

The  
Dirac  
Building

ST JOHN'S  
**i**NNOVATION  
PARK

# Vision becoming reality



[www.diracbuilding.com](http://www.diracbuilding.com)



St John's Innovation Park, Cambridge, owned by St John's College, University of Cambridge, is an integral part of the North Cambridge research and development cluster.

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PLANNING APPROVED

# An exciting community

St John's Innovation Park provides a thriving working environment for innovative R&D, technology and life science companies of all sizes and is home to an exciting community of organisations including Samsung, Qualcomm, DarkTrace, Raspberry PI, PwC, Mewburn Ellis and IESO Digital Health.

Further development of the Park to enable it to continue to support these dynamic and ambitious companies and welcome new organisations to the site has long been part of the strategic vision of St John's College. The Dirac Building represents the next phase of that vision becoming reality. On completion the development will deliver two office buildings, a new transport hub and gym in the north western corner of the Park.



## The Working Environment

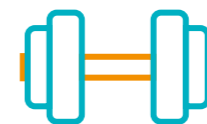
The working environment has never been more in focus. At St John's Innovation Park, occupiers benefit from a range of on-site facilities including:

- Conference & meeting room facilities.
- Bistro/restaurant (eat in or takeaway).
- Large landscaped areas to maximise enjoyment of outside spaces.
- Shower facilities.
- Cycle storage.

This next phase of development will add a gym, available to all Park occupiers, and multiple new showers and locker/drying facilities.

In addition, the Park enjoys an active social community with regular sporting, networking and social events throughout the year offering the ideal opportunity for occupier's to get to know each other in less formal surroundings.

# Work sweet work





The 85,000 sq ft Dirac Building and neighbouring transport hub - incorporating a gym and extensive shower facilities - forms the next phase of development and highlights the College's ambitions for St John's Innovation Park.

The Dirac Building has been designed with 'intelligent building' and 'smart office' best practice principles in mind; utilising technology and process to create a safer and more productive environment for occupiers, in addition to greater operational efficiency. Being mindful of the environmental impact of both the construction and onward management of these buildings is a priority for the College, as is the health and wellbeing of occupiers and visitors.

The development is aiming to be best in class, targeting a BREEAM 'Excellent' rating. A WiredScore 'Platinum' Certification has already been achieved.



# Smart & intelligent



The Dirac Building  
Looking to  
the Future



The Dirac Building will deliver advanced work-spaces, ideal for the next generation of technology disruptors and innovators via:

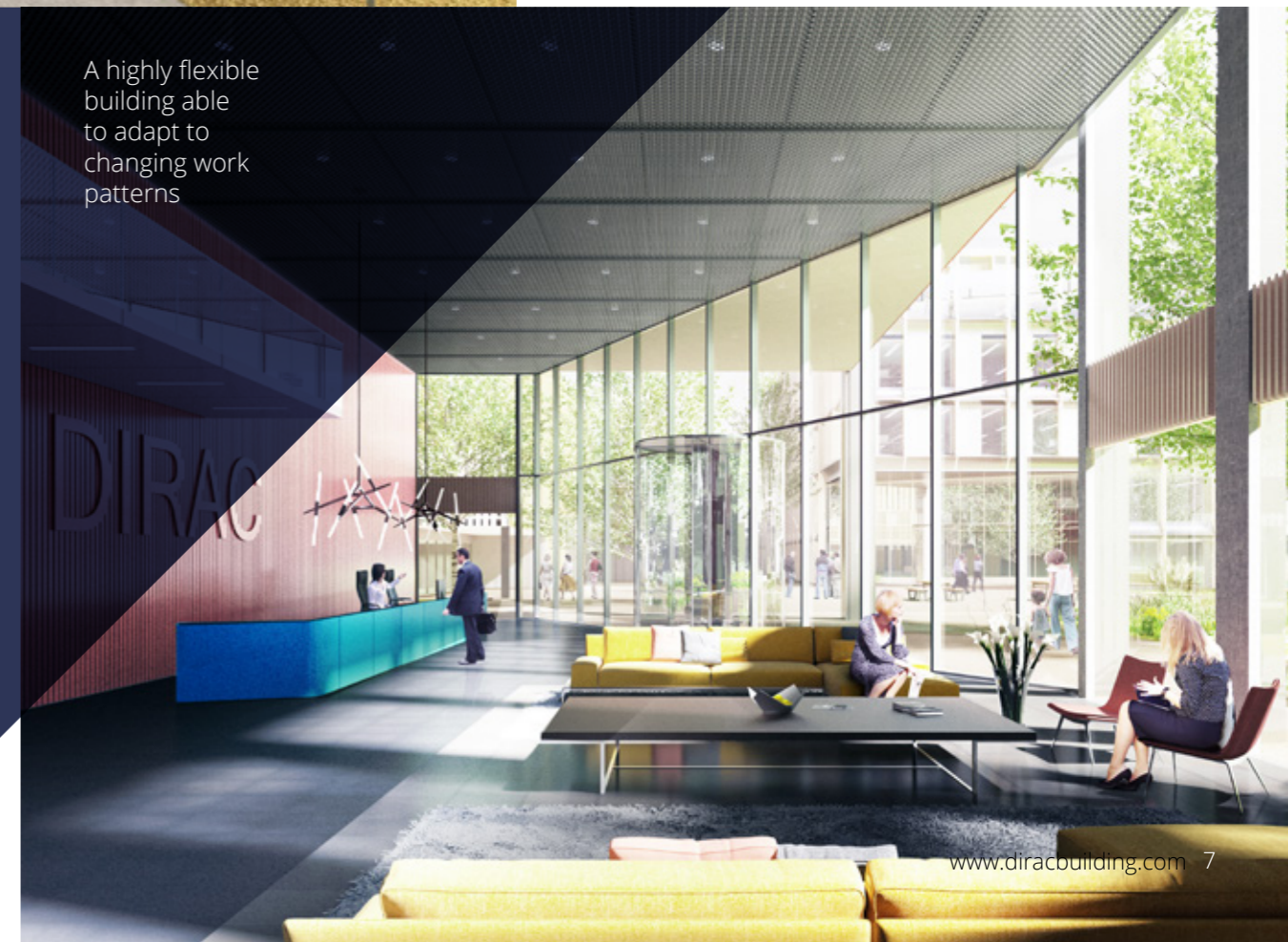
- An accessible, well-connected, best-in-class building, benefiting not only those that occupy it but also the wider Park community.
- An enhanced Park landscape for all, maintaining a good balance between the built and natural environment.
- Additional amenity and enriched public realm focused on the health and wellbeing of all those at the Park.
- BCO ventilation standards will be exceeded by over 30% throughout the building.

Covid secure design elements have been built in to the specification, including:

- Minimal touch points - use of automatic doors where feasible.
- Automatic WCs and wash hand basins.
- Use of state of the art management tools, technology and process to create a safer and more productive environment for occupiers.



A highly flexible building able to adapt to changing work patterns







Striking external  
terrace space,  
ideal for  
meetings and  
relaxation



# Floor plans and specification

Column free, open plan flexible floor space.  
Suspended ceiling and LG7 lighting throughout.  
Double-height entrance / reception area.

**Services installation:** 1:8m<sup>2</sup>

**Floor loading:** 3.3kN/m<sup>2</sup>

**Floor to ceiling:** 2850mm (target)

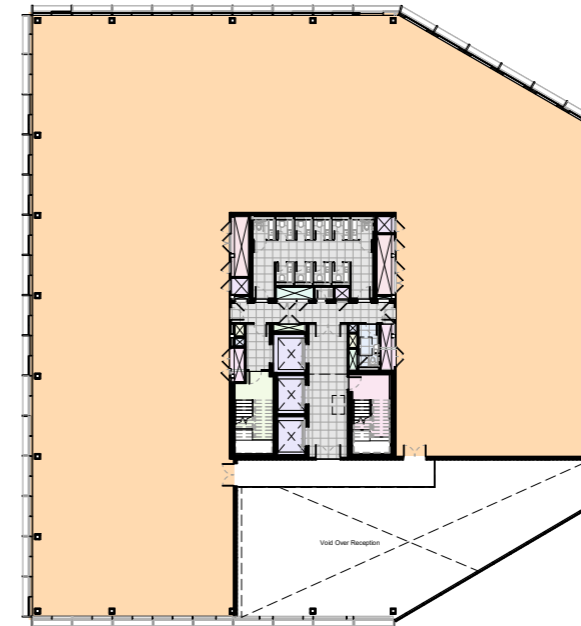
**Floorplate size:** 17,000 sq ft

**EPC rating:** A (target)

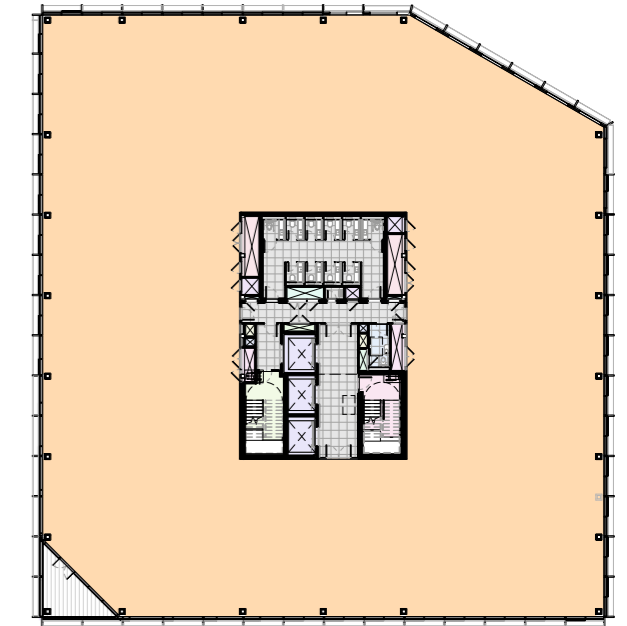
Level	ft <sup>2</sup> (net)	m <sup>2</sup> (net)
5	15,625	1,452
4	17,053	1,584
3	16,870	1,567
2	16,867	1,567
1	13,638	1,267
G	5,517	513
<b>Total</b>	<b>85,570</b>	<b>7,950</b>
Reception	2,680	249
2nd Floor Terrace	203	19
5th Floor Terrace	1,518	141



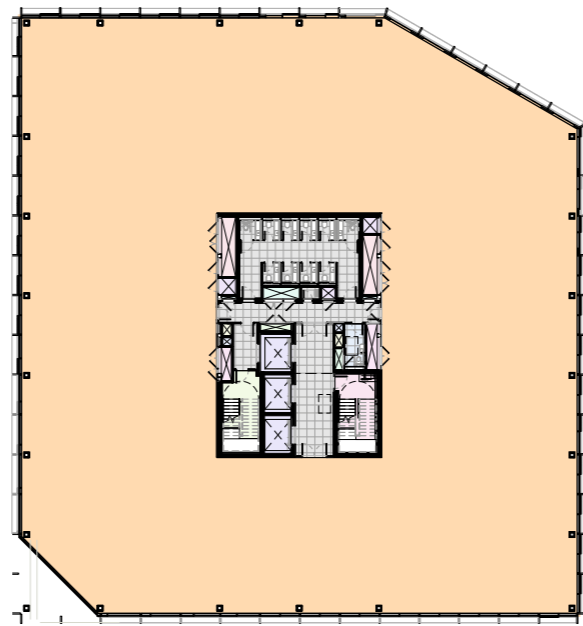
Ground Floor: 5,517 sq ft / 513 sq m



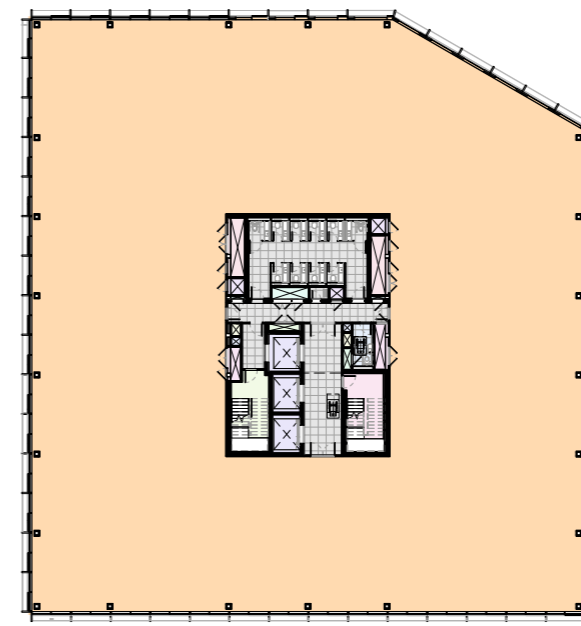
First Floor: 13,638 sq ft / 1,267 sq m



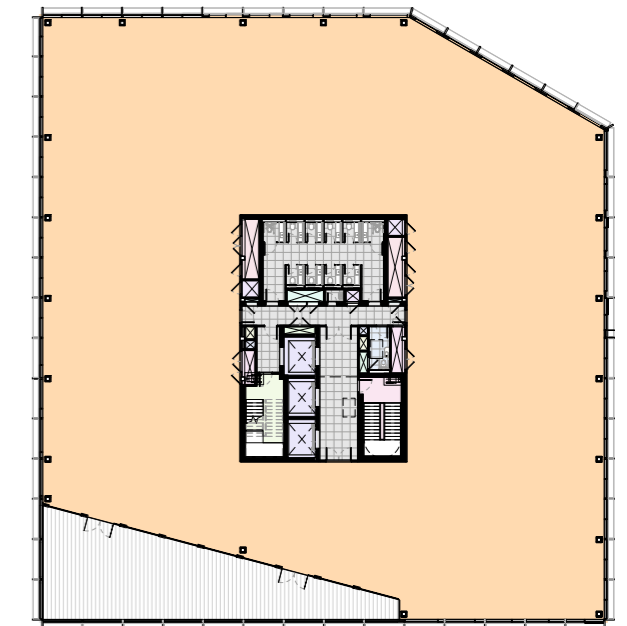
Second Floor: 16,867 sq ft / 1,567 sq m



Third Floor: 16,870 sq ft / 1,567 sq m



Fourth Floor: 17,053 sq ft / 1,584 sq m



Fifth Floor: 15,625 sq ft / 1,452 sq m



# Green & multi-functional

The landscape scheme will create a quadrant like campus, the focal point of which will be a central area incorporating a variety of soft and hard landscaped spaces to create a variety of aesthetic, functional and amenity opportunities. Green links between buildings will connect the landscaped character around the site edges to the central area and perimeter access to each building will create an emphasis on pedestrian use in the centre of the site.





# Appealing & Sustainable

Planting plays a central role in defining the character of the spaces. The planting species have been selected based on the following principles:

- To provide year-round interest – combining a robust, structural, evergreen planting base with a herbaceous palette.
- Selecting species which specifically attract wildlife and insects.
- Selecting key species to act as focal points, including specimen shrubs and multi-stem trees.
- Promoting sustainable planting throughout and improve local biodiversity.

Green spaces can reduce the ambient temperature of cities by 1°C, thus reducing the urban heat island and harmful city smog.

The transport hub will also incorporate a green roof. Green roofs act as sinks for CO<sub>2</sub>, the gas responsible for climate change. For each 100 square metres of green roof, the gas responsible for the greenhouse effect is reduced by 1.8 tonnes per year. The pollution emitted by 15 cars in a year can be removed by 100 square metres of green roof.





**Location**



St John's Innovation Park is located north-east of Cambridge city centre - close to the A14 dual carriageway, with excellent road communications via the A14, M11 and A1 - making it ultimately accessible from the new housing growth areas of Waterbeach and Northstowe.

Stansted Airport is approximately 30 minutes' drive via the M11. Cambridge is 48 minutes by rail service to London. The Cambridgeshire guided busway and Cambridge North Train Station are a short walk away. The Park also runs a shuttle bus service to and from Cambridge North Train Station. Available to all occupiers the shuttle service makes the use of public transport a very convenient option for employees. The future Cambridge South Train Station will ensure the Cambridge Biomedical Campus is also just minutes away.

**By Road (miles)**

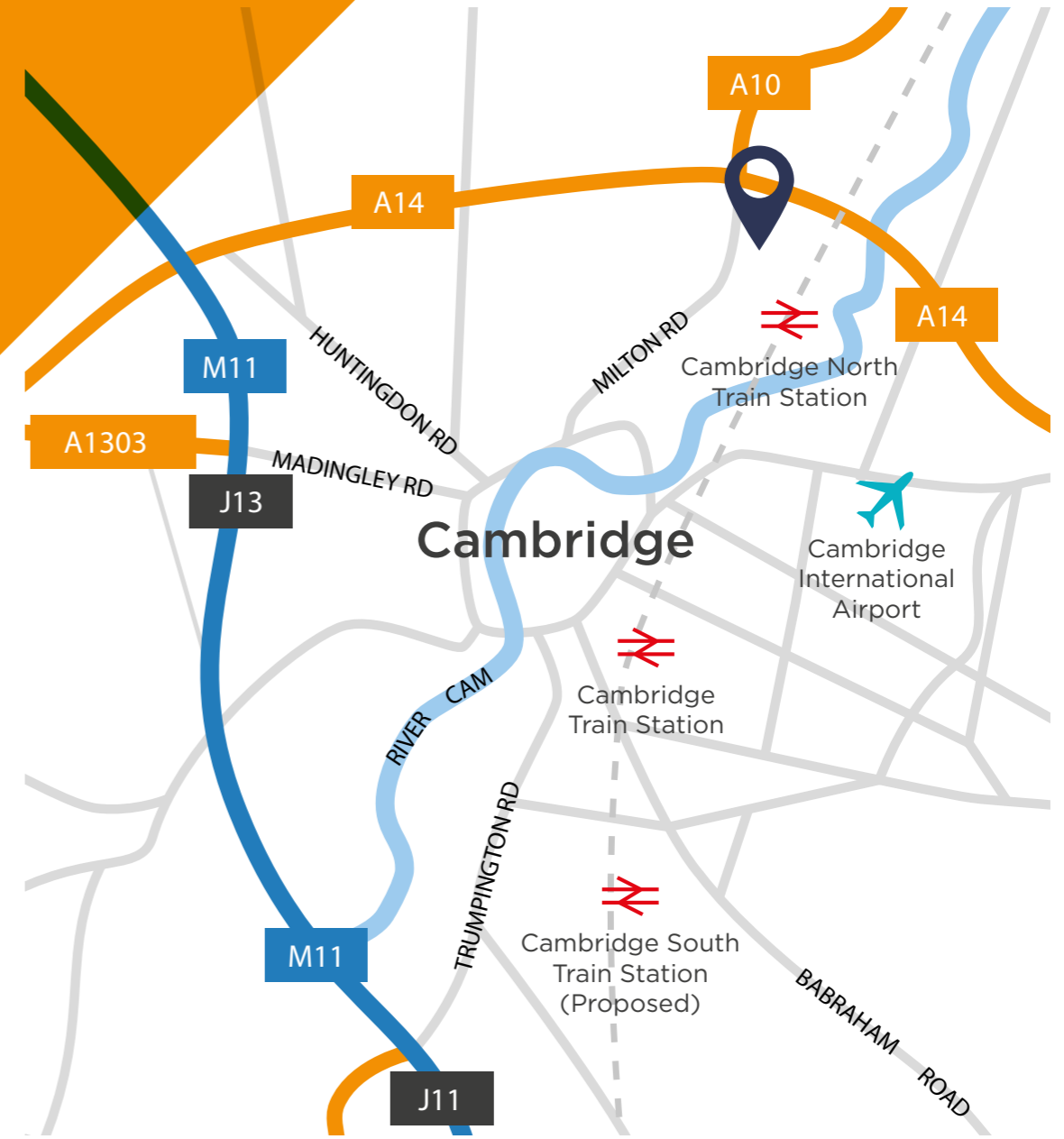
- M11 Junction 14 - 3.5
- Cambridge City Centre - 3
- London Stansted Airport - 32
- London - 63

**By Rail (mins approx)**

- From Cambridge North Train Station
- London - 55
- London Stansted Airport - 35
- Central Cambridge - 4
- Waterbeach - 4
- Ely - 12

**By Cycle (mins approx)**

- Cambridge North Train Station - 5
- Cambridge City Centre - 12
- Cambridge Biomedical Campus - 21
- Milton Park & Ride - 7



Well connected





### Paul Adrien Maurice Dirac (1902-1984)

Paul Dirac came to St John's College in 1923 to read for a PhD in Mathematical Physics, having already received his BSc from Bristol. After having his doctorate conferred in 1926, he remained associated with St John's until his death in 1984; firstly as a Title A (Research) Fellow from 1927-32, then as a Professorial Fellow from 1932-69, while he held the post of Lucasian Professor of Mathematics in the University. He remained a Fellow of the College from 1969-84 under Title D, whilst ending his career as Professor of Physics at Florida State University (1971-84).

Throughout his career he made numerous contributions to the fields of quantum mechanics and quantum electrodynamics, the latter of which he is regarded as the founder of. Amongst other things, he predicted the existence of anti-matter and formulated the relativistic equation for the electron.

His distinguished career garnered him many honours and plaudits. He was elected Fellow of the Royal Society in 1930, going on to receive many of its top awards: Royal Medal in 1939, Bakerian Lecture in 1941 and the Copley Medal in 1952. In 1933 he shared the Nobel Prize for Physics with Erwin Schrödinger for the discovery of new productive forms of atomic theory. He was awarded the Order of Merit (OM) in 1973, an Honour restricted to 24 living persons at any one time.



St John's College (Owner)



Development Manager

For further details regarding any aspect of the proposed development, please contact St John's College property advisors, Savills.



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