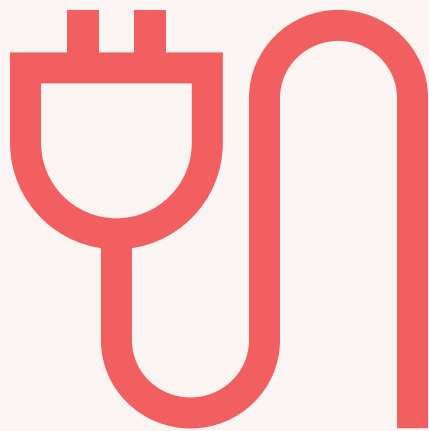
Private terraces & acres of garden

Landscaped terraces providing outdoor working space



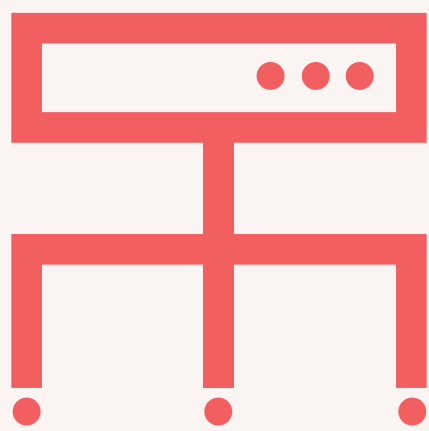
Efficient renewable energy

Lower your bills with PVs, ASHP, greywater.



Power resilient by design

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

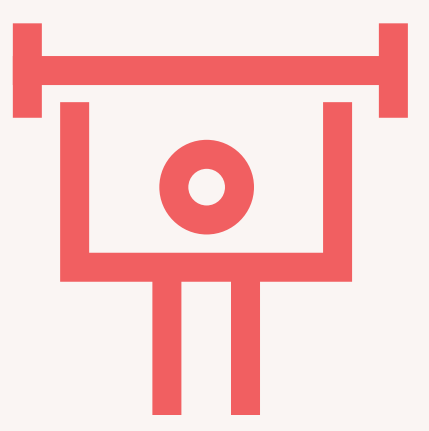


Diverse & efficient comms supply

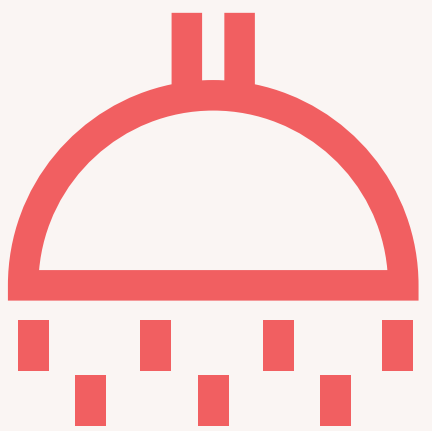
Diverse fibre supply to dedicated comms room.



120m running track



Private gym and wellness facility



23 quality showers and towel service



Smart building technology

Smart metering & controls boosting operational efficiency.



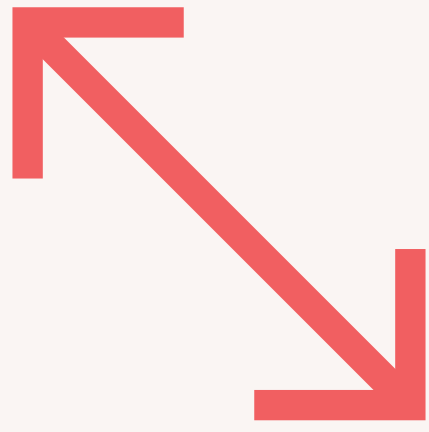
High quality end of journey

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

* An arrival that reflects your business, MY Central reception and speed gates



MILL * YARD

4 Blackmoor Financial
3 Quantwell AI
2 Quantiva
1 Westbridge Dynamics
G Circuit

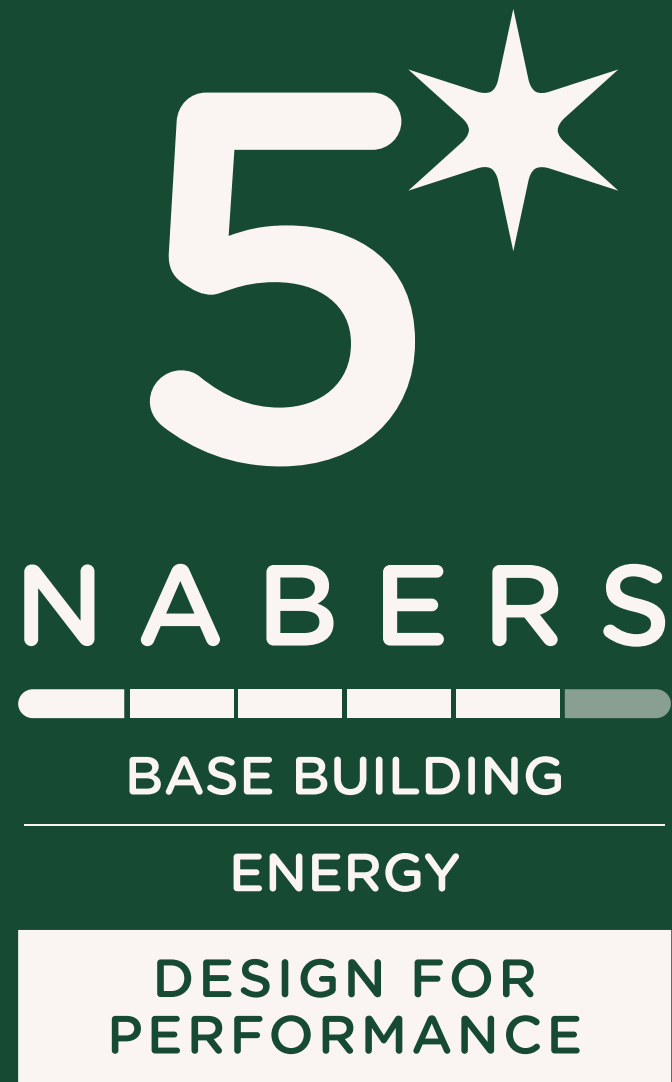
* A flexible work lounge and events space designed for anything from launches to casual business meetings



* 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.



Targeting

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



Experience
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

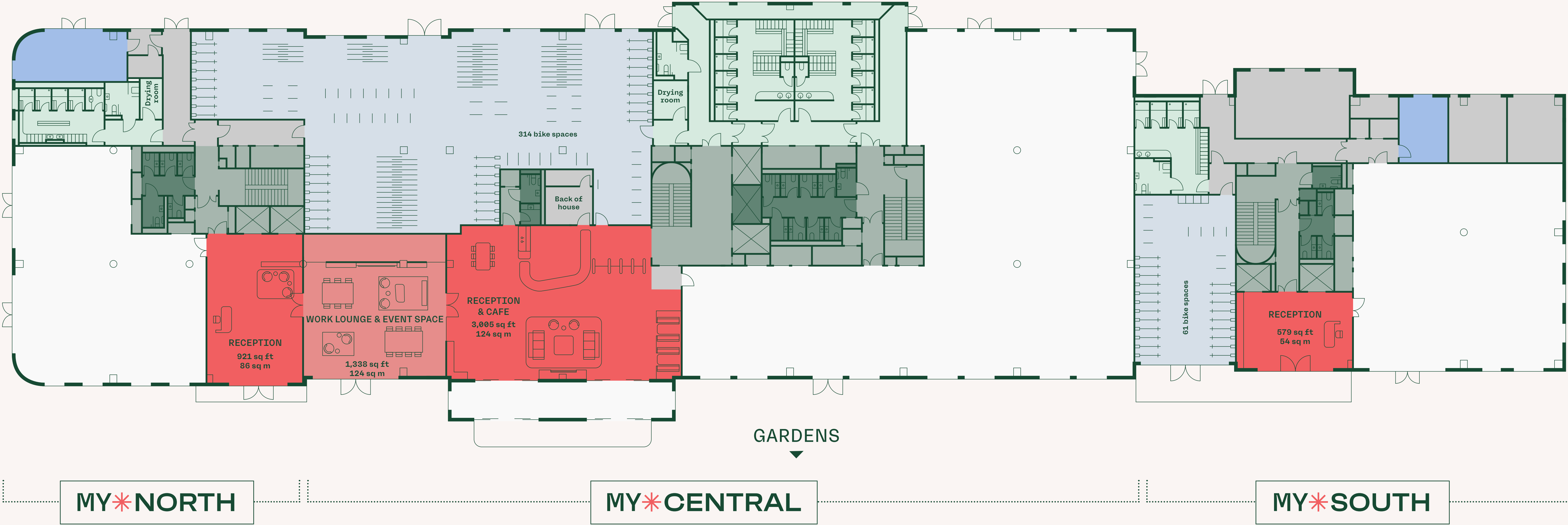


GROUND

COMMUNAL AREAS

5,843 sq ft
543 sq m

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



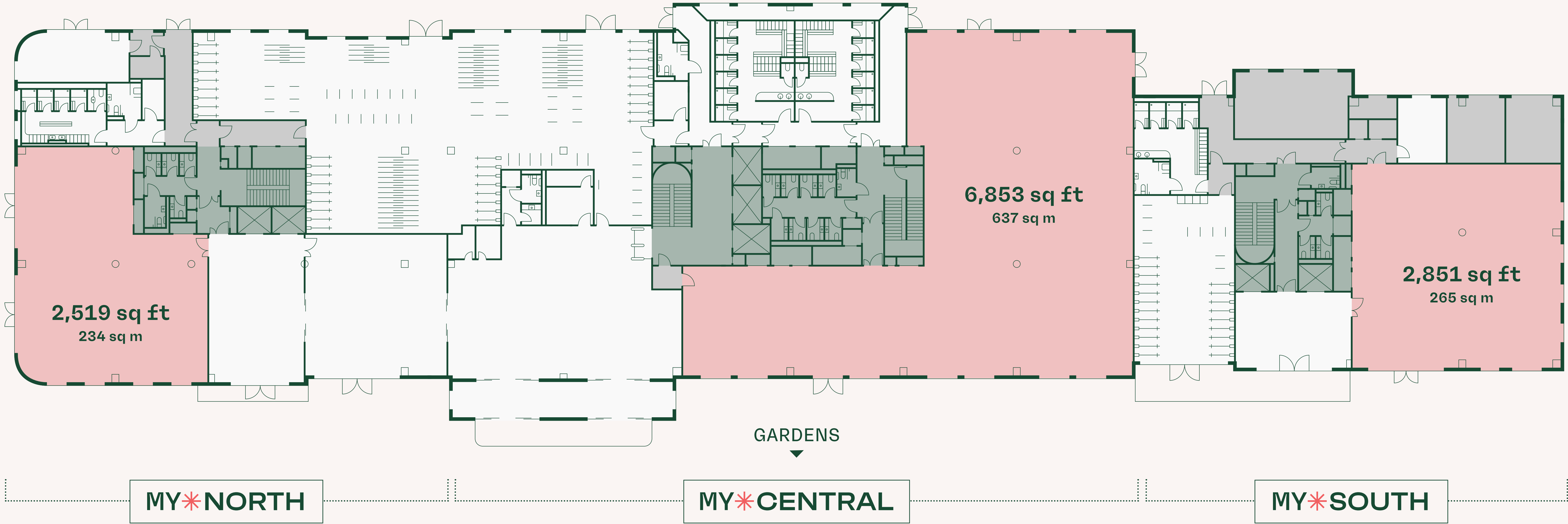
*Plans not to scale, indicative only.
*All figures IPMS3.



GROUND

12,223 sq ft
1,136 sq m

- Core
- Workplace



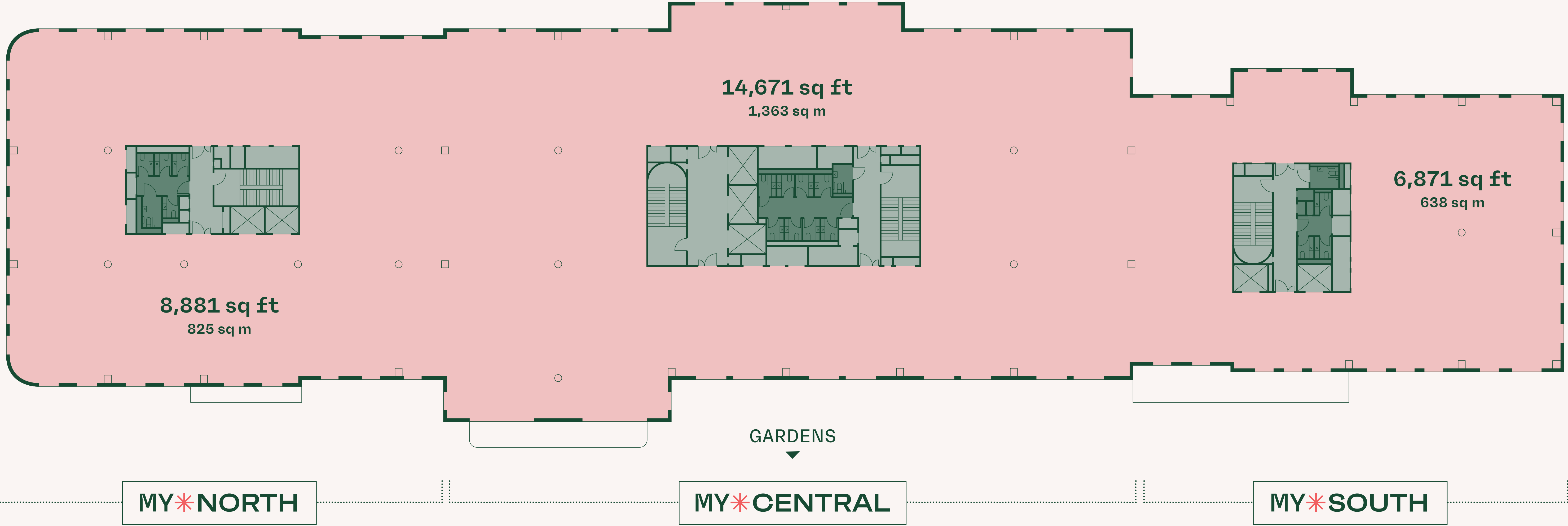
*Plans not to scale, indicative only.
*All figures IPMS3.



FIRST

30,423 sq ft
2,826 sq m

- Core
- Workplace



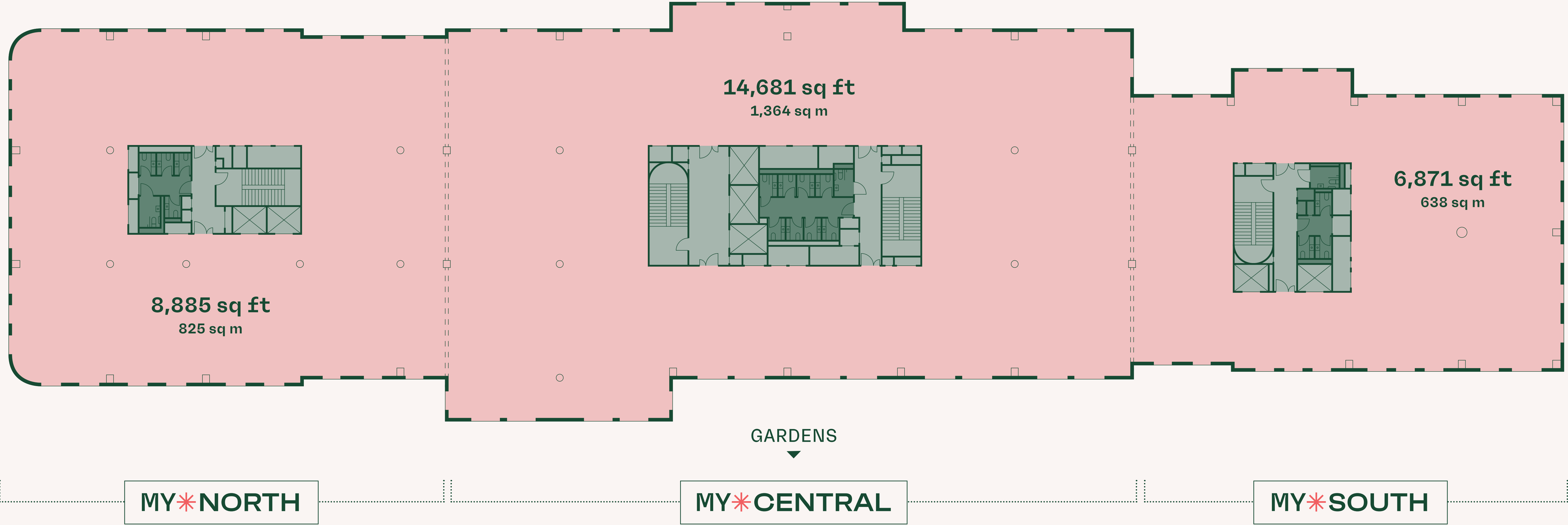
*Plans not to scale, indicative only.
*All figures IPMS3.



SECOND

30,437 sq ft
2,828 sq m

- Core
- Workplace



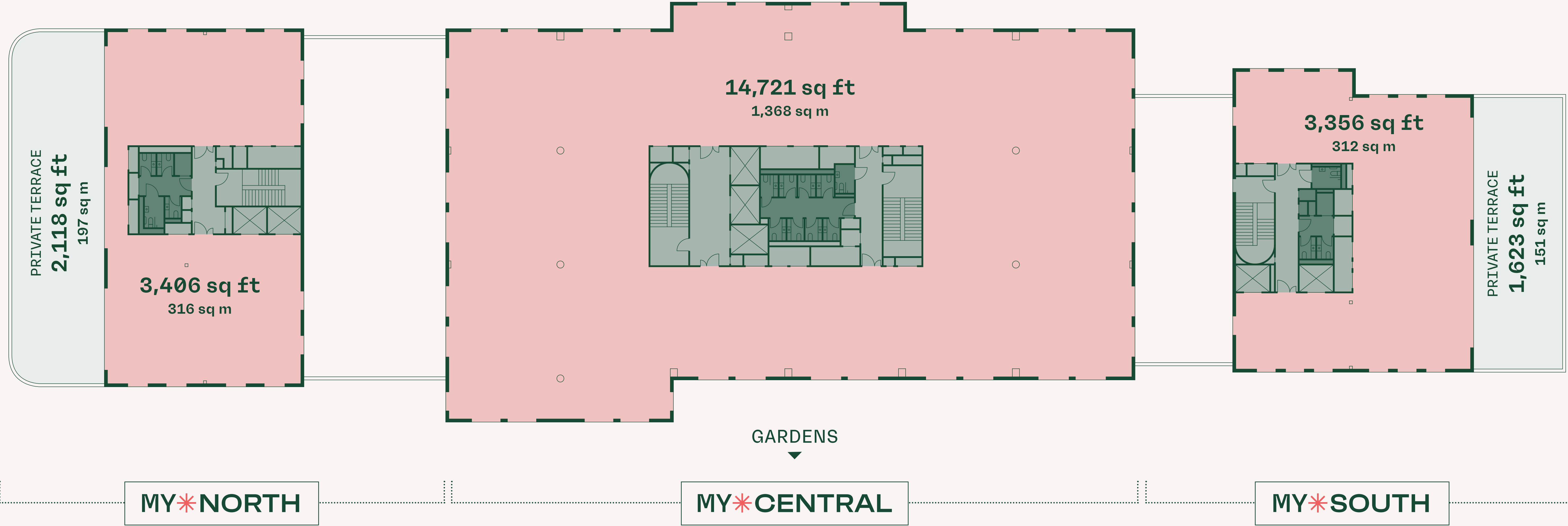
*Plans not to scale, indicative only.
*All figures IPMS3.



THIRD

25,224 sq ft
2,250 sq m

- Core
- Workplace
- Private terrace



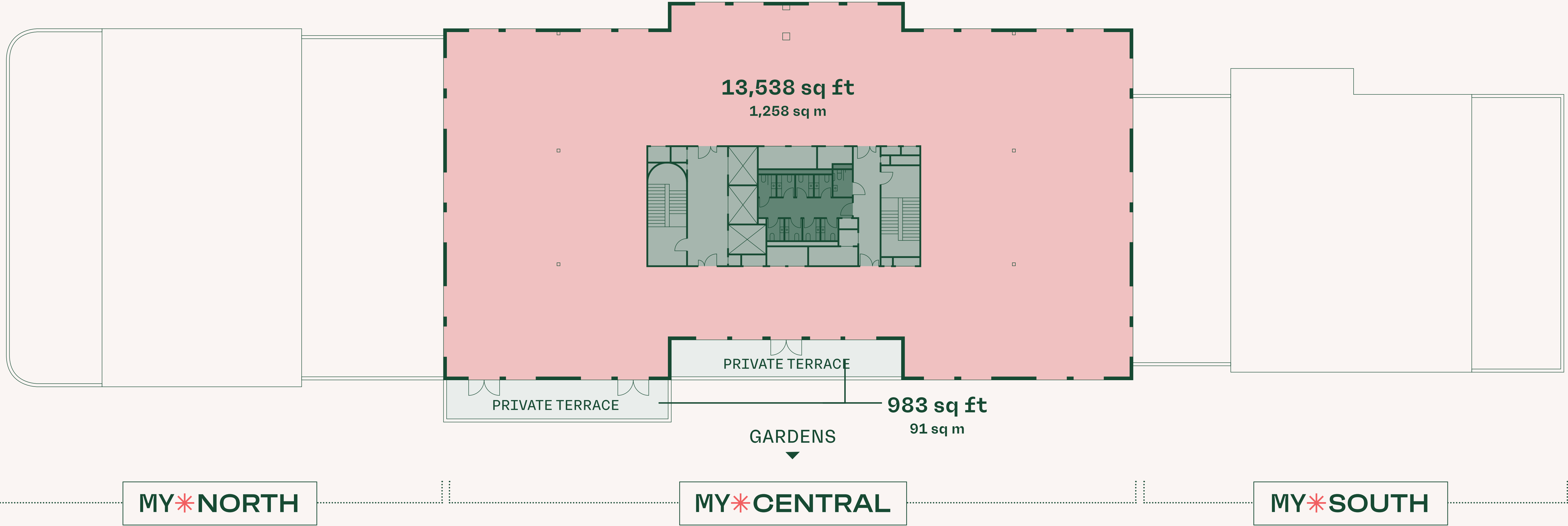
*Plans not to scale, indicative only.
*All figures IPMS3.



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
- Ø.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 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 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)

MILL * YARD



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Please note all imagery is computer generated conceptual design.