

THE PRESS

@ Foxton, Cambridge CB22 6SA

thepresscambridge.com

OVERVIEW

Fitted labs available

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

MASTERPLAN

THE BURLINGTON

13,500 sq ft

THE BRIGGS

53,500 sq ft

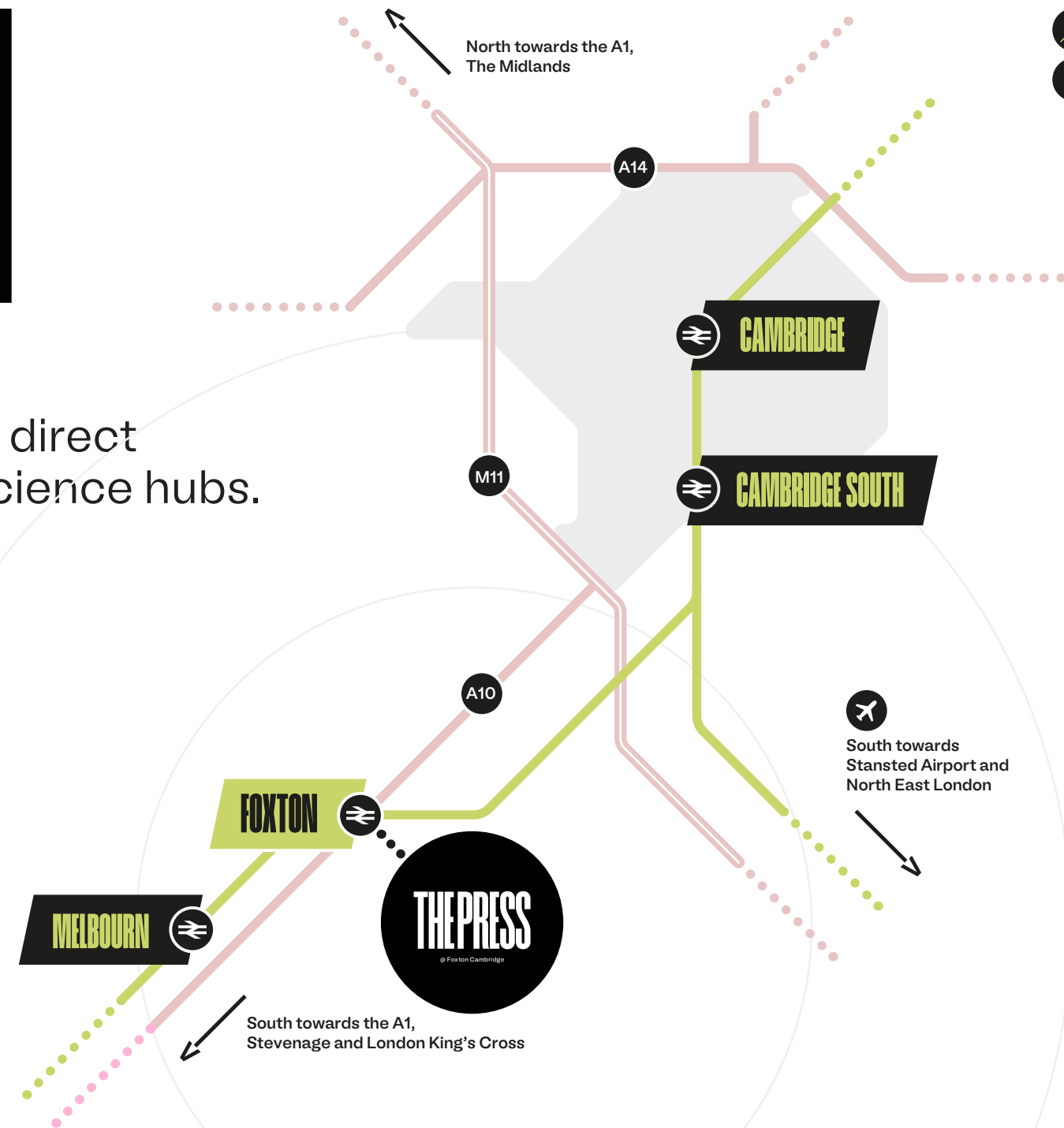
THE UNITS

20,000 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

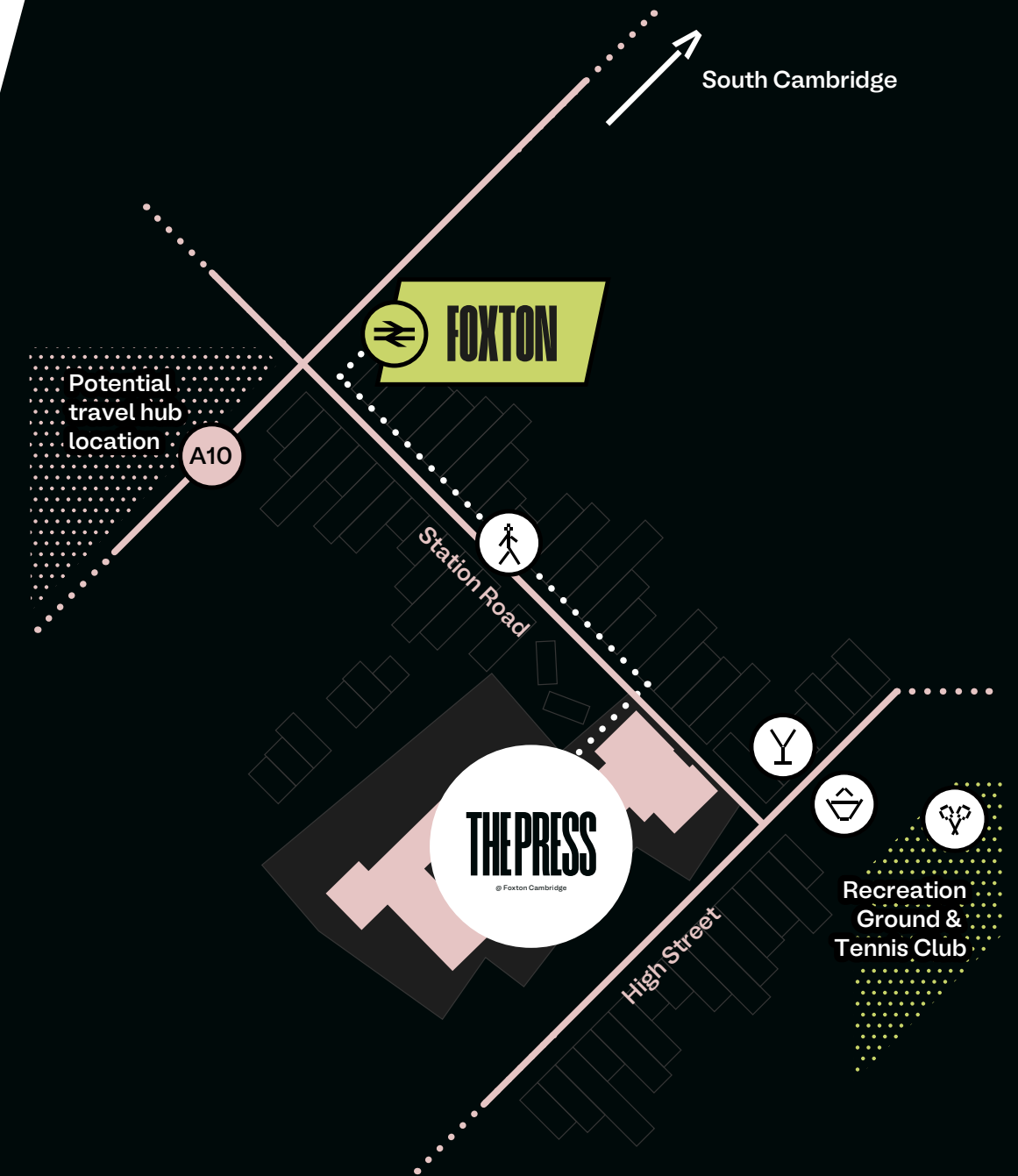
57 MINS

London King's Cross

via Cambridge.

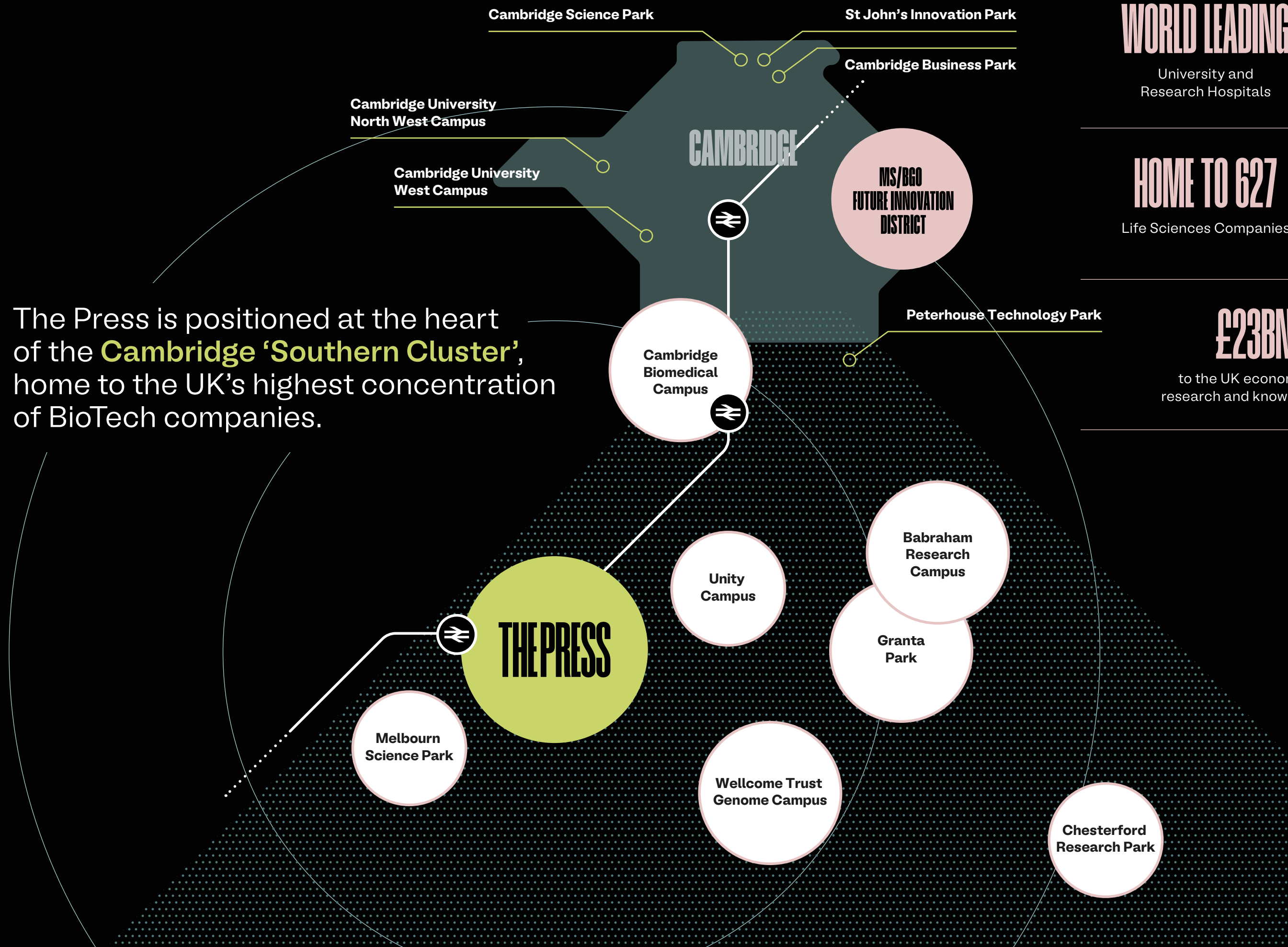


5 MINS WALK
Foxton Station



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

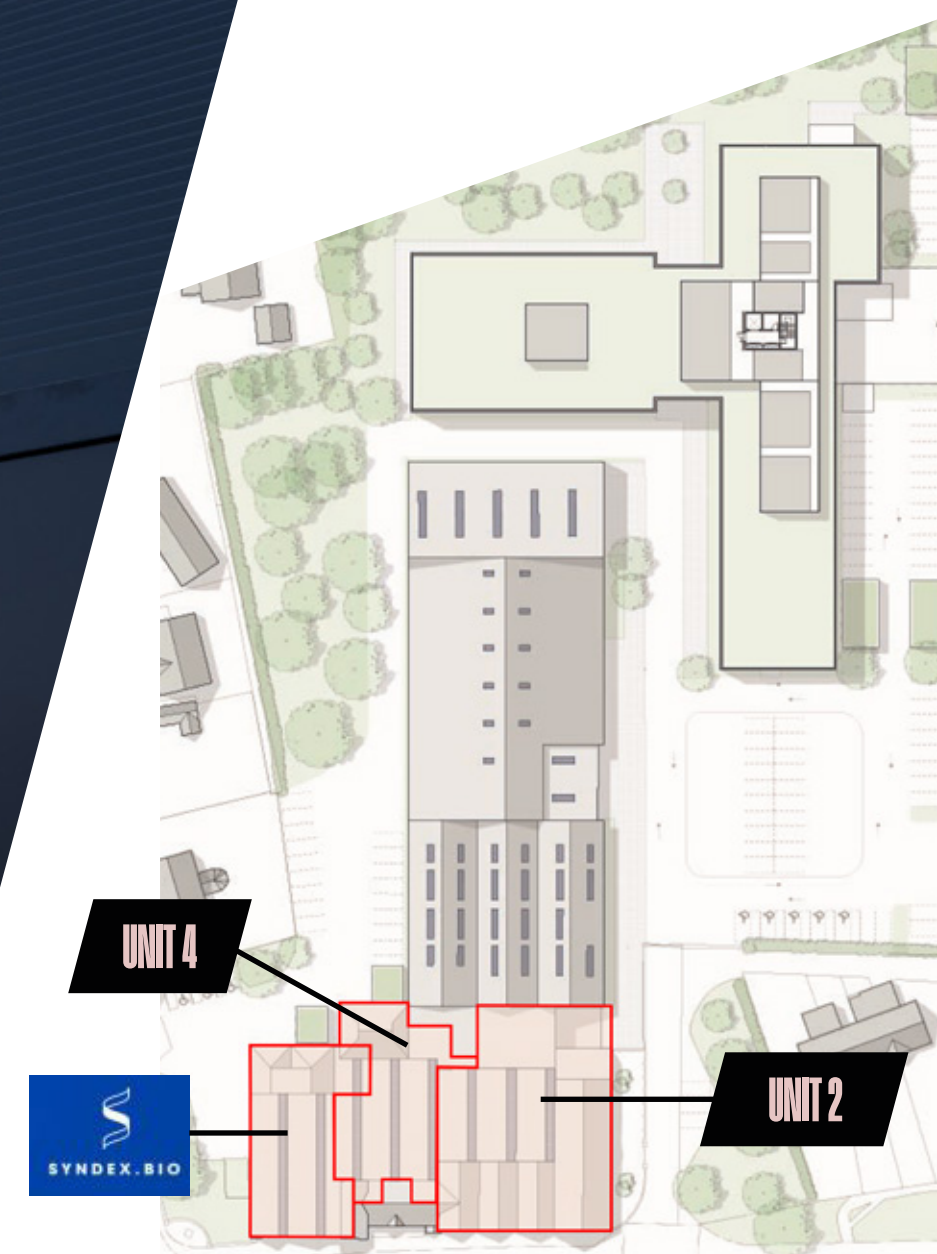
of Highly Integrated and
Networked Communities

CLUSTER SUPPORT

from 7 Business Networks
and Organisations

THE BURLINGTON

Indicative only. Not to Scale.



The Burlington 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.

THE BURLINGTON

UNIT 2

9,486sq ft of purpose built fitted lab and office accommodation across two floors. A front extension has been added to enable new plant to laboratories.



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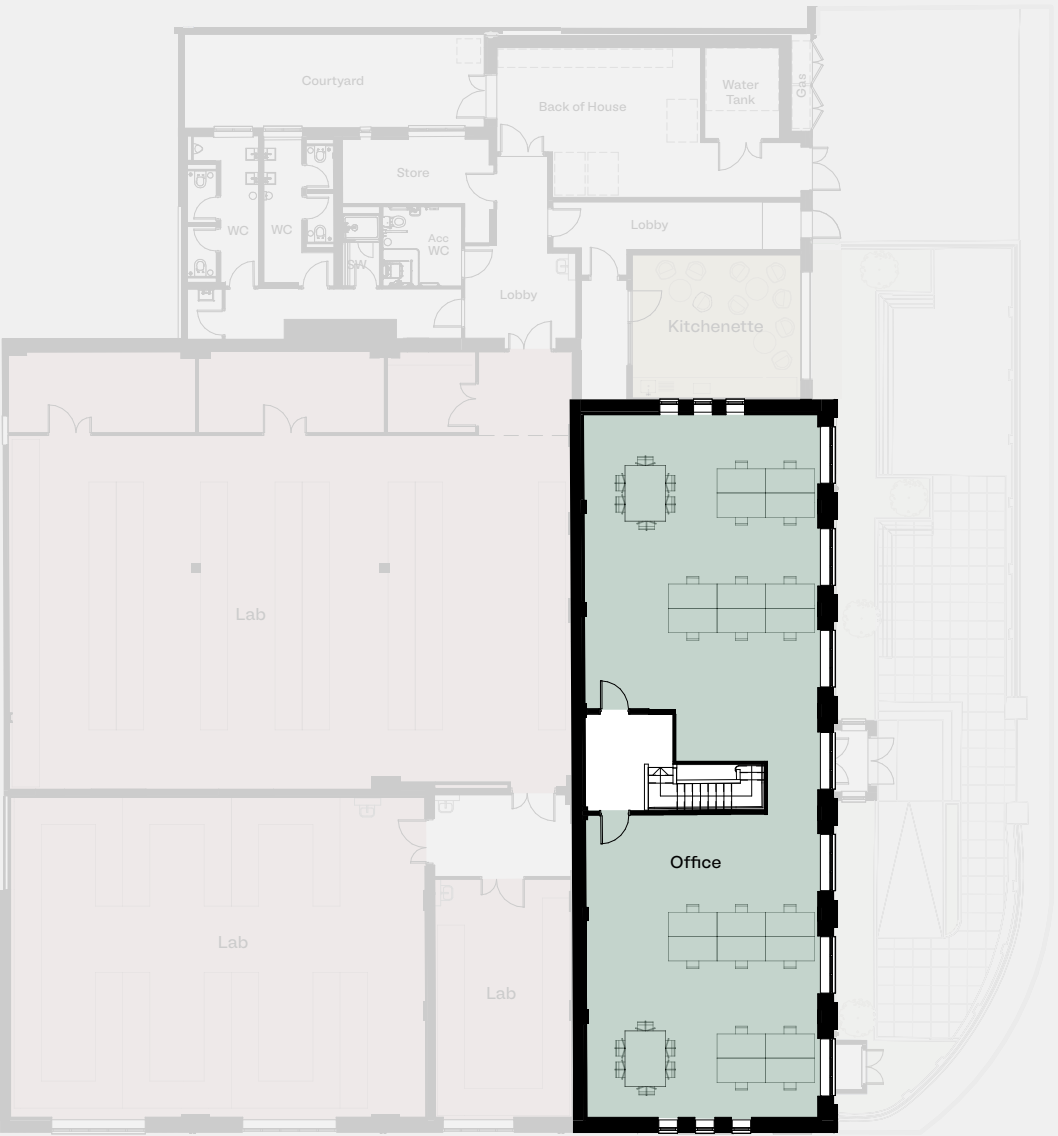
THE BURLINGTON

ACCOMMODATION

UNIT	FLOOR	NIA SQ FT	NIA SQ M
2	1	7,702	716
2	G	1,784	166
Total		9,486	882



GROUND FLOOR

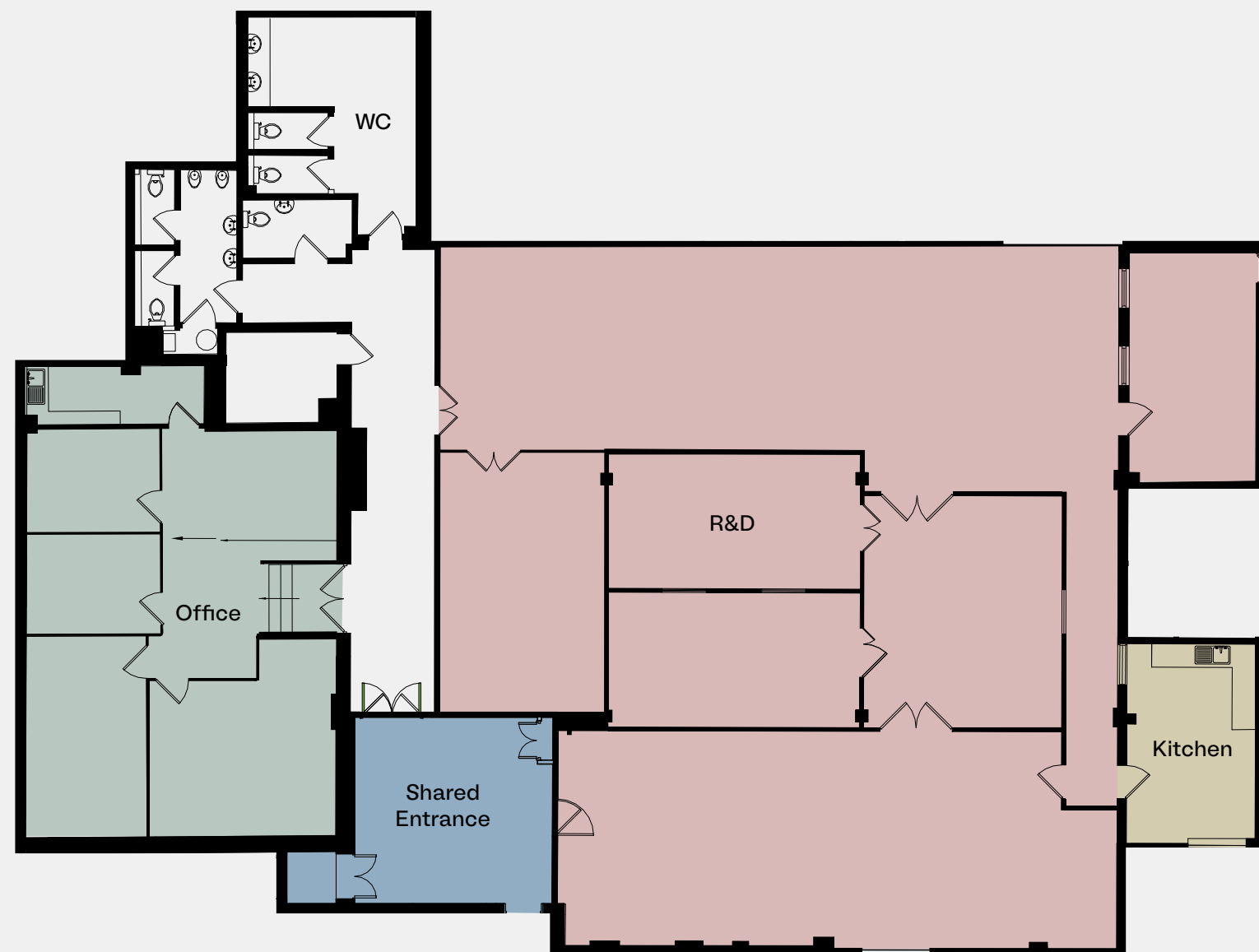


FIRST FLOOR



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THE BURLINGTON



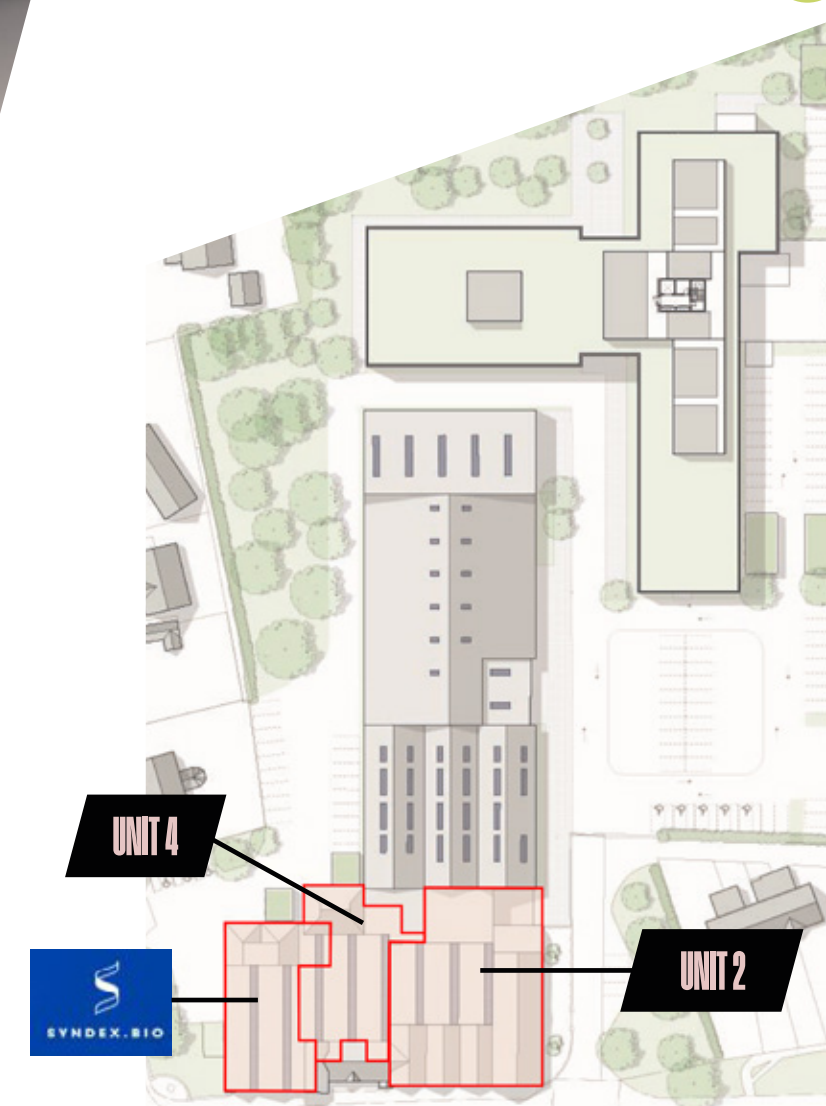
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UNIT 4

Unit 4 is a c4,000 sq ft of warehouse space with inherent flexibility to accommodate a wide range of innovation uses.

Indicative only. Not to Scale.





Unit 2 first floor office space

THE BURLINGTON



Unit 2 Ground floor Tea Point

Specification

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

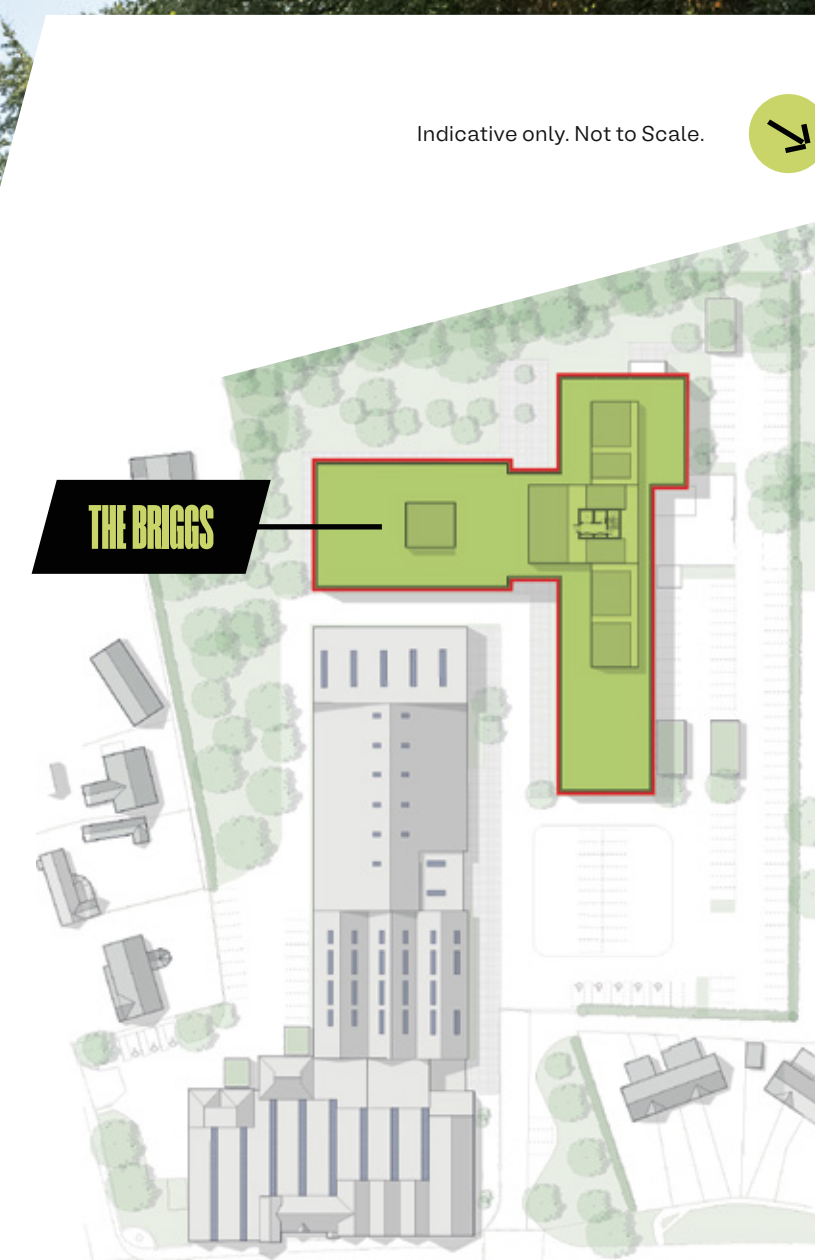


THE BRIGGS

Phase 2 central atrium and reception area



The Briggs is a 53,525 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

THE BRIDGES

53,525 SQ FT

NIA 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.

AVAILABLE SUITES

From 6,159 sq ft to 53,525 sq ft



THE BRIGGS

THE BRIGGS





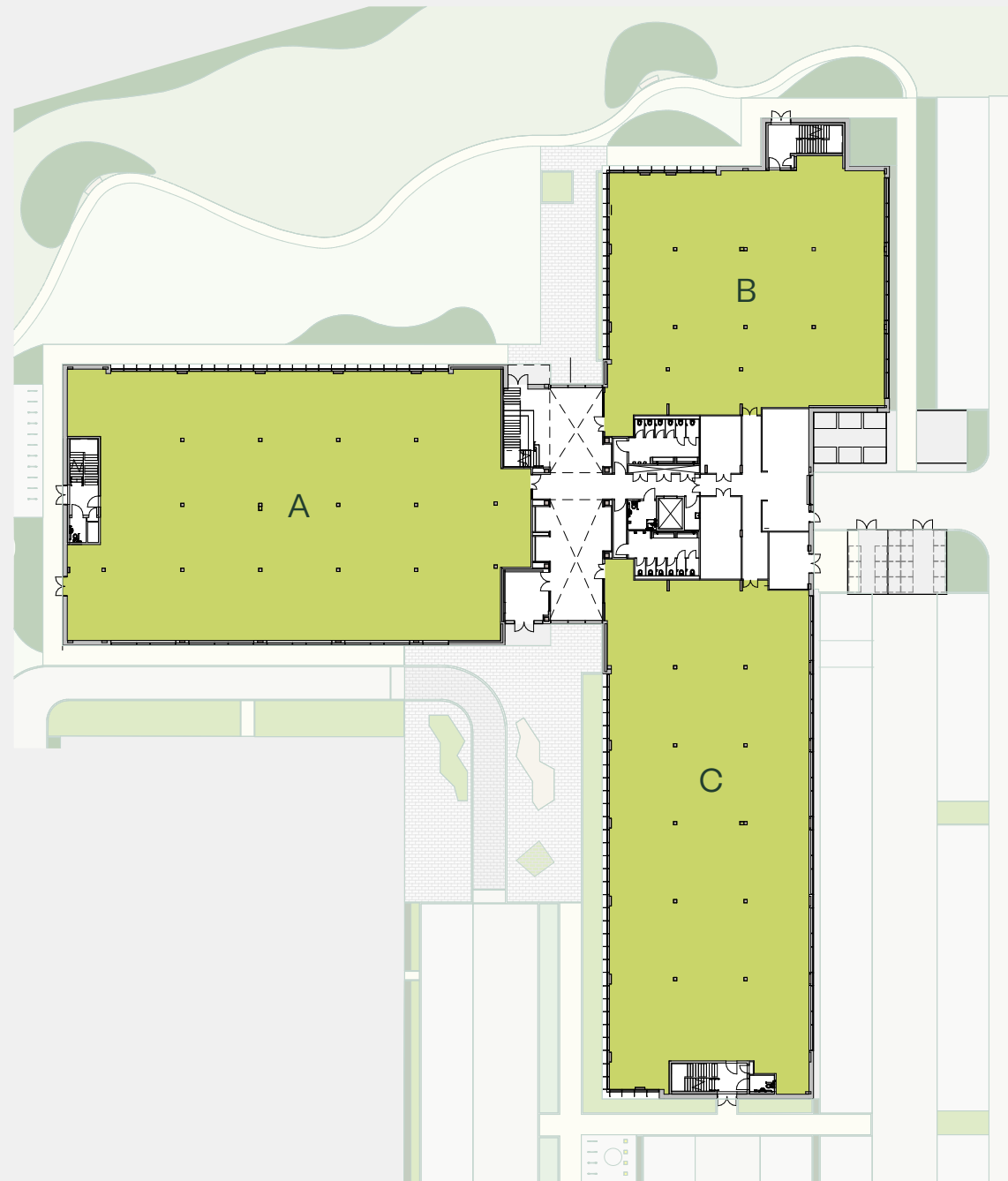
THE BRIGGS



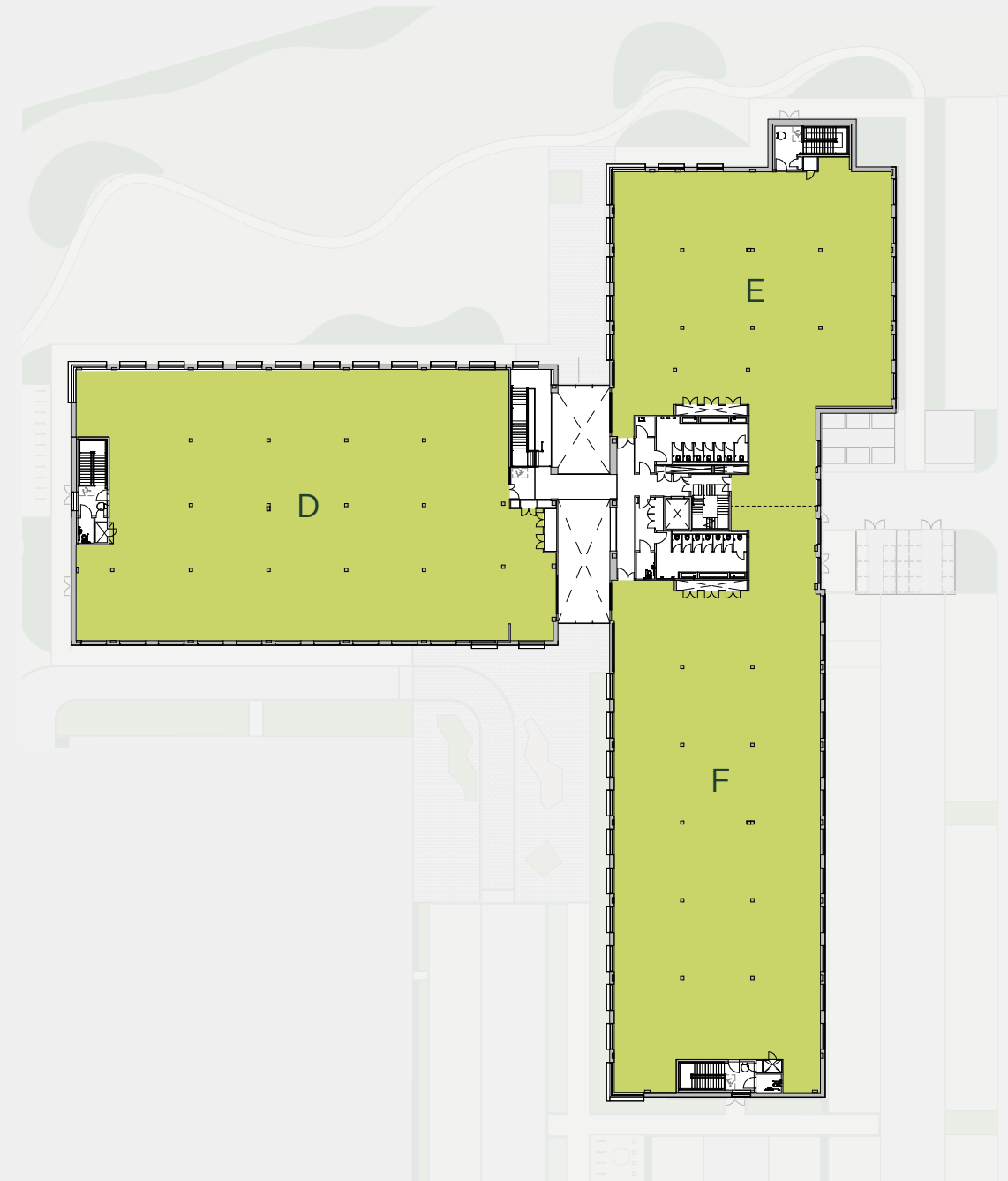
THE BRIGGS

ACCOMMODATION

UNIT	FLOOR	NIA SQ FT	NIA SQ M
D	1	10,631	988
E	1	6,159	572
F	1	9,126	848
A	G	10,949	1,017
B	G	6,831	635
C	G	9,829	913
Total		53,525	4,973



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

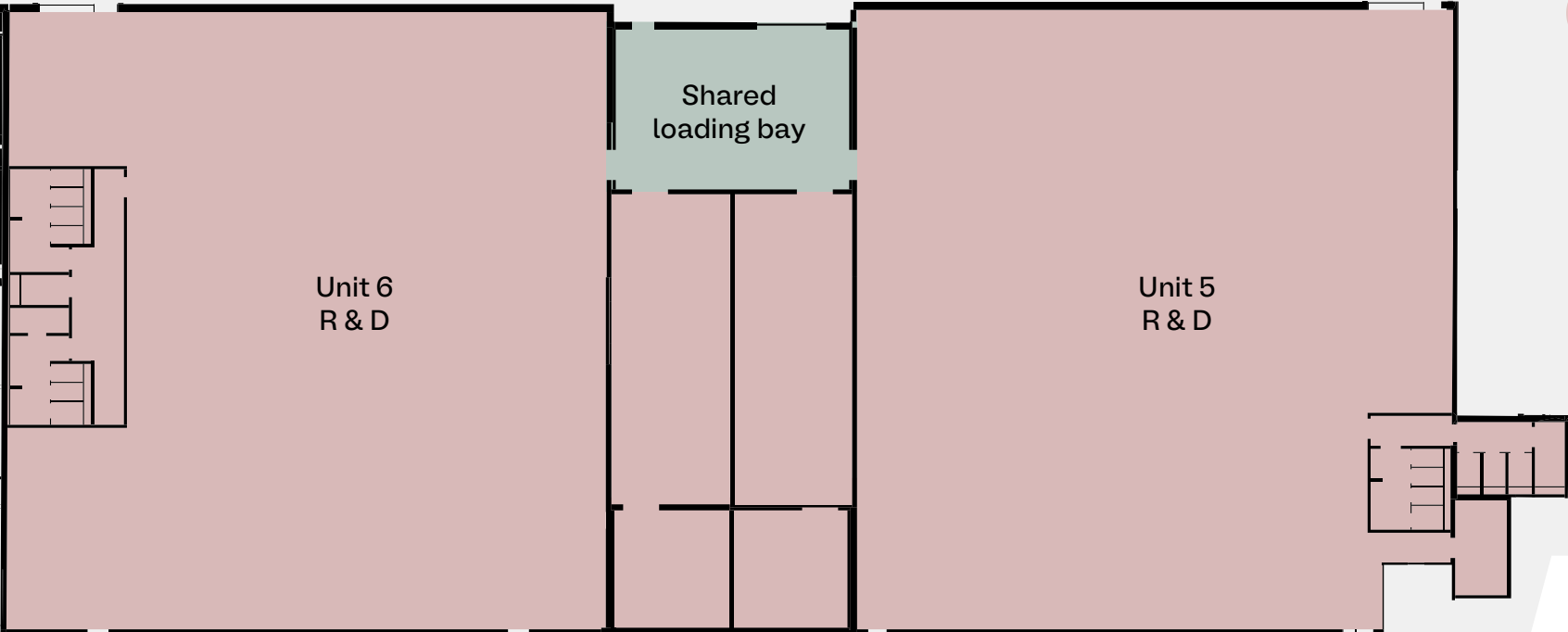
OFFICE

- 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

THE UNITS



Indicative only. Not to Scale.

ACCOMMODATION

UNIT	NIA SQ FT	NIA SQ M	GIA SQ M	GIA SQ M
5*	c.9,200	c.855	c.13,200	c.1,226
6	9,218	856	13,237	1,230

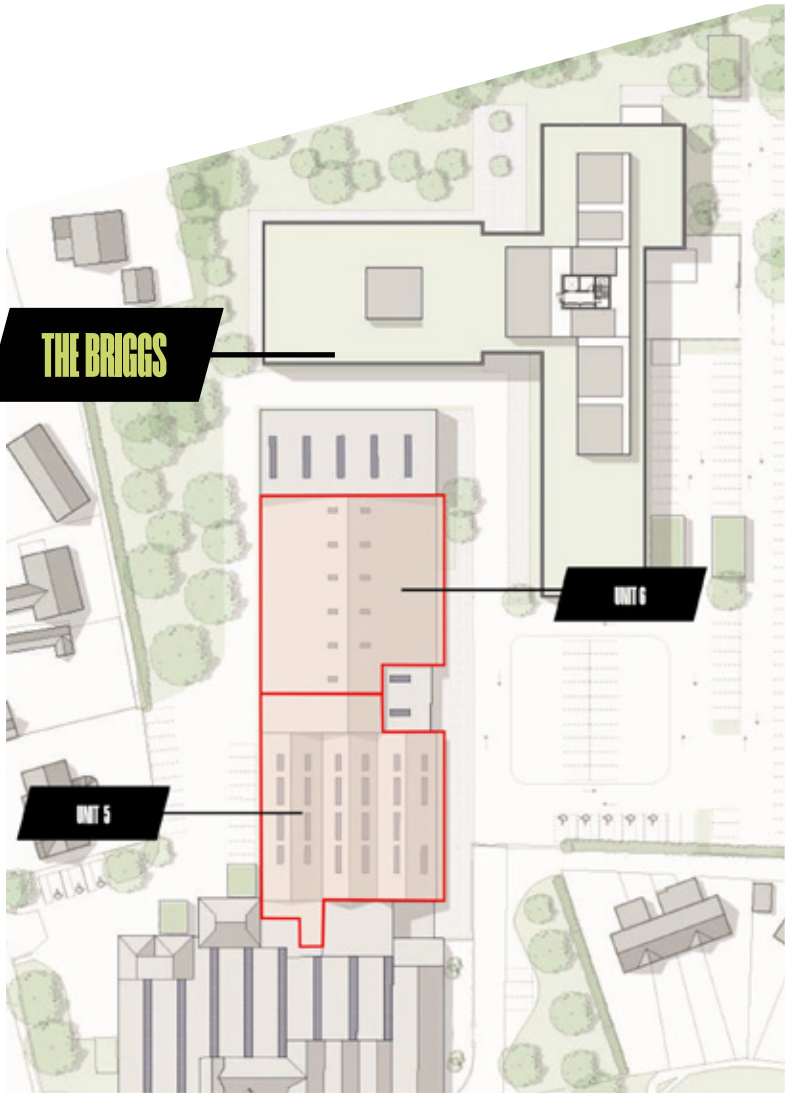
* Unit 5 measurements are indicative only.
Measured survey to be instructed upon completion.

Newly refurbished high volume units suitable for a wide range of innovation uses. With brand new M&E, EPC B, loading bay shutter, gas storage, dedicated loading bay, and new windows.

- Self-contained units with dedicated entrance
- Shared loading bay
- Eaves height c4.2m
- Unit 6 is currently available
- Unit 5 to be completed July 2026



Indicative only. Not to Scale.



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

The Press provides an abundance of amenities including a new cafe (opening 2026), landscaped gardens, high volume collaboration space and exceptional end-of-journey facilities – this is 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



Central square and cafe

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

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%

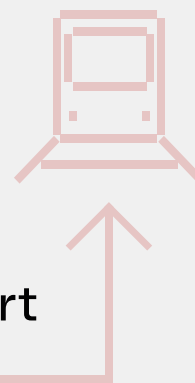
biodiversity net gain through improved tree planting and landscaping

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



CLOSE
PROXIMITY

to public transport



EV
CHARGING

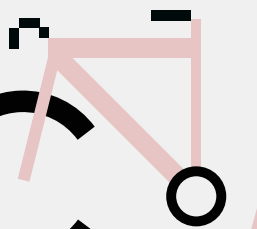


HIGH-QUALITY
END-OF-JOURNEY

facilities to promote sustainable commuting



ELECTRIC
BIKE CHARGING



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

the**press**cambridge.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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