

where **science**
meets **nature**



8 self contained flexible laboratory suites providing 120,157 sq ft in the heart of the South Cambridge Science Cluster



Computer generated image is indicative only

Each suite is self contained with dedicated on floor plant space and highly adaptable for Biology, Chemistry, GMP and Pilot Production



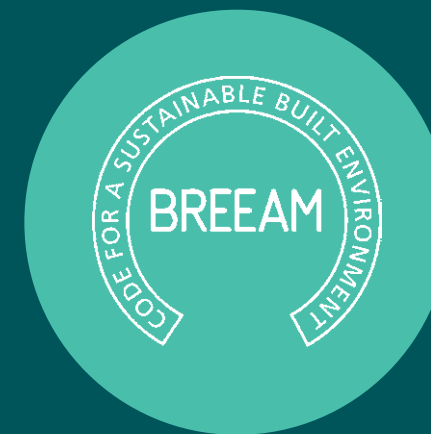
Key features



120,157 sq ft
of laboratory
& office space



5,462 sq ft
of amenity
space



**BREEAM
Excellent**



**Dedicated
shuttle bus
service**



**Landscaped
pedestrianised
mews**



**2.5 MVA
of power**



5.2 acres of
landscaped
campus



101 new
trees planted



Facilities
manager



Targeting
EPC 'A'



Capacity for
backup generator
provision



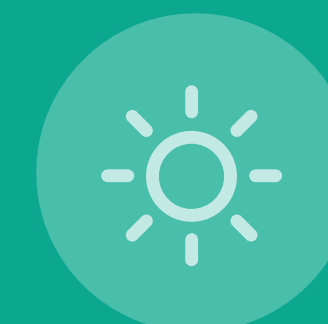
Sheltered cycle
storage and
repair station



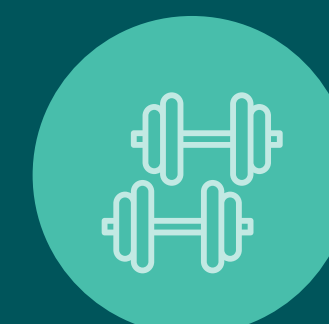
Café deli with
locally sourced
produce



Co-working
space



Enhanced
natural light



Gym with showers
and changing
facilities



30%
BNG

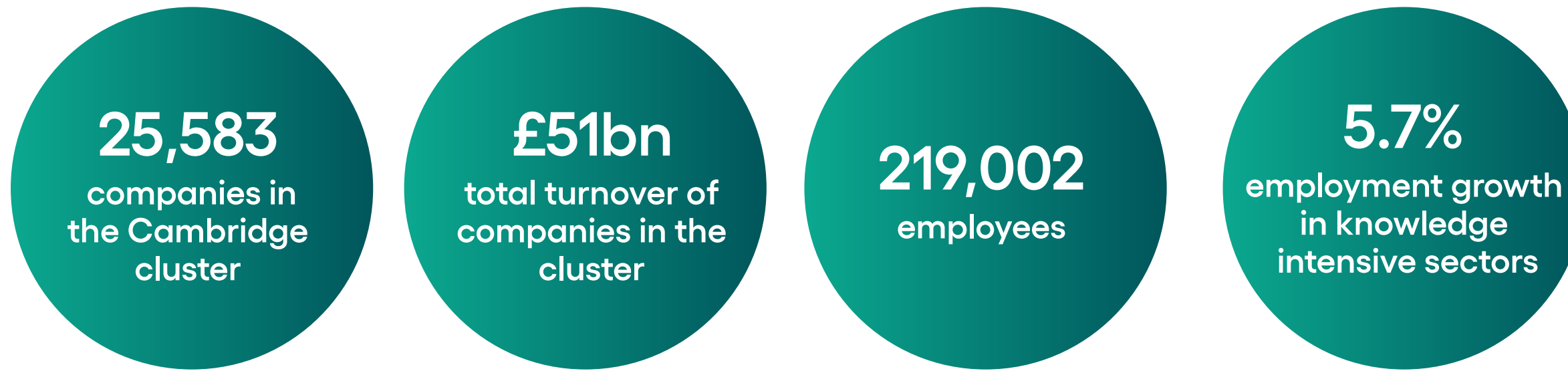


5 suites benefit
from roller
shutter doors

The UK's centre of science & innovation

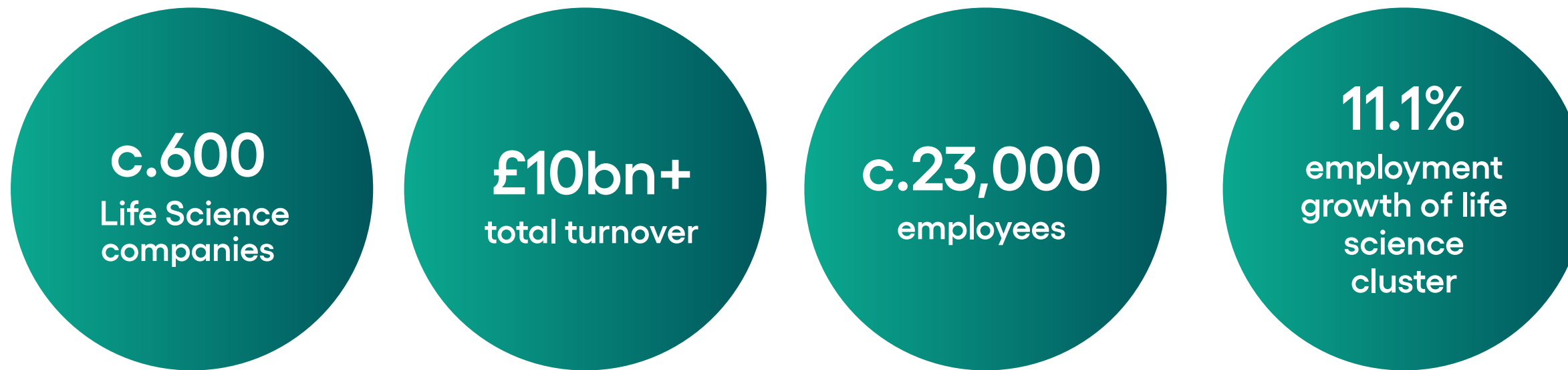
CAMBRIDGE

Cambridge is one of the **fastest growing areas in the UK** driving growth in regional employment.



CAMBRIDGE LIFE SCIENCE

Cambridge Life Science **attracts global attention** and creates opportunities for thriving businesses.



Source: Cambridge Ahead

Major companies based in Cambridge:



Life science companies based in Cambridge:



LOCATED IN THE GOLDEN TRIANGLE

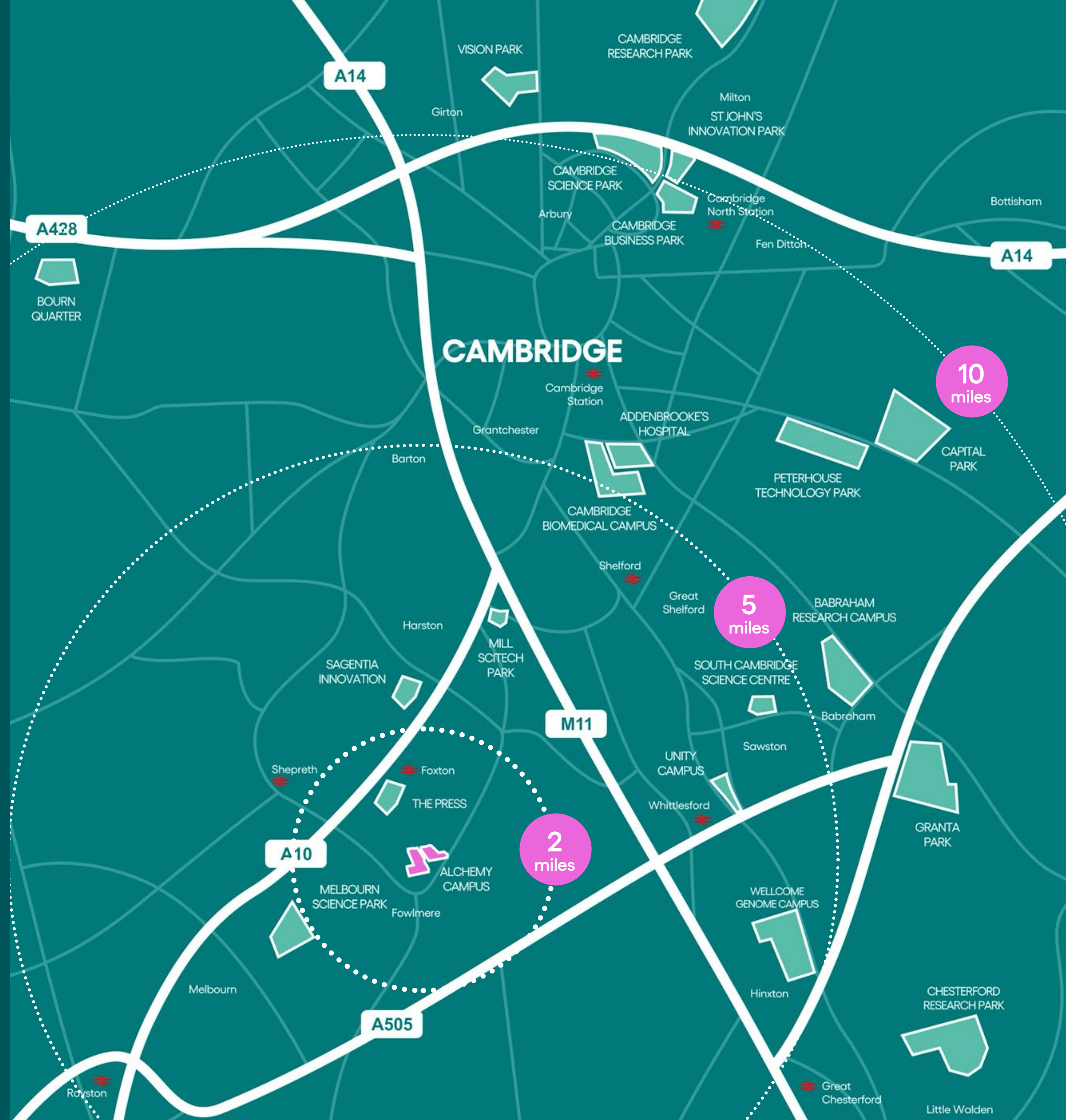
- Collaborative and innovative **life sciences ecosystem**
- **Higher environmental standards** and long term benefits
- Enhanced **transportation and accessibility**
- **Three cities** with a global brand
- **Four of the top ten universities** located in the golden triangle



Brilliantly connected

Alchemy sits in the South Cambridge Science Cluster conveniently located outside of the busy congestion of central Cambridge.

The site is easily accessible from the A10 & A505 and is within close proximity to Foxton, Shepreth and Whittlesford Parkway Stations as well as being moments from the M11.



TRANSPORT



Shuttle Bus

- 7 mins
Shepreth
- 11 mins
Whittlesford Parkway



Local Bus

- 35 mins
Cambridge
(from Fowlmere)



Train

- 13 mins
Cambridge
(from Shepreth)
- 27 mins
Stansted Airport
(from Whittlesford Parkway)
- 54 mins
London King's Cross
(from Shepreth)
- 64 mins
London Liverpool Street
(from Whittlesford Parkway)



Cycling

- 12 mins
Shepreth
- 25 mins
Whittlesford Parkway
- 29 mins
Trumpington Park & Ride
- 42 mins
Cambridge

Train times taken from National Rail travelling at peak times.
Distances sourced from GoogleMaps.



Stay local

Fowlmere is a village located in south Cambridgeshire 7.5 miles south of Cambridge city centre, 2.5 miles east of Melbourn Science Park and 6 miles south of the Cambridge Biomedical Campus.

Fowlmere avoids the busy congestion of central Cambridge and is closely located to junction 10 of the M11 and junction 9 of the A1 both accessed via the A505. The village is home to a village pub, nursery, golf club and local shops.

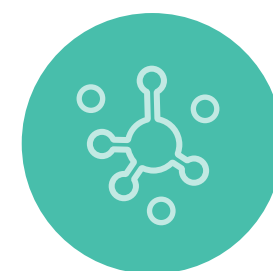
There's also a small museum documenting Fowlmere's importance during World War I and World War II as a home to the RAF and later the US Army Air Forces.



Nature Reserve



The Chequers Pub



ION Science



Hot Numbers Cafe

- 1 The Chequers Pub
- 2 St Mary's Church
- 3 Fowlmere Playgroup
- 4 Café Amigo
- 5 Fowlmere Airfield Museum
- 6 Fowlmere Airfield
- 7 RSPB Fowlmere Nature Reserve
- 8 Kingsway Golf Centre
- 9 Montessori Nursery
- 10 Fowlmere Primary School
- 11 ION Science
- 12 Hot Numbers

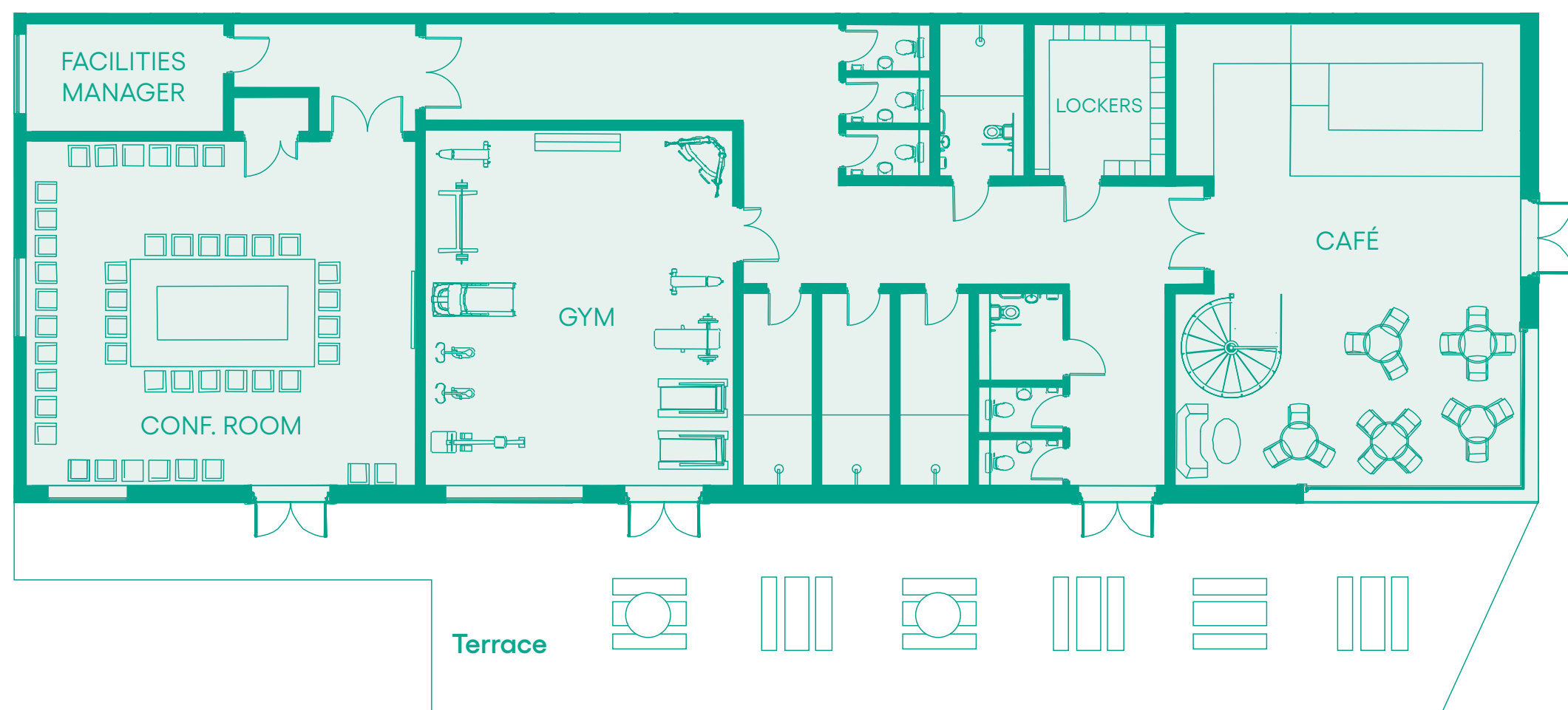


Alchemy will be served by a dedicated shuttle bus which will connect the campus with local train stations

Amenity hub

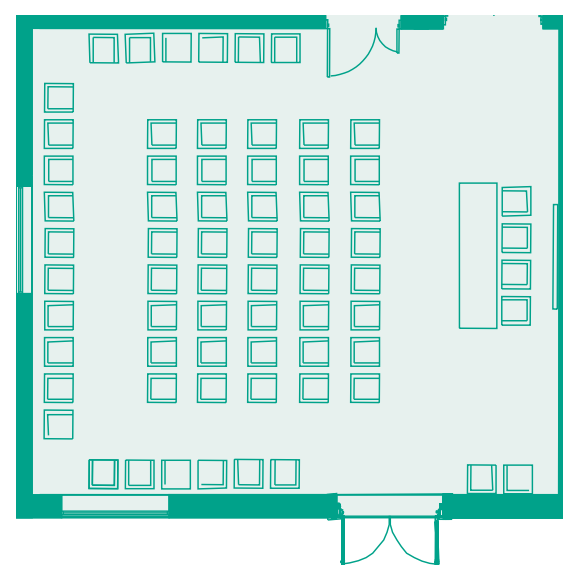
5,462 sq ft central amenity hub providing a café deli, co-working space, conference centre and end of journey facilities.

Ground floor

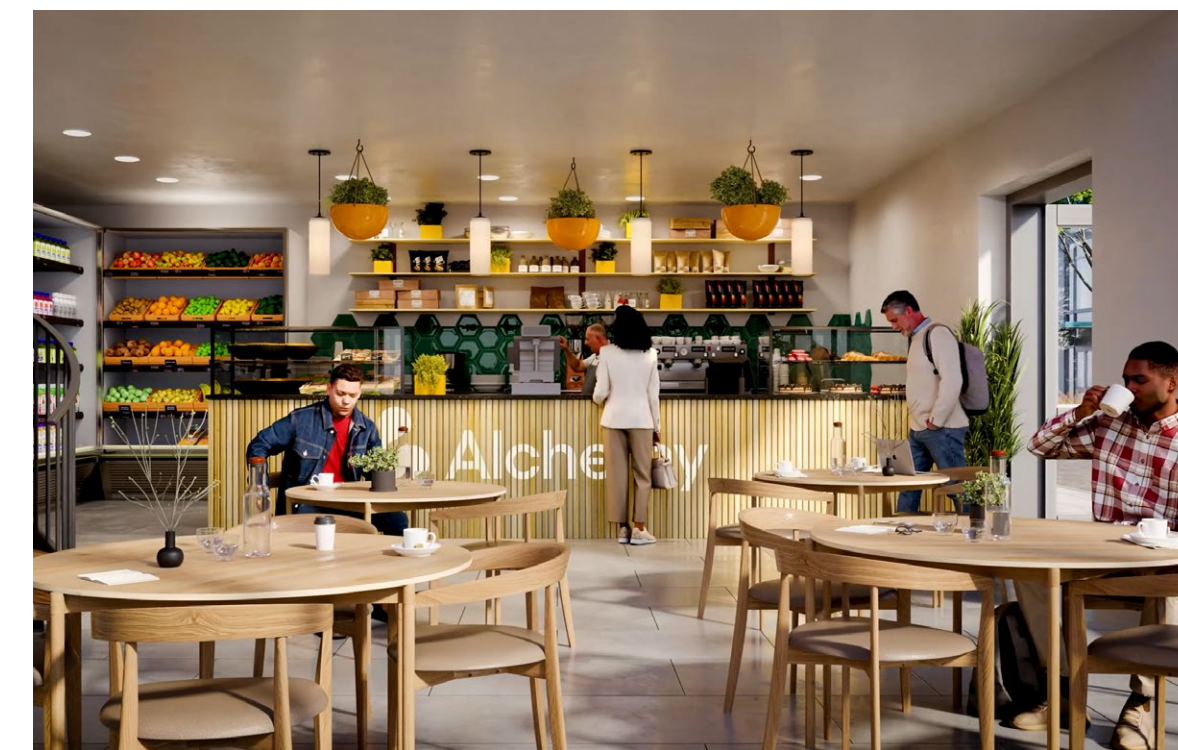
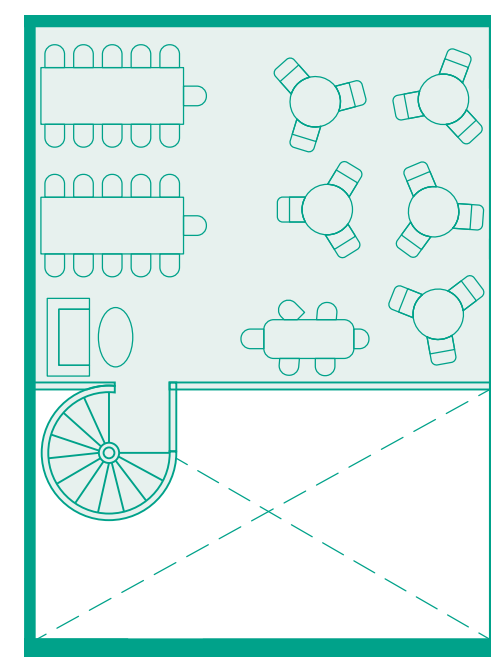


Conference room Layout 2

Conference space can be used for investor meetings, events & STEM



First floor (co-working space)



Landscaped pedestrianised mews



Where science meets nature. Health & wellbeing have been at the forefront of the Alchemy Campus design



Schedule of areas

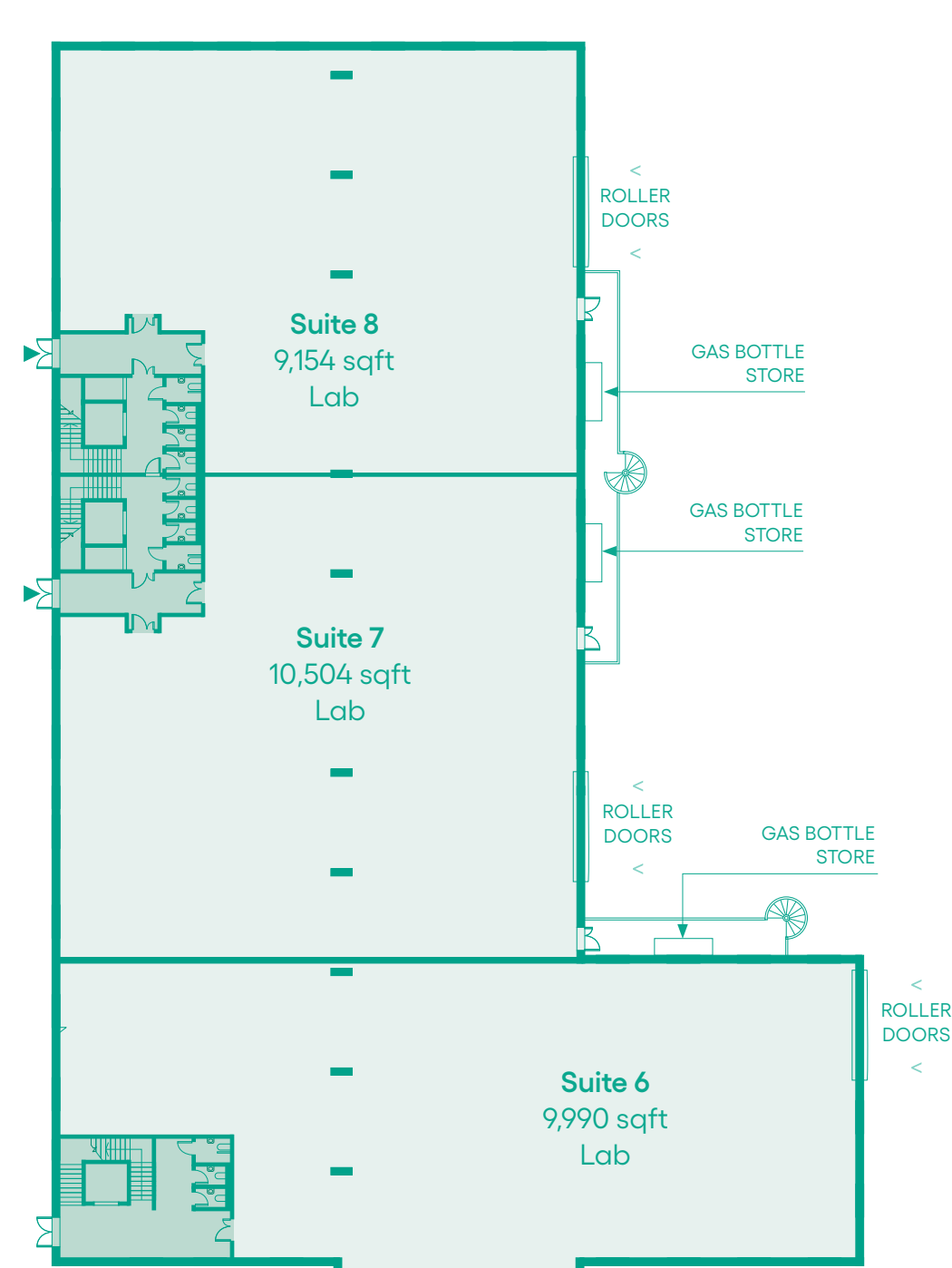
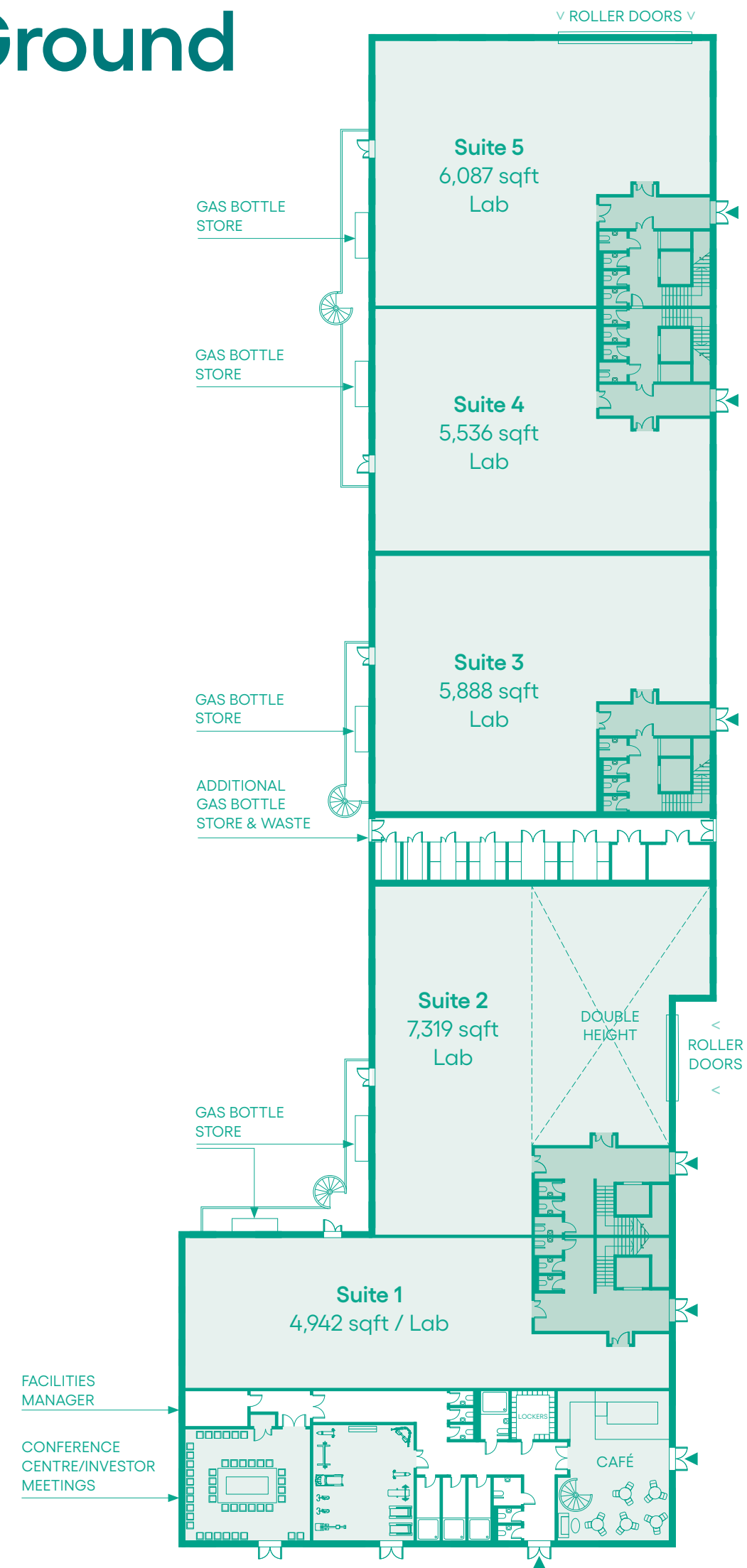
	Ground sqm	Ground sqft	First sqm	First sqft	Total sqm	Total sqft
Suite 1	459	4,942	815	8,774	1,274	13,716
Suite 2	680	7,319	488	5,248	1,168	12,567
Suite 3	547	5,888	539	5,806	1,086	11,694
Suite 4	514	5,536	507	5,454	1,021	10,990
Suite 5	566	6,087	558	6,005	1,123	12,092
Suite 6	928	9,990	924	9,950	1,853	19,940
Suite 7	976	10,504	968	10,424	1,944	20,927
Suite 8	850	9,154	843	9,075	1,694	18,229
Total					11,163	120,157

- Suites 2, 5, 6, 7, & 8 have roller shutter doors
- Suite 2 has double height space
- Suites 5, 6, 7 & 8 have the ability for double height space
- Suites can be combined to provide larger sizes

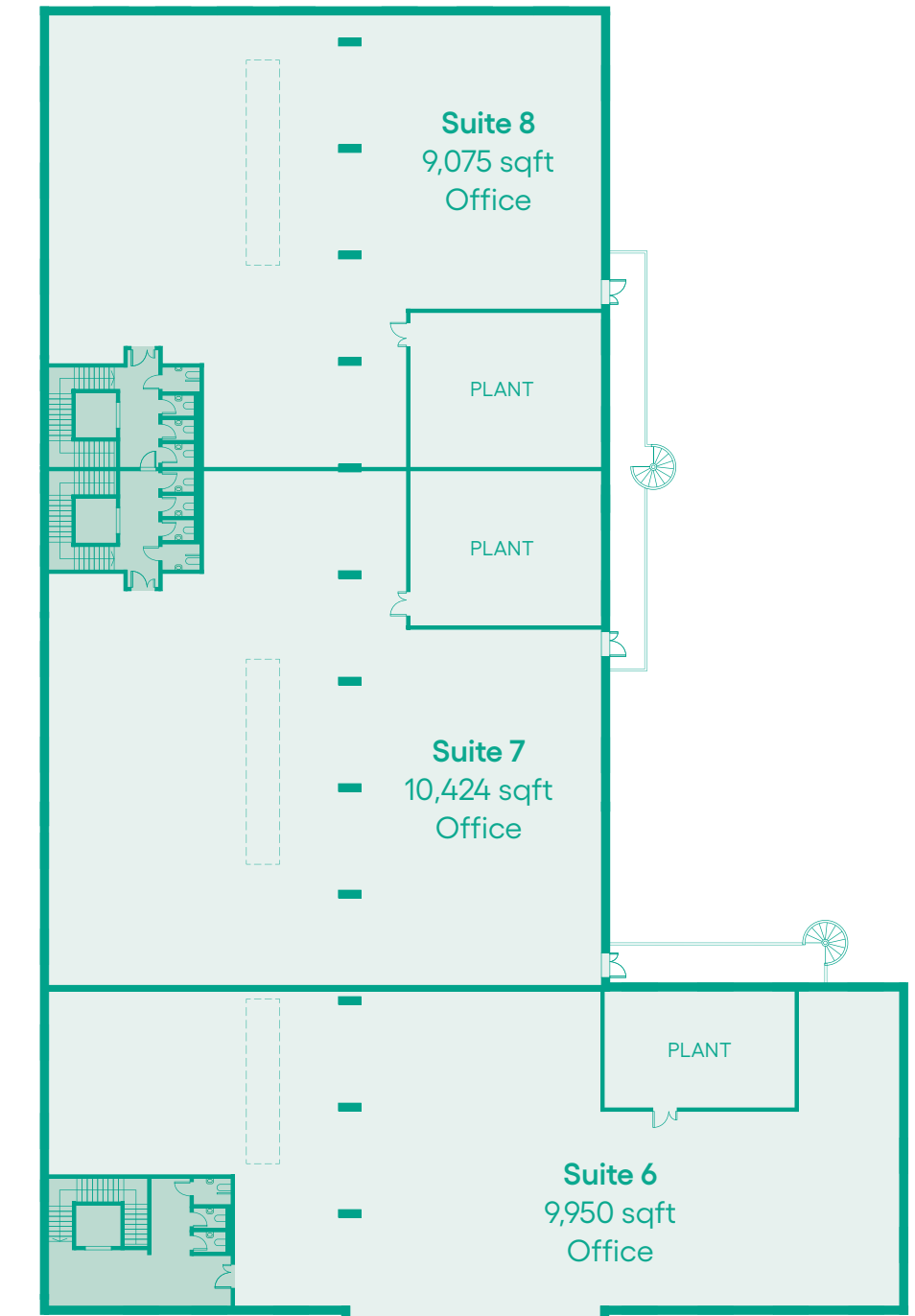
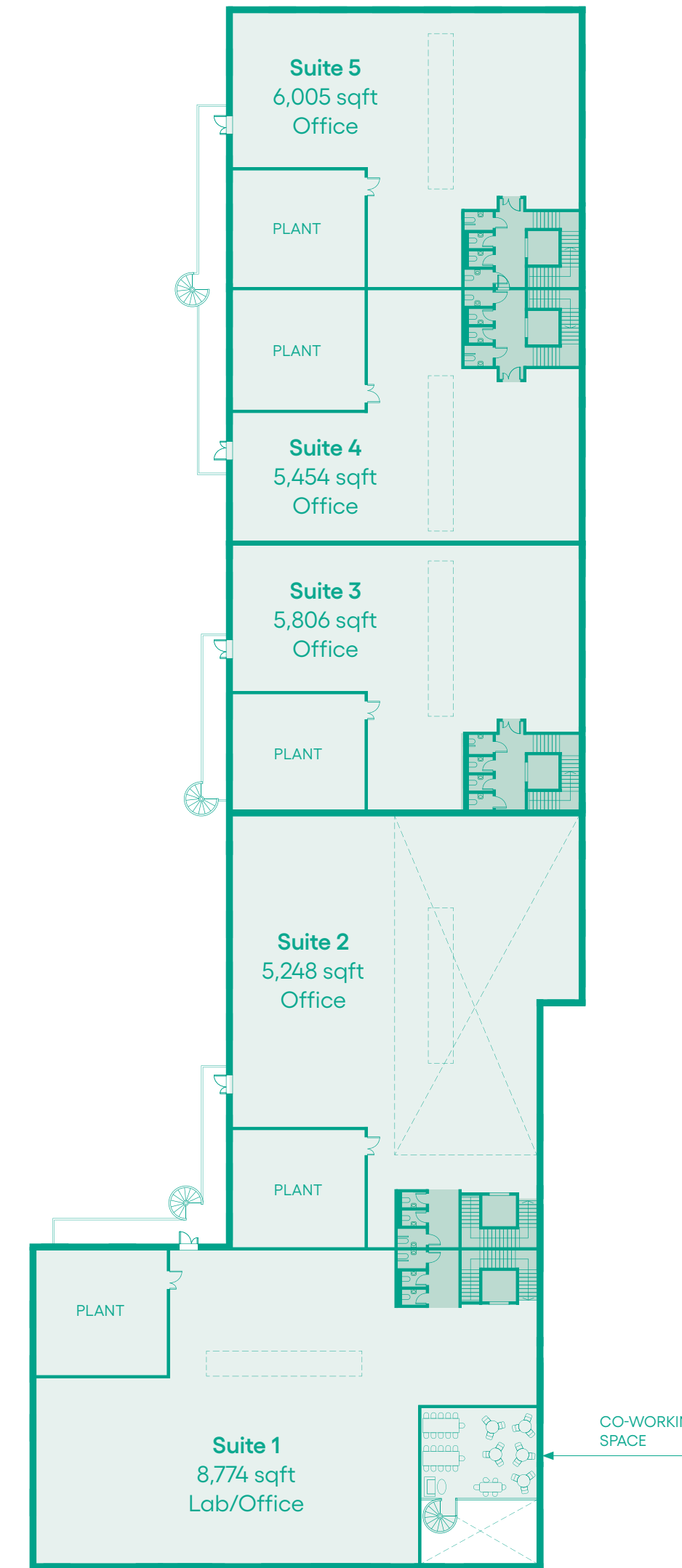


FLOOR PLANS

Ground



First



Indicative only.

FLOOR PLANS - INDICATIVE LAYOUT

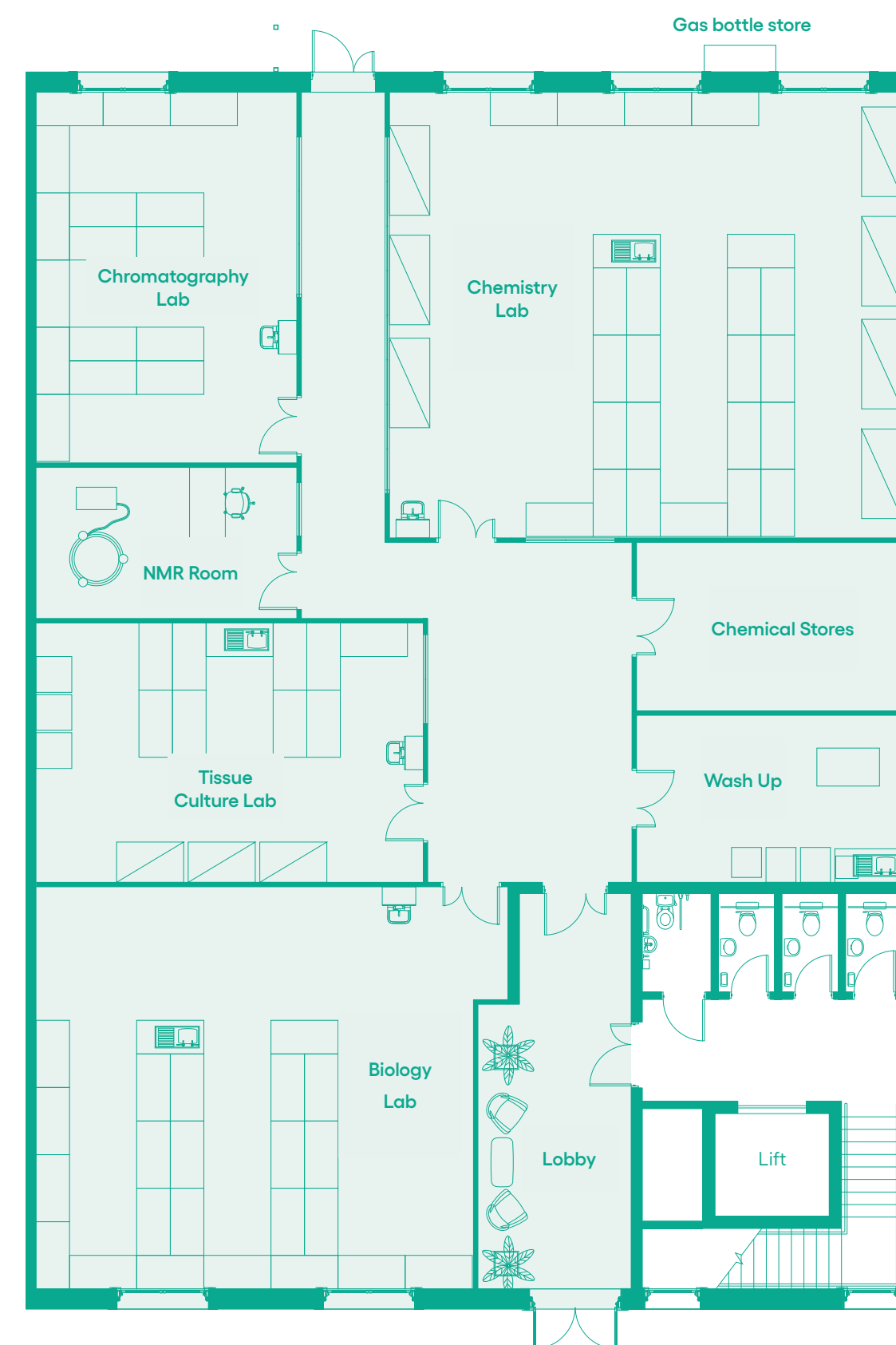
Self contained suite Total 10,990 sqft

BIOLOGY



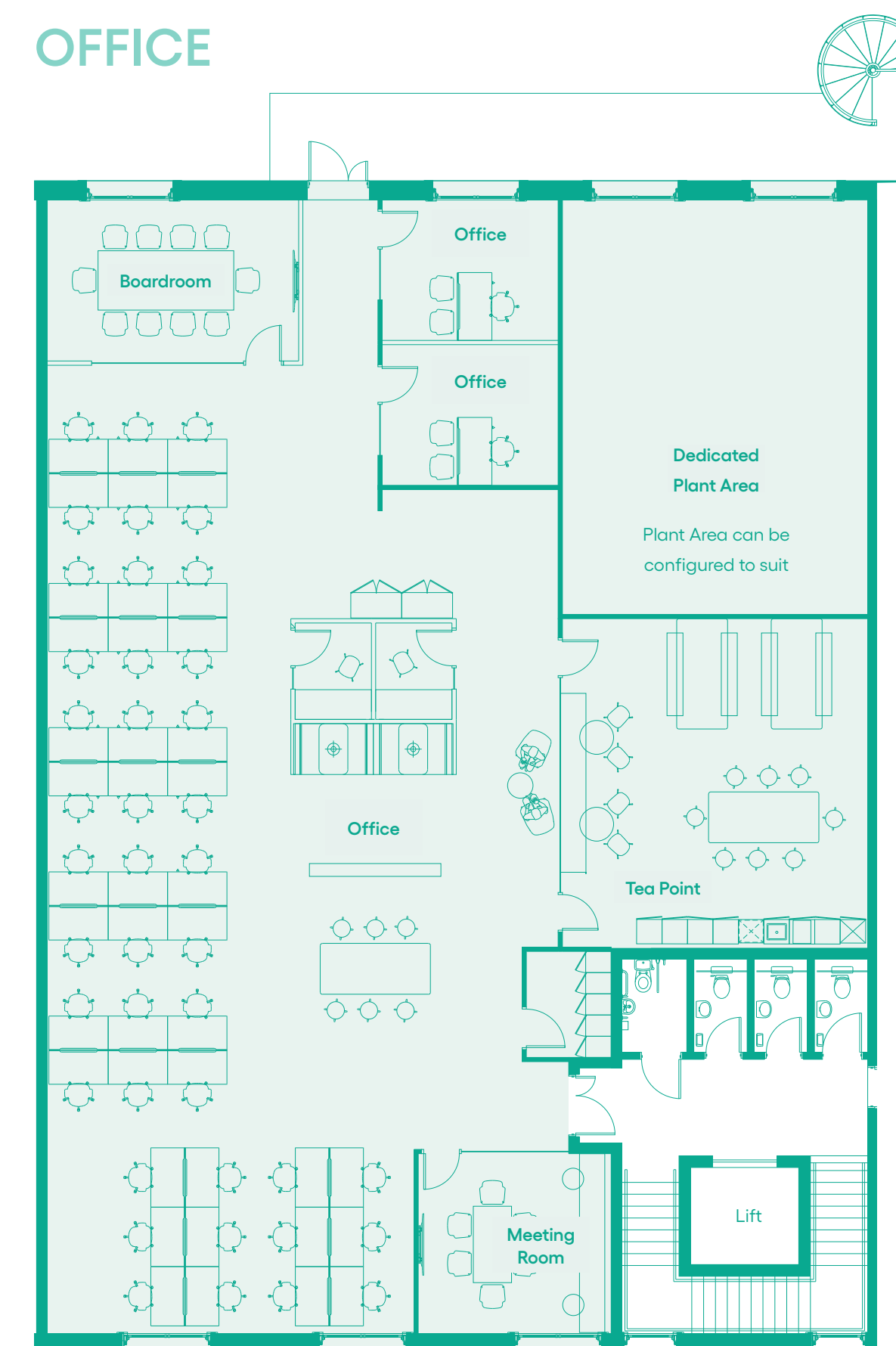
Ground floor / 5,536 sqft

CHEMISTRY

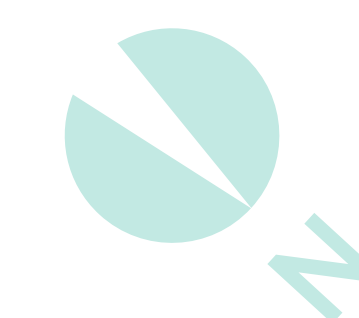


Ground floor / 5,536 sqft

OFFICE



First floor / 5,454 sqft



FLOOR PLANS

Indicative only.

Ability to provide double height space allowing for GMP and Pilot Processes



Specification

Highly Flexible Lab Space

- 6.6m x 6.6m structural grids generally
- Floor to floor structural ceiling heights of 4.1m
- Ability to provide double height space
- 5 suites benefit from roller shutter doors
- Dedicated lift within each suite
- Loading: Ground Floor 50kn/sqm & 1st floor 7.5kn/m² + 1
- Potential for laboratory at first floor level

M&E Specification

- 2.5 MVA HV power supply
- VRF heating & cooling system
- Low Temperature Hot Water systems in each suite employing air source heat pumps
- Laboratory ventilation enabling 6 air changes / hour via dedicated plant rooms (can be increased)
- Fresh air ventilation at a rate of 1.2 litres / sec / sqm to the 1st floor areas
- Dedicated extract fan to each unit that discharge via roof mounted flues
- Vulcathene drainage to all laboratory areas
- Diverse fibre routes to each suite
- Site wide CCTV with provisions for tenant access control and intruder alarm
- Dedicated lift within each suite
- Targeting Level 4 vibration performance
- Roof mounted PV's
- Individually metered suites
- LED lighting in line with CIBSE Guide LG7

Plant Areas

- Flexible plant area on 1st floor of each suite accessible via lift
- External plant balcony to house condensers
- External gas bottle storage & supply to the rear of each unit
- Chemical and gas bottle storage in central location on site

Wellbeing

- End of journey facilities
- Gym
- Roof lights to floor plates to enhance natural light
- Landscape strategy to enhance biophilia
- Café deli with locally sourced produce

Service Areas

- Direct access for deliveries to suites with roller shutter doors
- Space for back up generators
- Dedicated Gas bottle storage
- Dedicated Chemical storage
- Dedicated onsite facilities manager

Car Parking

- 184 parking spaces
- 47 EV chargers and 1 rapid charger
- Dedicated shuttle bus serving local train stations

Cycle Parking

- Sheltered & secure bicycle storage
- 72 employee spaces & 8 visitor spaces
- Cycle repair station
- E-bike charging station
- Visits from bicycle repair specialist

Sustainability Credentials

- Targeting BREEAM Excellent & EPC A
- Buildings designed to prevent heat loss
- Maximum glazing ratios of 50%
- PV located on roofs to reduce running costs
- Permeable paving across the site
- Roof lights to deeper floor plates to enhance natural light
- Landscape strategy to enhance biophilia
- 2 of the 5 existing structures are being reused to mitigate embodied carbon impact
- Interchangeable façade modules to allow ease of future adaptability without wasting materials
- 30% biodiversity net gain target
- 101 new trees planted
- Low water use fittings
- Green roofs







GEN TWO

Gen Two is a family-run and purpose-led real estate developer and investor, specialising in the creation of well designed, fit for purpose life science laboratories and workspaces in Cambridge.

Gen Two aims to deliver bespoke workplaces that meet the needs of their customers, whilst creating sustainable ecosystems that truly engage with local communities. Gen Two provides a platform to co-create science and innovation destinations that deliver long term and meaningful economic, environmental and social value.

For more information, visit gentwo.co.uk

Key project team

Architect

bcr·infinite architects

Sustainability

BDP.

Fit Out Advisor

one nucleus

M&E

QED
QED ENGINEERING LIMITED

Structural & Civils

conisbee
Consulting Structural and Civil Engineers





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///museum.bunch.verb

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