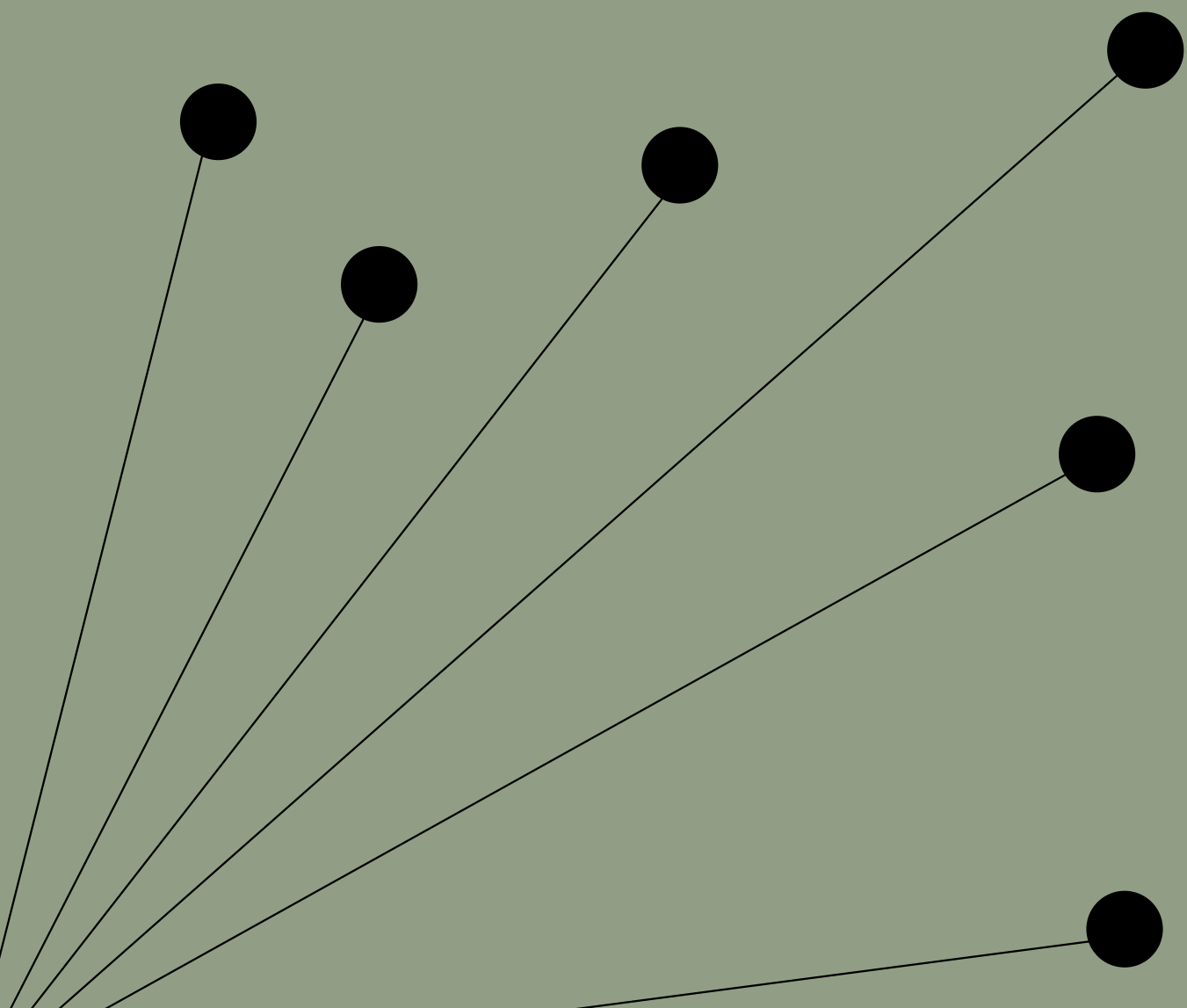




COLLABORATE, CREATE,  
PROGRESS

# 2000 & 3000 DISCOVERY DRIVE





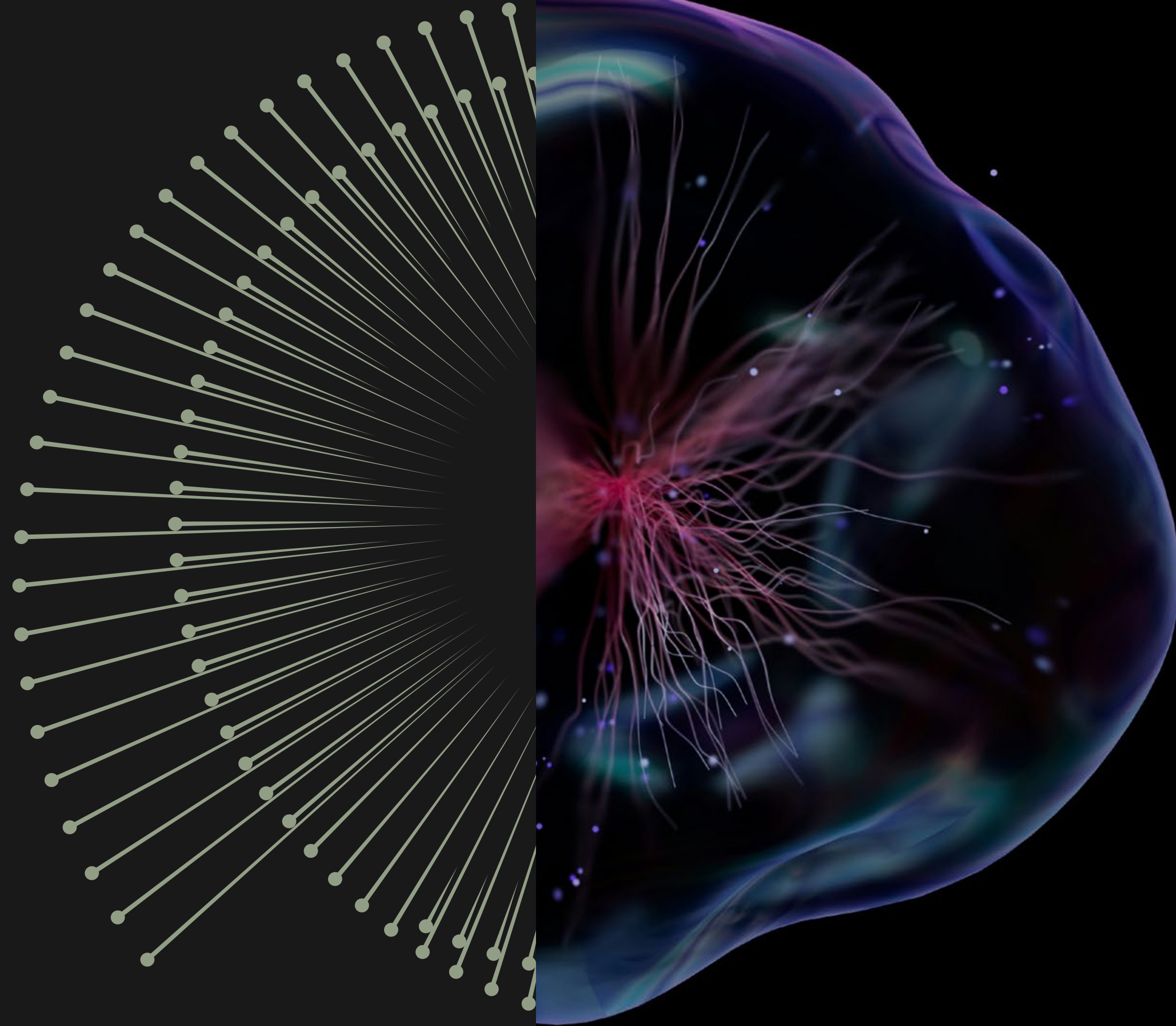


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# Join a community of discovery

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.







1000' Discovery Drive is the second building to complete as part of the Phase 2 expansion at Cambridge Biomedical Campus

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 collaboration solves challenges and creates the conditions for genuine breakthroughs.

2000 & 3000 Discovery Drive are the newest additions to this remarkable campus. Both flexible, multi-occupancy laboratory and office spaces, they offer companies at different stages of growth the opportunity to make themselves at home among outstanding organisations and unparalleled talent.

Space where  
innovation thrives



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# Exceptional facilities, worldwide reputation

Cambridge Biomedical Campus leads in medical science, research, education, and patient care. It uniquely combines top research institutions including the MRC Laboratory of Molecular Biology and the University of Cambridge with major teaching hospitals such as Royal Papworth and Cambridge University Hospitals Trust, and industry giants including GSK, Abcam, and AstraZeneca.

Occupants benefit from exceptional facilities, direct access to clinical expertise, proximity to the NIHR Bioresource, a talented labour pool, and industry collaborations, creating an environment optimised for successful research and development.





From pioneering hospitals to global businesses and Cambridge University's School of Clinical Medicine, Cambridge Biomedical Campus is home to some of the world's most important and impactful scientific and medical organisations.

2000 Discovery Drive

4000 Discovery Drive  
(Future Development)

3000 Discovery Drive





CycleParc, Southern Court



'The Green and The Gardens' Public Art installation by Ryan Gander OBE



The recently completed 1000 Discovery Drive is currently undergoing an extensive fitout including communal cafe



Abcam Landscaped Court

The historic city of Cambridge has long been one of the UK's greenest. The Biomedical Campus, located on the city's southern edge, reflects that green heritage.

There are multiple areas of open space, for relaxation and recreation, aimed at promoting wellness and enjoyment.

The abundant greenery has been carefully landscaped to create a family of courtyards with different atmospheres: some attuned to quiet contemplation, others more sociable – like the Southern Court, a dynamic event space with amphitheatre style step seating.

A wide range of well-maintained paths extend directly into the scenic countryside, perfect for walking or cycling. The Frank Lee Leisure and Fitness Centre hosts a wide range of fitness classes in the gym, cycling studio and indoor pool, and further amenity being brought forward within the future developments.

Spaces to think, meet up, and to relax



# A wealth of everyday amenities

Everything needed from day to day convenience to holistic wellbeing is provided on campus.

- 1

1000 Discovery Drive
- 2

2000 Discovery Drive
- 3

3000 Discovery Drive
- 4

AstraZeneca's Car Park
- 5

AstraZeneca's Hub Building
- 6

AstraZeneca's Disc
- 7

MRC
- 8

Royal Papworth
- 9

Addenbrooke's (Cambridge University Health Trust)
- 10

Car Park 2
- 11

Frank Lee Centre
- 12

Cancer Research UK Institute
- 13

Addenbrooke's Treatment Centre
- 14

Clinical School
- 15

Rosie Maternity Hospital
- 16

Ryan Gander Public Art
- 

Leisure and wellness facilities
- 

Bookable auditorium/meeting space
- 

Cafe/coffee shop
- 

Amazon lockers
- 

Retail
- 

Bar/restaurant/canteen
- 

Nursery
- 

Bank
- 

Foodtruck
- 

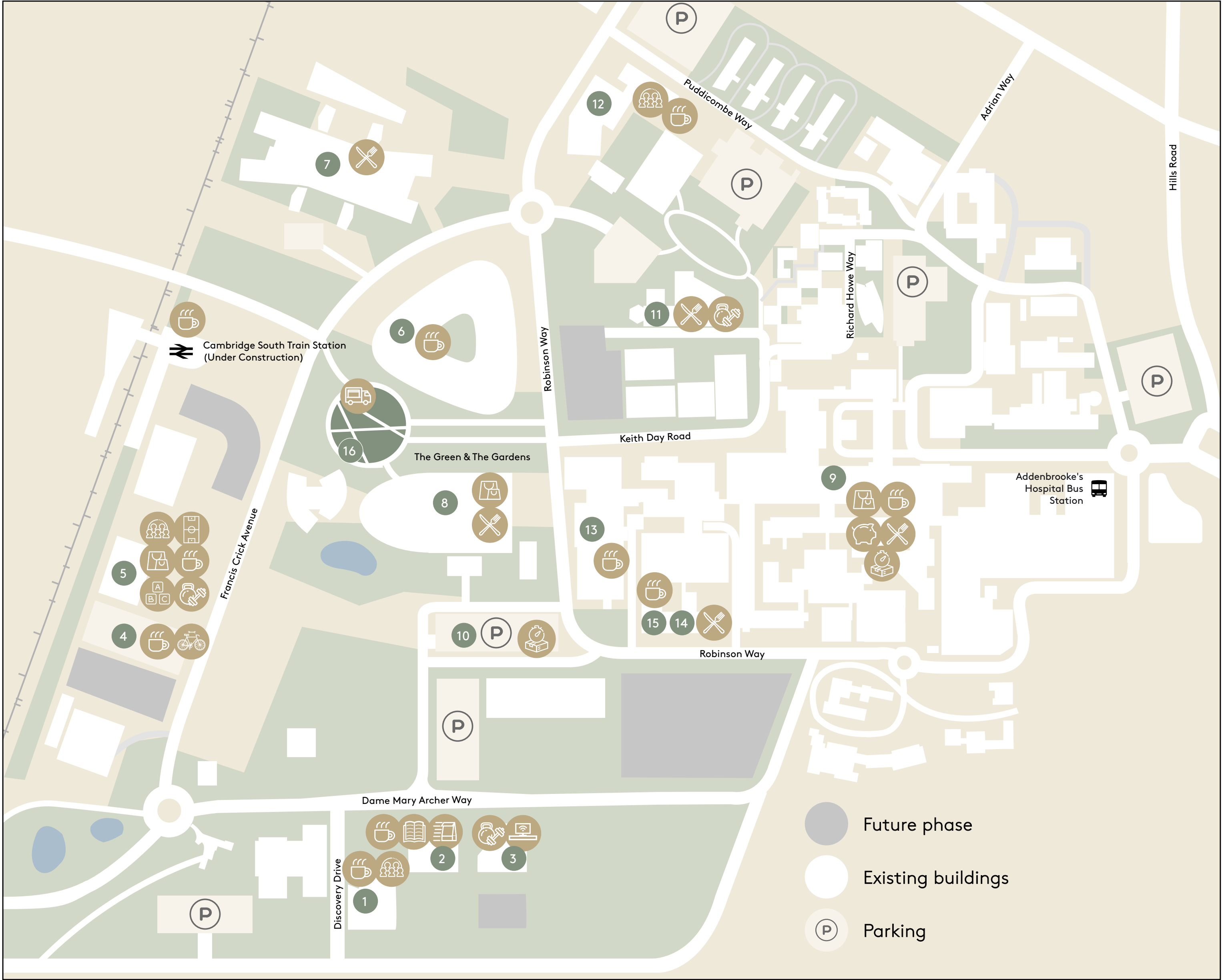
Bike servicing station
- 

Touchdown/flexible working space
- 

Touchdown/library space
- 

Sports court
- 

Grab & Go





Located to the south of the city, Cambridge Biomedical Campus is arguably the city's most prominent and accessible business hub. The city centre, with Cambridge railway station, is just 10 minutes by bus and 15 minutes by bike, while from mid-2025, the campus will be served by a dedicated rail station, Cambridge South.

Central London is reachable in under an hour, as is Stansted Airport.

#### BY BUS

60 services an hour to Cambridge city centre

#### BY BIKE

Multiple dedicated cycleways – 10 minutes to city centre

#### BY TRAIN

From Cambridge railway station

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

*\*Current estimate as of December 2024*

Connected to  
excellence



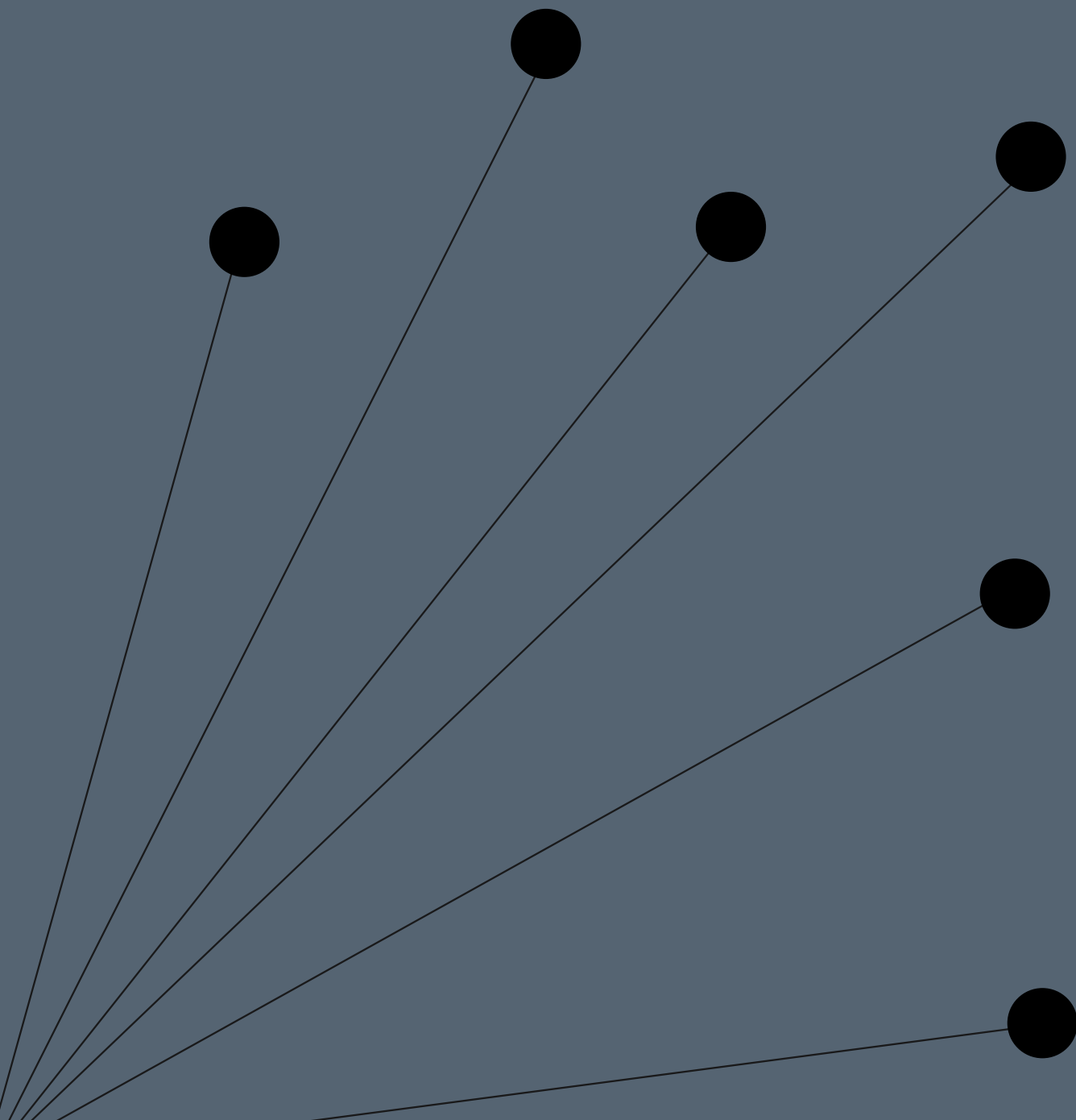


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'The opportunities across campus for collaboration between talent from world-leading organisations accelerates new discoveries and translation into products, improving lives locally and globally.'

**Dr Kristin-Anne Rutter**

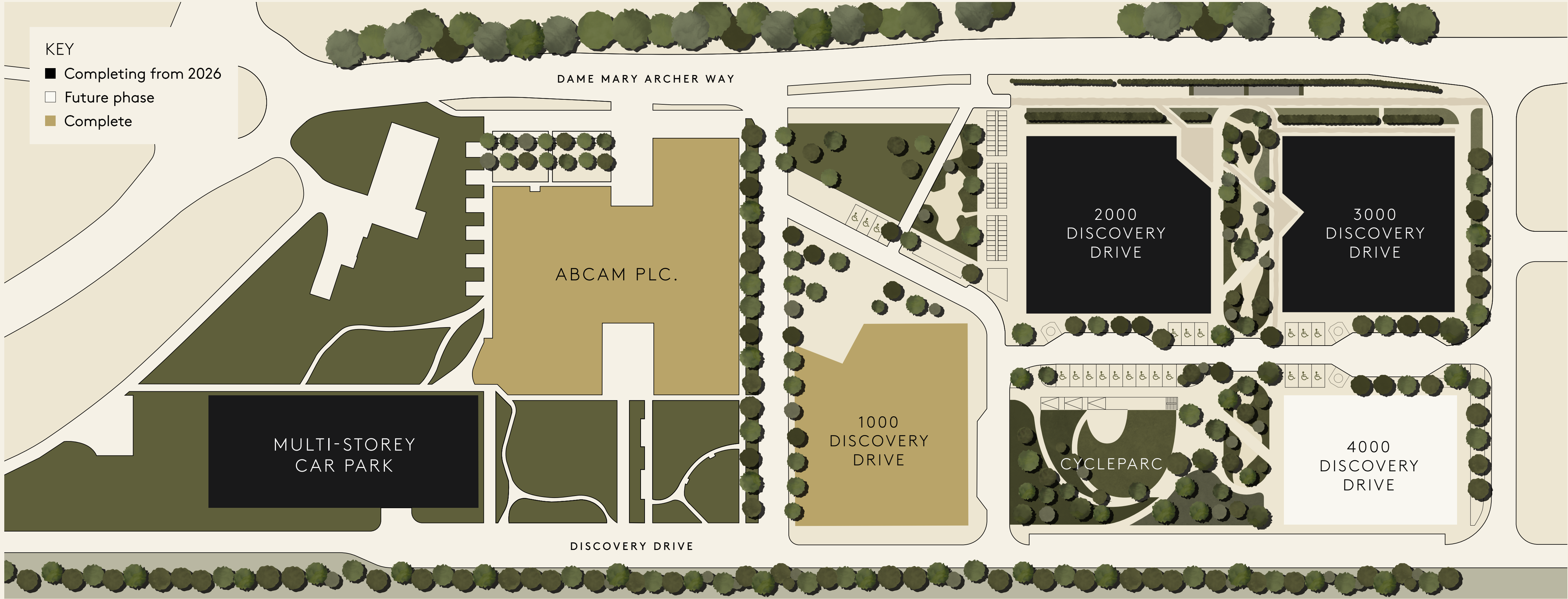
Executive Director, Cambridge University Health Partners





# Expanding to welcome the next generation of life science enterprise

The Phase 2 expansion of the Cambridge Biomedical Campus is located to the south of Dame Mary Archer Way. The masterplan design ensures a landscape first approach, with a series of expansive landscaped courts acting as a setting to the laboratory and office buildings. The new Southern Court and elevated grassland meadow above the CycleParc provides seating, meandering paths and a flexible events space to promote wellbeing.







## A game changer for cyclists

As part of a cycle-friendly city, the campus already offers excellent accessibility for cyclists. Discovery Drive takes this to the next level with its innovative CycleParc, providing nearly 500 secure, covered cycle spaces (including spots for oversized and cargo bikes) and well-equipped bike repair stations. Nestled into the landscape within a semi-sunken arc, it is a short walk to the buildings which feature exemplary showers and changing facilities.

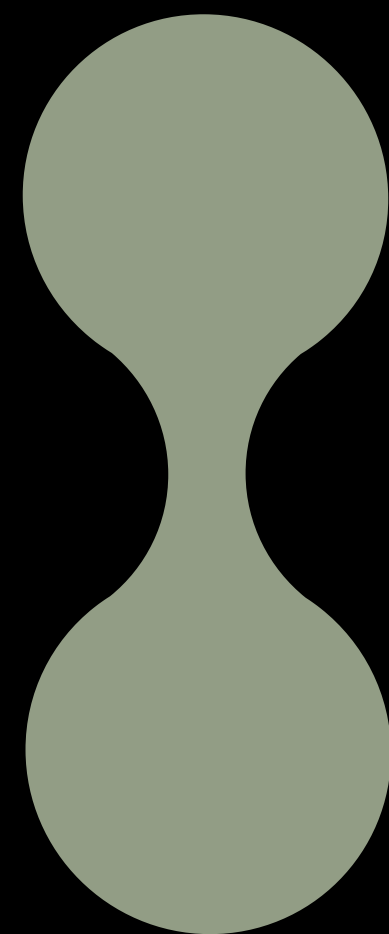
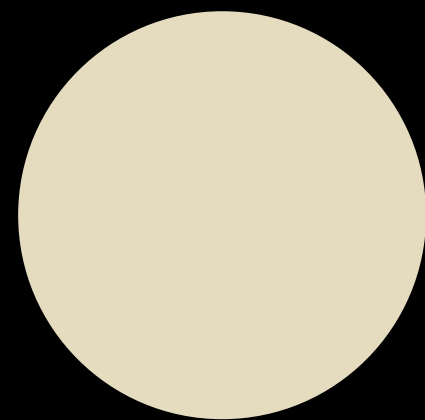
The CycleParc structure is covered with grassland and features amphitheatre-style seating, giving it a dual purpose for those who work here



# The workspace of choice for ambitious life science organisations

2000 and 3000 Discovery Drive have been designed to create an environment which supports discovery and innovation. Cutting-edge research teams will work side by side in this family of buildings along Discovery Drive, resulting in a world-leading cluster that fosters collaboration and facilitates idea exchange.

2000 Discovery Drive and 3000 Discovery Drive can accommodate wet and dry laboratories and office space across all six floors. Subdivision is possible into a range of sizes between approx. 10,000 sq ft and 20,000 sq ft, with up to 2 occupiers per floor.







Indicative CGI of 2000 and 3000 Discovery Drive



# What to expect from a Discovery Drive building

Prologis will be developing the buildings to a shell & core completion. Individual floors or part floors are available to let with a CAT A contribution for incoming customers. This can be combined with individual fit-out requirements.



4.35M SLAB TO SLAB



8 AIR CHANGES PER HOUR



ISO-1 VIBRATION PERFORMANCE TO BE ACHIEVED IN MORE THAN 90% OF AREAS



325MM SLAB THICKNESS WITH A 5KN/M2 LOADING CAPACITY



125+ CAR PARKING SPACES\*

*\*In MSCP per building*



200+ BICYCLE SPACES WITH 9 ELECTRIC CHARGERS\*

*\*Per building*



TARGETING BREEAM EXCELLENT AND EPC A



6.6M X 8.1M GRID LAYOUT





The combined result is aimed to deliver a BREEAM rating of 'Excellent', as well as ensuring efficient operations

## Sustainability at the core

Both 2000 and 3000 Discovery Drive are designed with sustainability at their core. Embracing passive design principles, the high-performance façades balance glazing with solar shading to maximise the efficiency of ventilation and heat recovery.

The buildings will be all-electric, with power generated on-site through photovoltaic panels and air source heat pumps.

The external campus design closely connects to the local landscape, sustainably managing site water and positively boosting and exceeding biodiversity targets through the use of native trees, plants and wildflowers within the expansive lawns and rain gardens.

Further, to encourage staff to enjoy that landscape through green commuting, Discovery Drive benefits from exemplary cycle integration, showers and changing facilities.



# Schedule of floor areas

2000 Discovery Drive\*:

LEVEL (Laboratory/Office)	NIA	
	sq m	sq ft
Ground Floor	854	9,196
First Floor	1,806	19,437
Second Floor	1,935	20,825
Third Floor	1,935	20,825
Fourth Floor	1,935	20,825
Fifth Floor	1,935	20,825
Total	10,400	111,933
GROUND FLOOR AMENITY		
Reception and Front of House	281	3,025
Grab & Go	53	570
Total	334	3,595

3000 Discovery Drive\*:

LEVEL (Laboratory/Office)	NIA	
	sq m	sq ft
Ground Floor	527	5,676
First Floor	1,713	18,441
Second Floor	1,794	19,306
Third Floor	1,794	19,306
Fourth Floor	1,794	19,306
Fifth Floor	1,794	19,306
Total	9,416	101,340
GROUND FLOOR AMENITY		
Reception and Front of House	272	2,928
Amenity Space	359	3,864
Total	631	6,792

\*Subject to measurement on completion



Indicative CGI





AMENITY

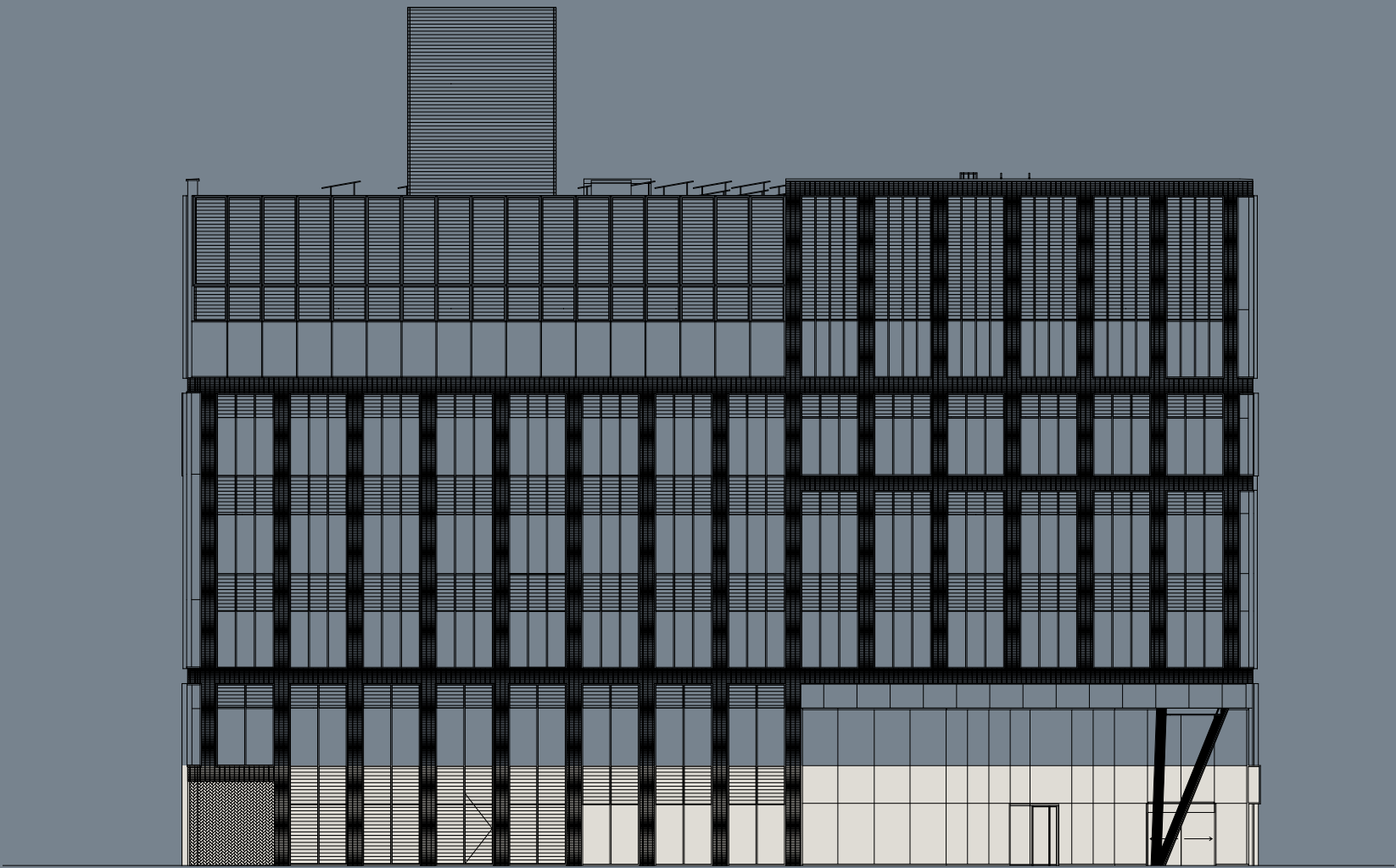
Grab'



2000 DISCOVERY DRIVE

# Ground floor

854 SQ M  
9,196 SQ FT



Plans are indicative only and not to scale

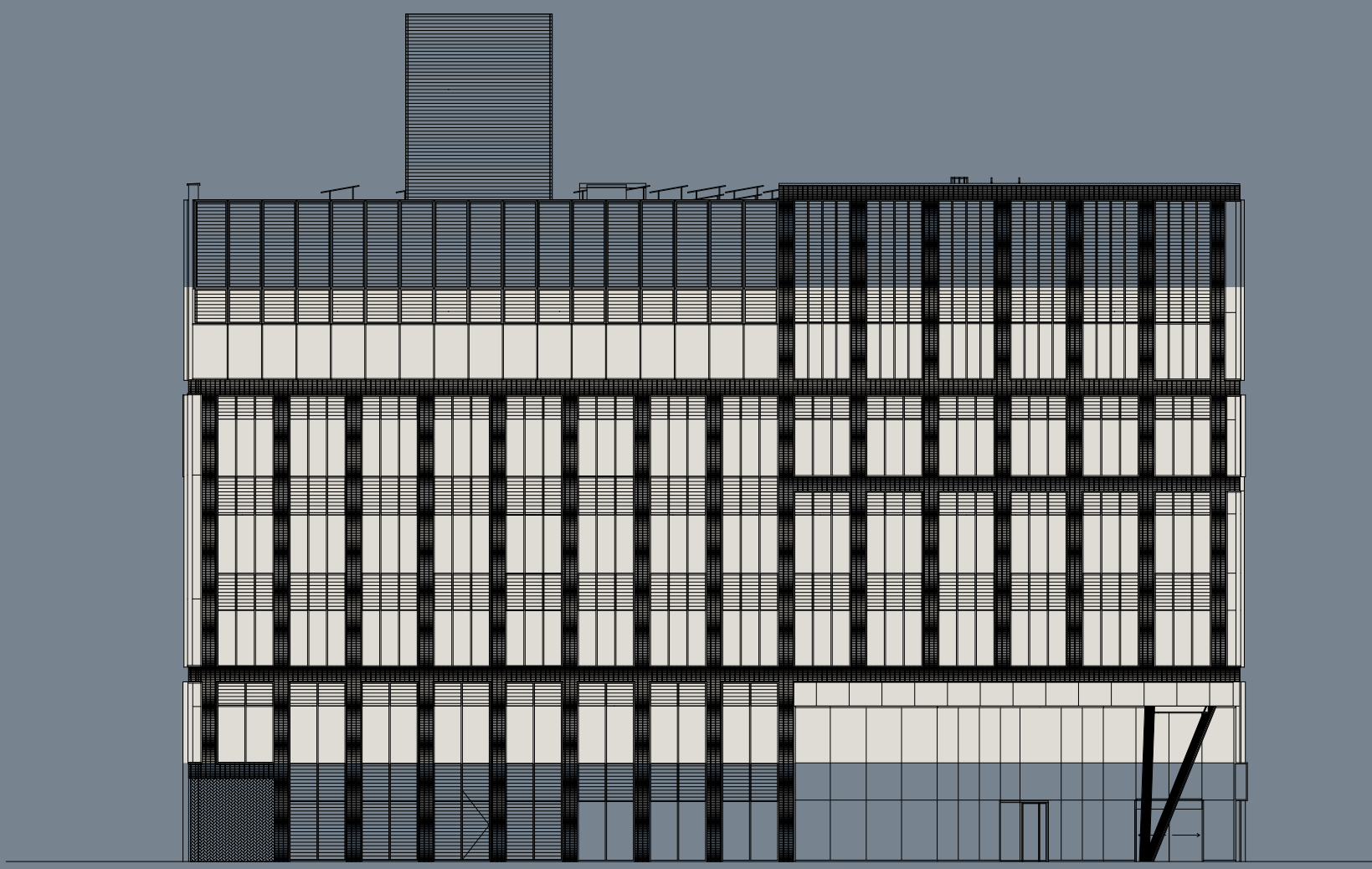




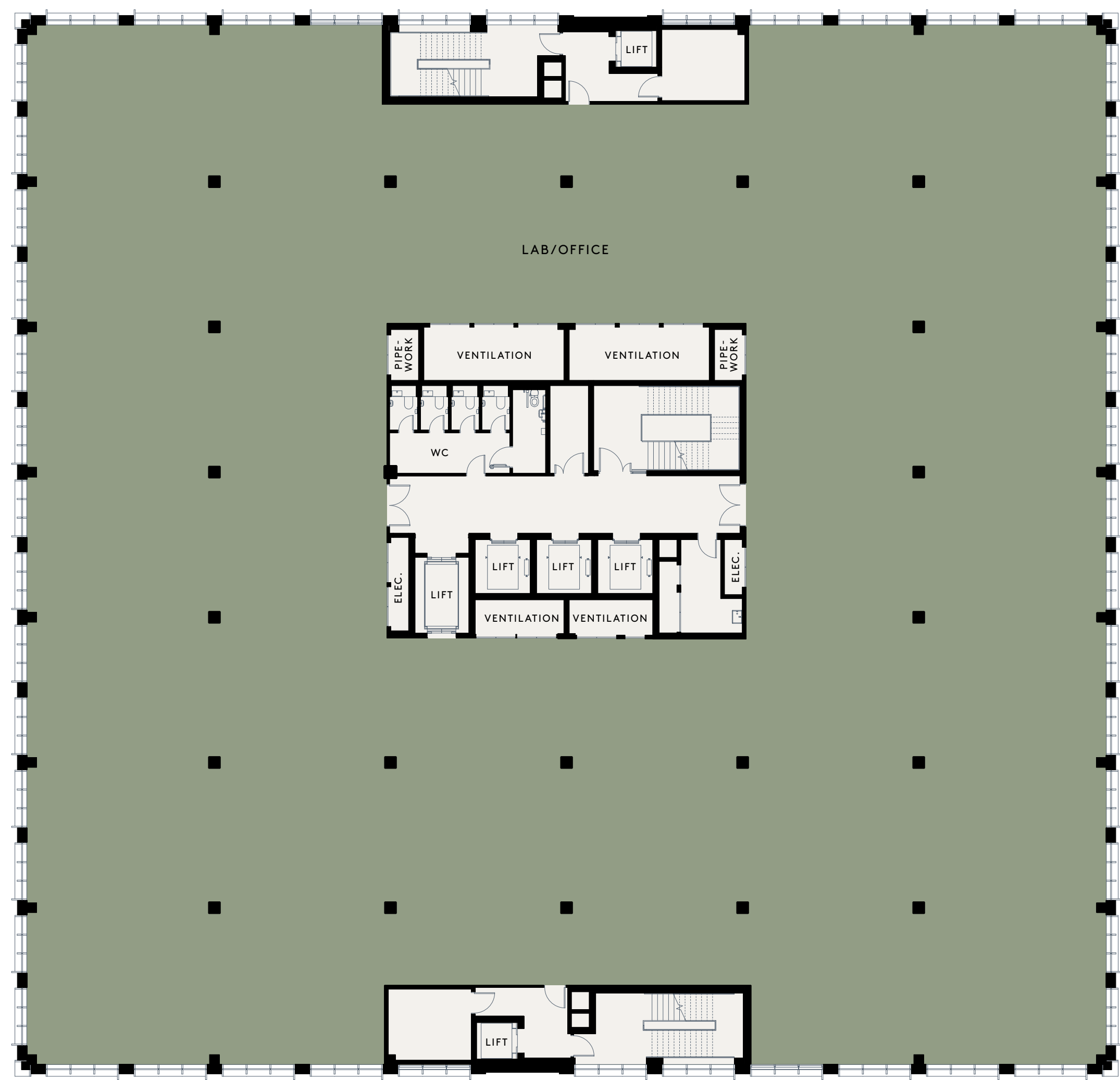
2000 DISCOVERY DRIVE

# Typical upper floor

1,935 SQ M  
20,825 SQ FT



Plans are indicative only and not to scale

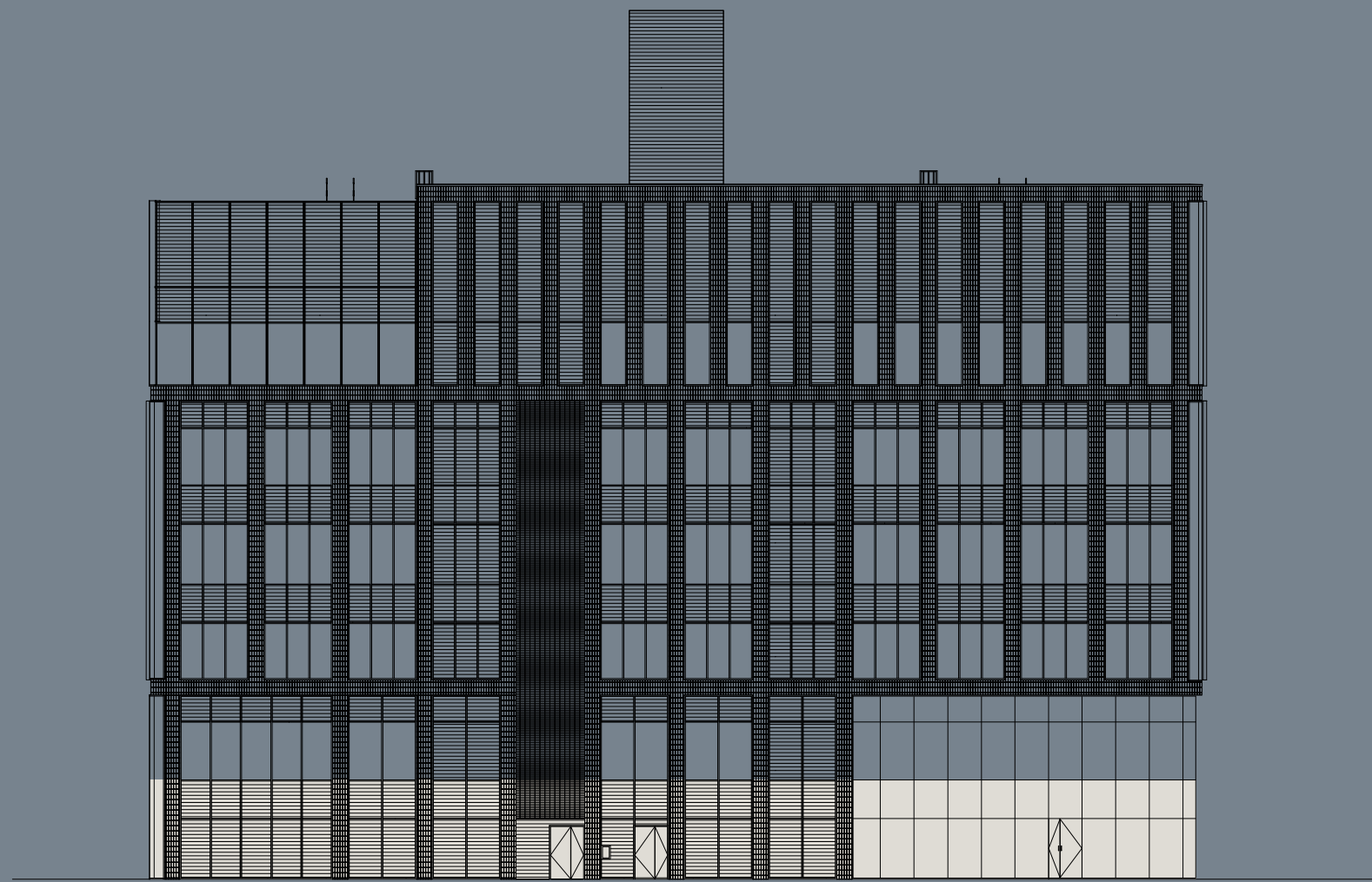




3000 DISCOVERY DRIVE

# Ground floor

527 SQ M  
5,676 SQ FT



Plans are indicative only and not to scale



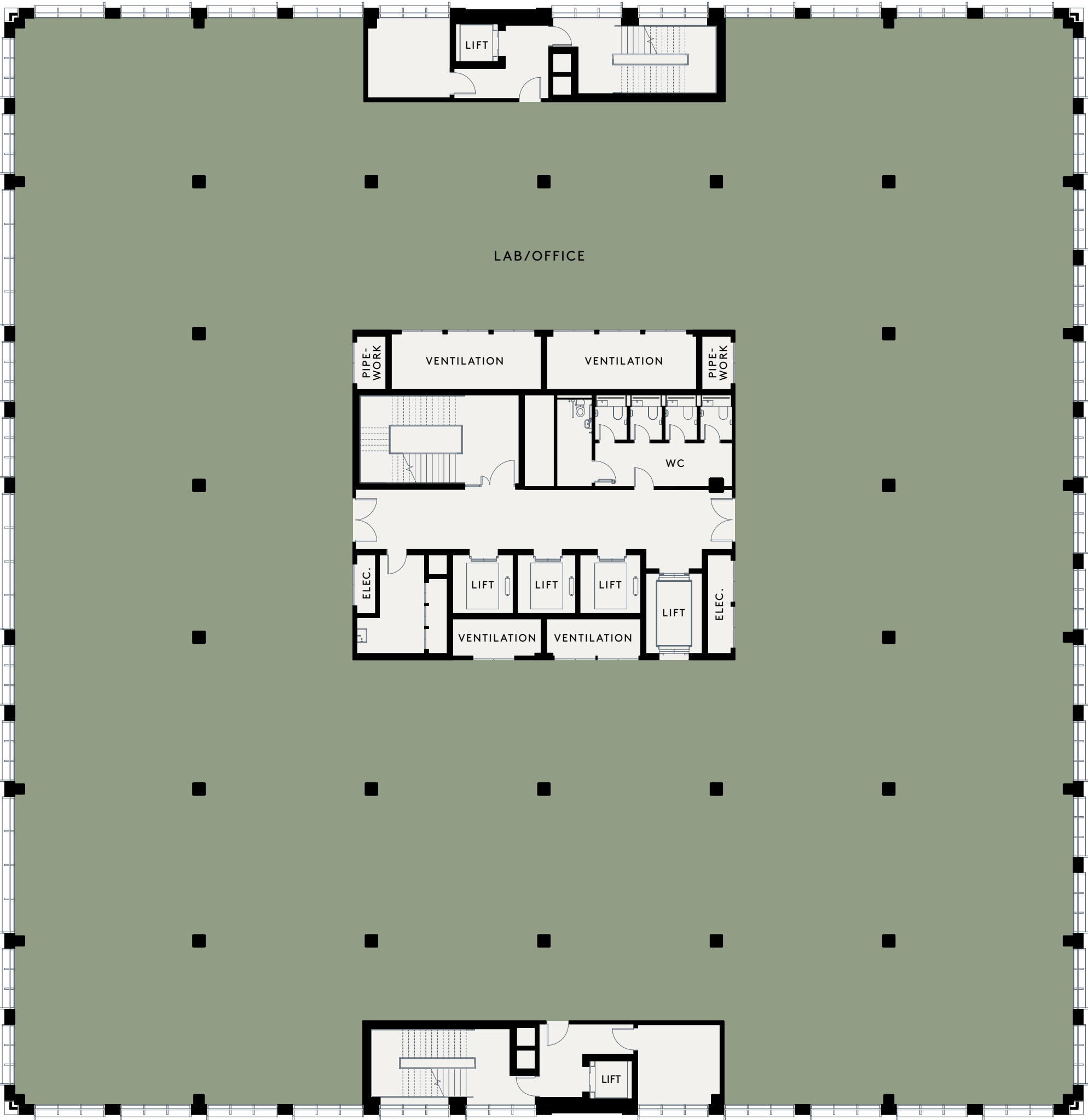
3000 DISCOVERY DRIVE

# Typical upper floor

1,794 SQ M  
19,306 SQ FT



Plans are indicative only and not to scale





# Developed by Prologis

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

Data correct at June 2024



£125M

CONSTRUCTION  
SOCIAL  
VALUE CREATED

Since 2018 alone, this is a measure of the benefit we have brought to local communities through the provision of jobs and training in our new buildings.



13,544

PRIMARY SCHOOL  
STUDENTS  
ENGAGED

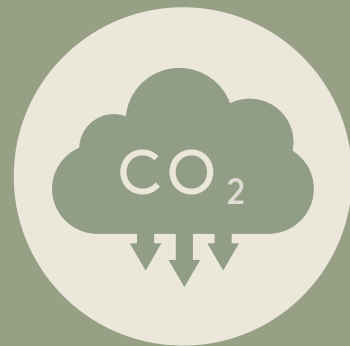
Our sustainability champions work with local schools, building lasting relationships with local communities and inspiring the next generation of innovators.



88

DEVELOPMENTS  
CERTIFIED BY THE  
PLANET MARK

Evidence of how we measure and reduce the carbon emissions embodied in the structure and fabric of our new buildings.



645,389

TOTAL TCO2E  
EMISSIONS  
REDUCED

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



18,078

ACRES OF  
RAINFOREST  
PROTECTED IN  
THE AMAZON

By 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

We're proud to be the only developer to receive this accolade for creating a genuinely sustainable market.





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