

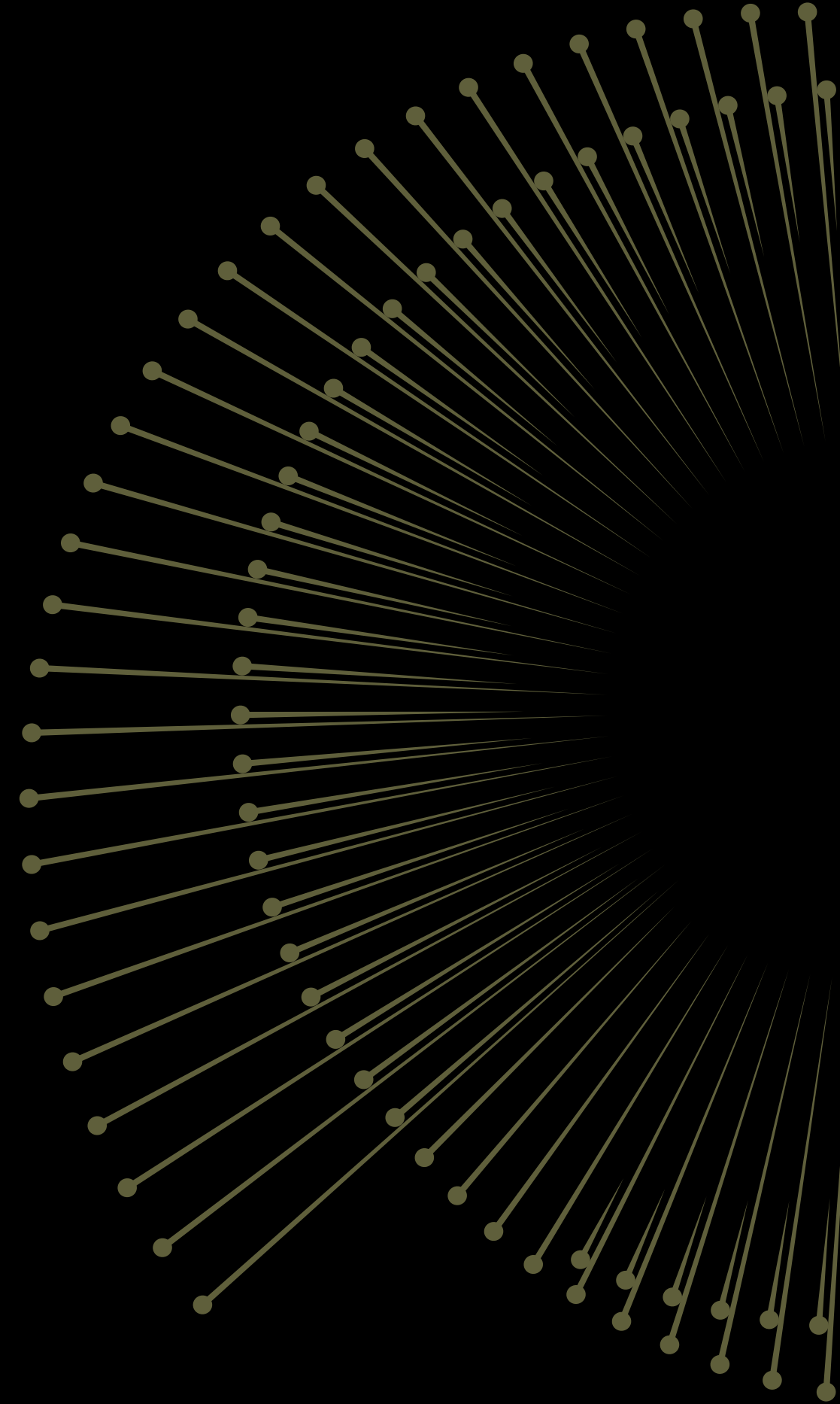
1000

1000 DISCOVERY DRIVE

Be right at the forefront

Join us at Cambridge Biomedical Campus, where we are creating a vibrant and ground-breaking healthcare community for advanced science and medicine. Here, thought leaders combine with world-leading resources for life-science education, unique patient-centred research and commercial research and development.

On Campus, creative alliances and collaboration are nurtured as pathways for success. On a single site, results quickly and effectively translate into tangible benefits, improving patient outcomes.





One of the world's leading life sciences centres, Cambridge Biomedical Campus brings together the best and brightest minds in the industry.

It is a place where innovation thrives; extraordinary partnerships form; and breakthroughs are more likely.

The Campus' newest addition, 1000 Discovery Drive, is a flexible, multi-occupancy laboratory and office space. It offers companies the opportunity to make themselves at home among outstanding organisations and unparalleled talent.

A community
of discovery



Indicative CGI of 1000 Discovery Drive main entrance

Where new answers are found

Cambridge Biomedical Campus is the only campus of its kind in the UK to host, within the same site, world-class academia, research, healthcare delivery, and industry leaders.

Occupiers benefit from access to clinical expertise, talent and industry collaborations, which are all key to successful research.





1000
DISCOVERY DRIVE

Cambridge Biomedical Campus is home to many important and pioneering organisations.



Nothing attracts
business more
than talent



With its green spaces, and leisure and exercise facilities, the Campus offers more than just a workplace. It's also where employees can relax, keep fit and healthy, and enjoy some downtime.

A new area of landscaped public realm, The Green & The Gardens, has been thoughtfully designed with wildflower planting, outdoor seating and public art, providing a quiet, contemplative space.

A selection of food and beverage and retail outlets are also available on the Campus with plans to expand options further.

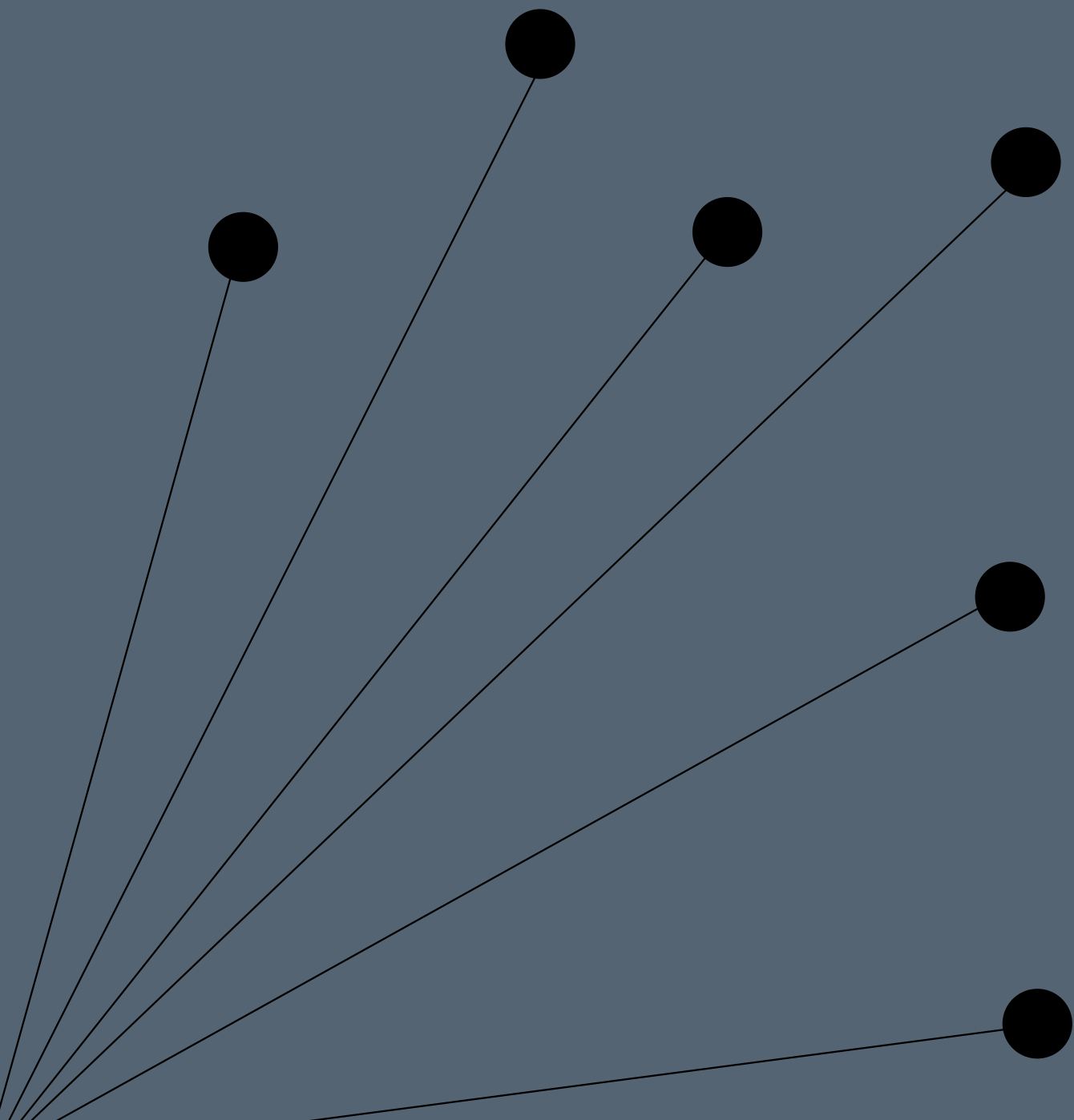
Foot and cycle paths lead out into the open countryside and, for indoor fitness and exercise, the Frank Lee Leisure and Fitness Centre has a swimming pool, gym and café facilities.

Spaces to think, meet up, and to relax

'The opportunities across Campus for collaboration between talent from world-leading organisations accelerates new discoveries and translation into products, improving lives locally and globally.'

Dr Kristin-Anne Rutter

Executive Director, Cambridge University Health Partners



Cambridge Biomedical Campus is situated within the city's southern research and development cluster. It is one of the most prominent and accessible business hubs in Cambridge – the UK's leading location for research and development.

The Campus is accessed by 60 local bus services an hour connecting to Cambridge Railway Station within 10 minutes. It is also on the Cambridgeshire Guided Busway, providing frequent, reliable public transport.

Network Rail is developing plans for a new Cambridge South train station located within the campus, which is set to open in 2026.* This will further improve connectivity to London and beyond.

Train times from Cambridge railway station

- Stansted Airport 40 mins
- London King's Cross 48 mins
- London Liverpool Street 72 mins

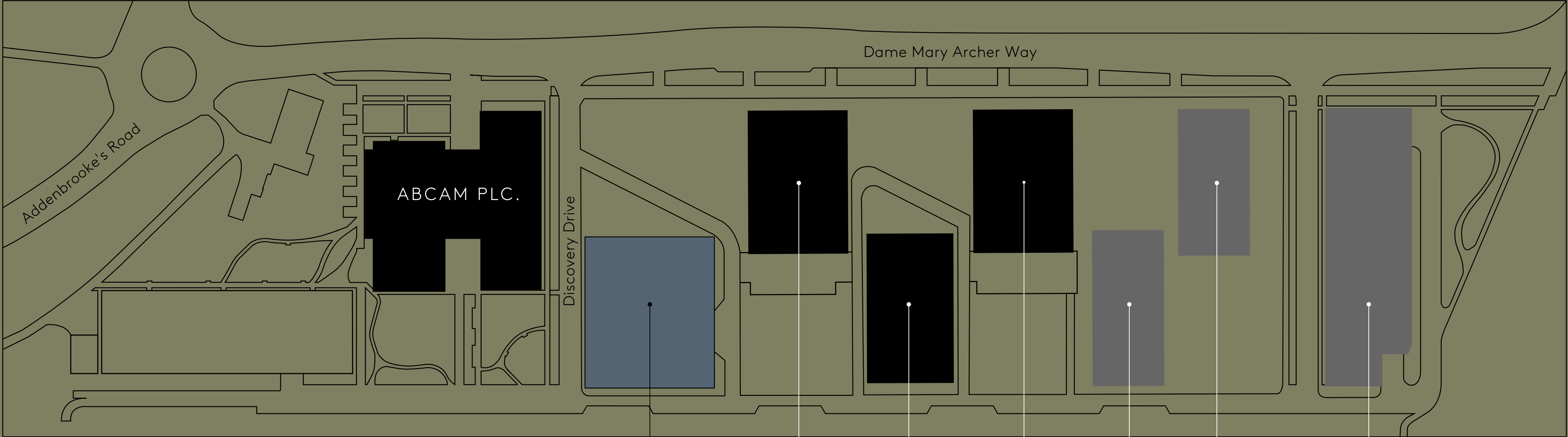
*Current estimate as of January 2023.

Connected to
excellence



Expanding to welcome
the next generation
of life science enterprise.

1000 Discovery Drive is part of Cambridge Biomedical Campus' phase 2 expansion. Adopting a landscape-first approach, this phase will thread a series of laboratory and office buildings between green spaces for formal and informal meetings. Anchored by biotechnology company, Abcam, phase 2 comprises approximately 807,000 sq ft gross of which commercial R&D facilities total approx. 636,000 sq ft gross and new clinical space total approx. 171,000 sq ft gross.



1000
DISCOVERY DRIVE

COMMERCIAL R&D
(PROLOGIS)

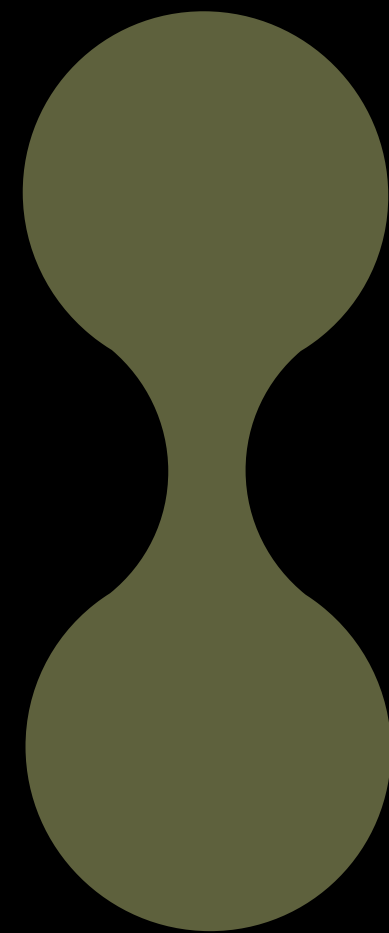
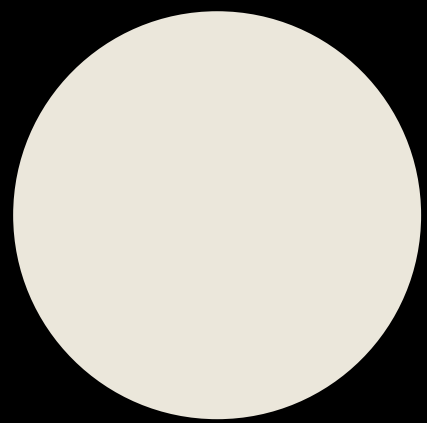
CLINICAL EXPANSION FOR CAMBRIDGE
UNIVERSITY HOSPITALS TRUST

1000 DISCOVERY DRIVE

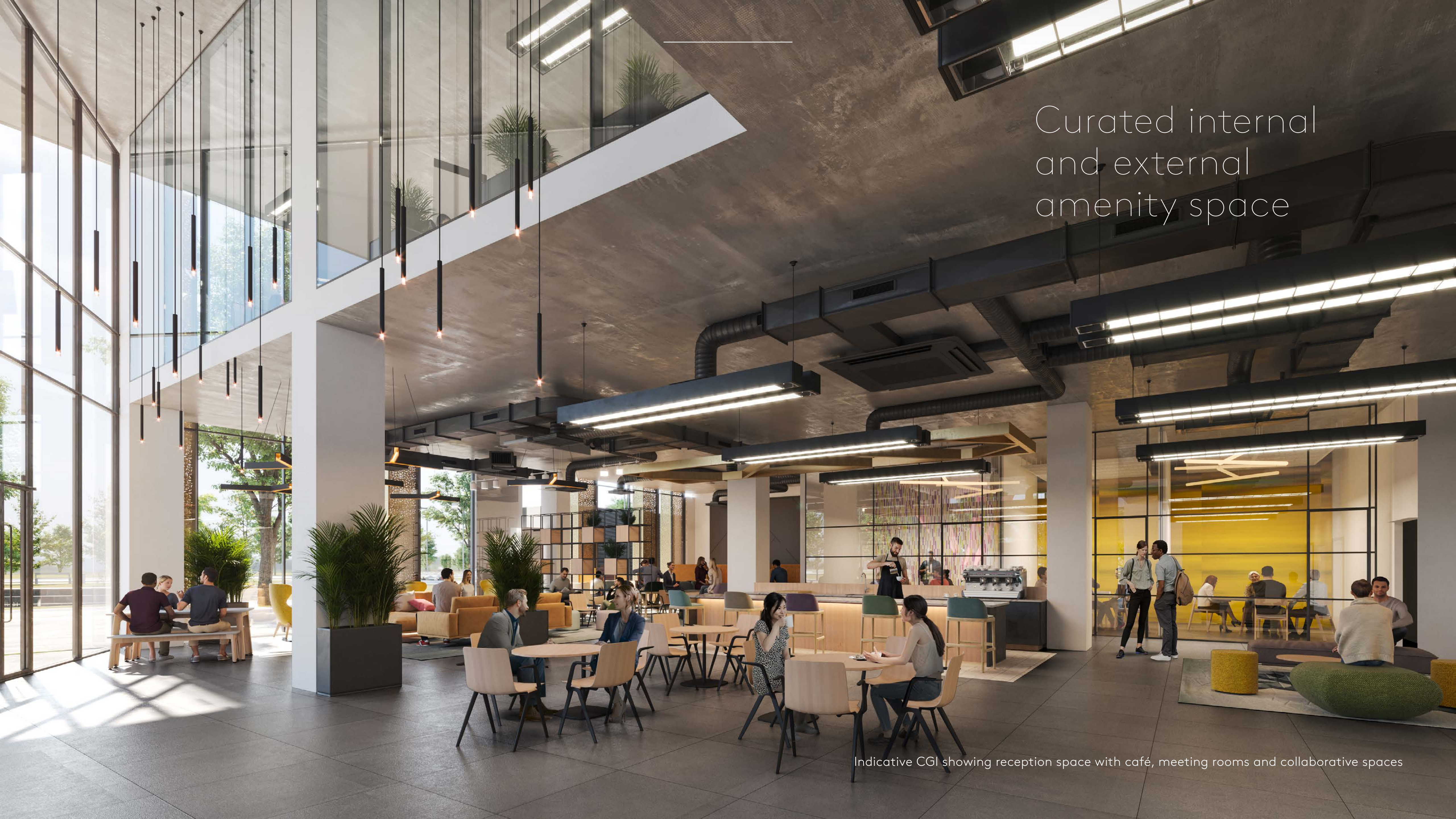
The workspace of choice for ambitious life-science organisations

1000 Discovery Drive is designed to create an environment which supports discovery and innovation. With cutting-edge research teams working side by side, this new building is set to become a focal point for collaboration and the exchange of ideas.

The building can accommodate wet and dry laboratories and office space across all five floors. Subdivision is possible into a range of sizes between approx. 5,000 sq ft and 20,000 sq ft, with up to four occupiers per floor.



Indicative CGI of 1000 Discovery Drive main entrance



Curated internal
and external
amenity space

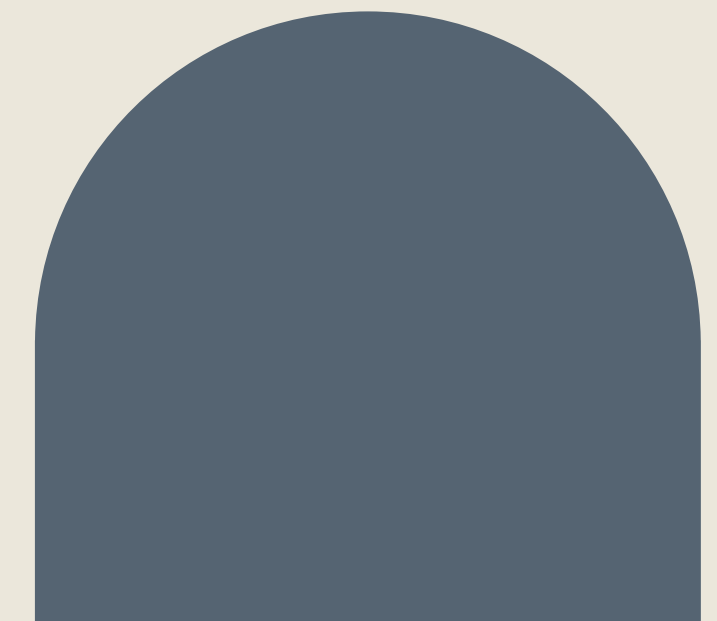
Indicative CGI showing reception space with café, meeting rooms and collaborative spaces



Sustainability at its core

1000 Discovery Drive is targeting a 'BREEAM' rating of 'Excellent'. This will be achieved through a high-performance façade, efficient ventilation and heat recovery, photovoltaic panels, and the use of air source heat pumps in an all-electric building.

Multiple connections to nature are integral to the design. The carefully landscaped grounds are seeded with native varieties and wildflower verges. Additionally, the building's cycle storage, showers and changing facilities support green commuting.



Building details

Prologis will be developing 1000 Discovery Drive to a Shell & Core completion. Individual floors or part floors are available to let with a CAT A contribution for incoming customers, which can be combined with individual fit-out requirements.

The base specification includes:

- 4.425m slab to slab
- 2.75m clear floor to ceiling height
- Laboratory finish - ceiling tiles & heavy duty vinyl floor covering
- Building management system
- Communication services
- Separate service access
- 3 passenger & 1 goods lift
- Shower & changing facilities
- Fully fitted reception/common areas & WCs
- 145 car parking spaces & 9 blue badge spaces
- 200 bicycle spaces
- Resilient sustainable drainage
- Targeting BREEAM 'Excellent'

Schedule of areas*:

LEVEL (Laboratory/Office)	NIA	
	sq m	sq ft
Ground Floor	1,188	12,791
First Floor	1,931	20,783
Second Floor	2,141	23,049
Third Floor	2,141	23,051
Fourth Floor	2,142	23,052
Total	9,544	102,725
GROUND FLOOR AMENITY		
Reception and café	359	3,864
Bookable meeting rooms	22.33	240
Total including meeting and café space	9,925	106,829

*subject to measurement on completion



Ground floor

12,791 SQ FT /
1,188 SQ M



Plans are indicative only and not to scale

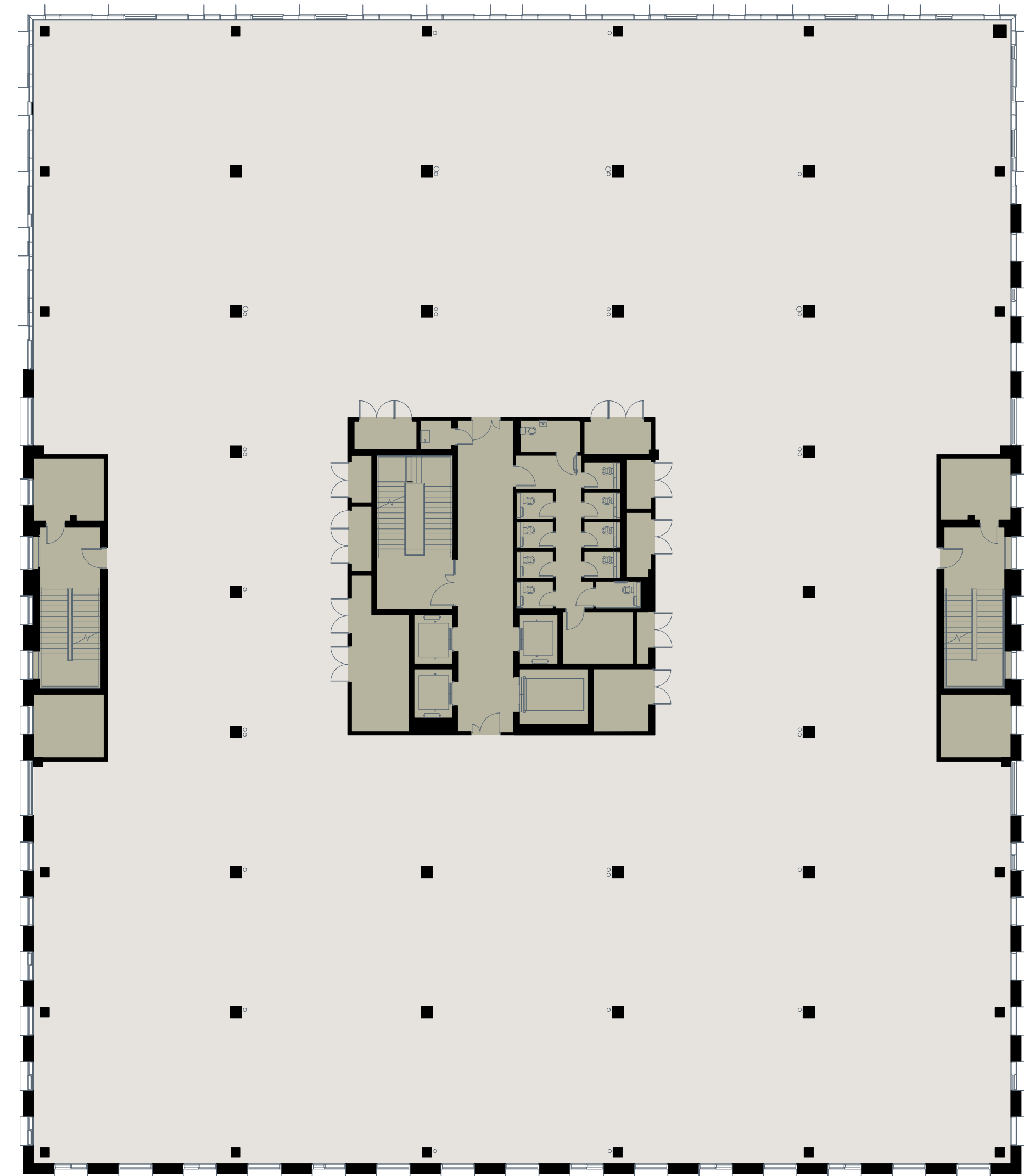


Typical upper floor

23,049 SQ FT /
2,141 SQ M



Plans are indicative only and not to scale





Developed by Prologis

We go beyond simply building: we create communities. We are a forward-looking, customer-centric curator of spaces.

We create dynamic environments where businesses can thrive – where employees enjoy going to work, and benefit from a range of services and amenities.

You're in
trusted hands

Commitments to community and environment

Prologis is dedicated to making a difference through bold commitments – to transform the property industry, serve and regenerate communities, and support sustainability. **And deliver on these commitments across 19 countries.**



£100M

SOCIAL VALUE CREATED

Bringing benefit to local communities through the provision of jobs and training in our new buildings since 2018.



13,108

PRIMARY SCHOOL STUDENTS ENGAGED

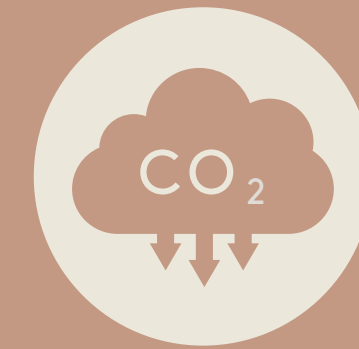
Provided by our sustainability champions in schools, building lasting relationships with local communities.



81

DEVELOPMENTS CERTIFIED BY THE PLANET MARK

Measuring and reducing the carbon emissions embodied in the structure and fabric of our new buildings.



529,820

TOTAL TCO2E EMISSIONS REDUCED

This is the equivalent of over 1 billion miles driven by an average family vehicle.



17,761

ACRES OF RAINFOREST PROTECTED IN THE AMAZON

Mitigating 100% of the embodied carbon in our buildings – over and above Planet Mark certification.



2040

OUR TARGET DATE FOR NET ZERO EMISSIONS

That's across our value chain as a sustainability leader in the commercial property industry.



1

DEVELOPER GLOBALLY AWARDED THE TERRA CARTA SEAL

Proud to be the only developer to receive this accolade for creating a genuinely sustainable market.

Data correct at December 2022



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