

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

 **Alchemy**  
CAMBRIDGE



# 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





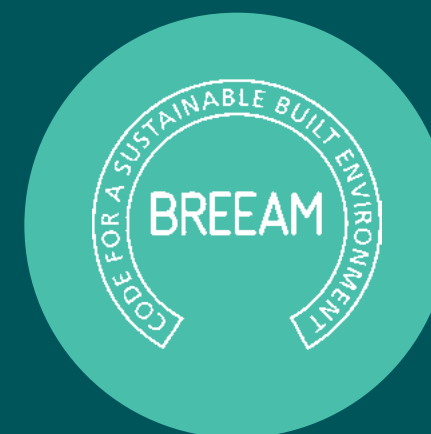
# Key features



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



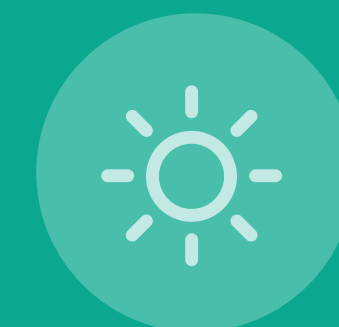
Sheltered cycle  
storage and  
repair station



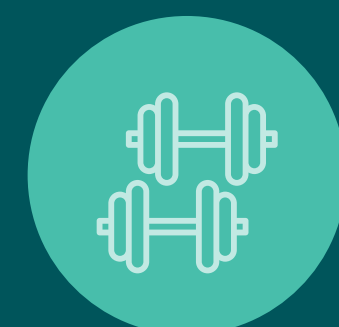
Café deli with  
locally sourced  
produce



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)



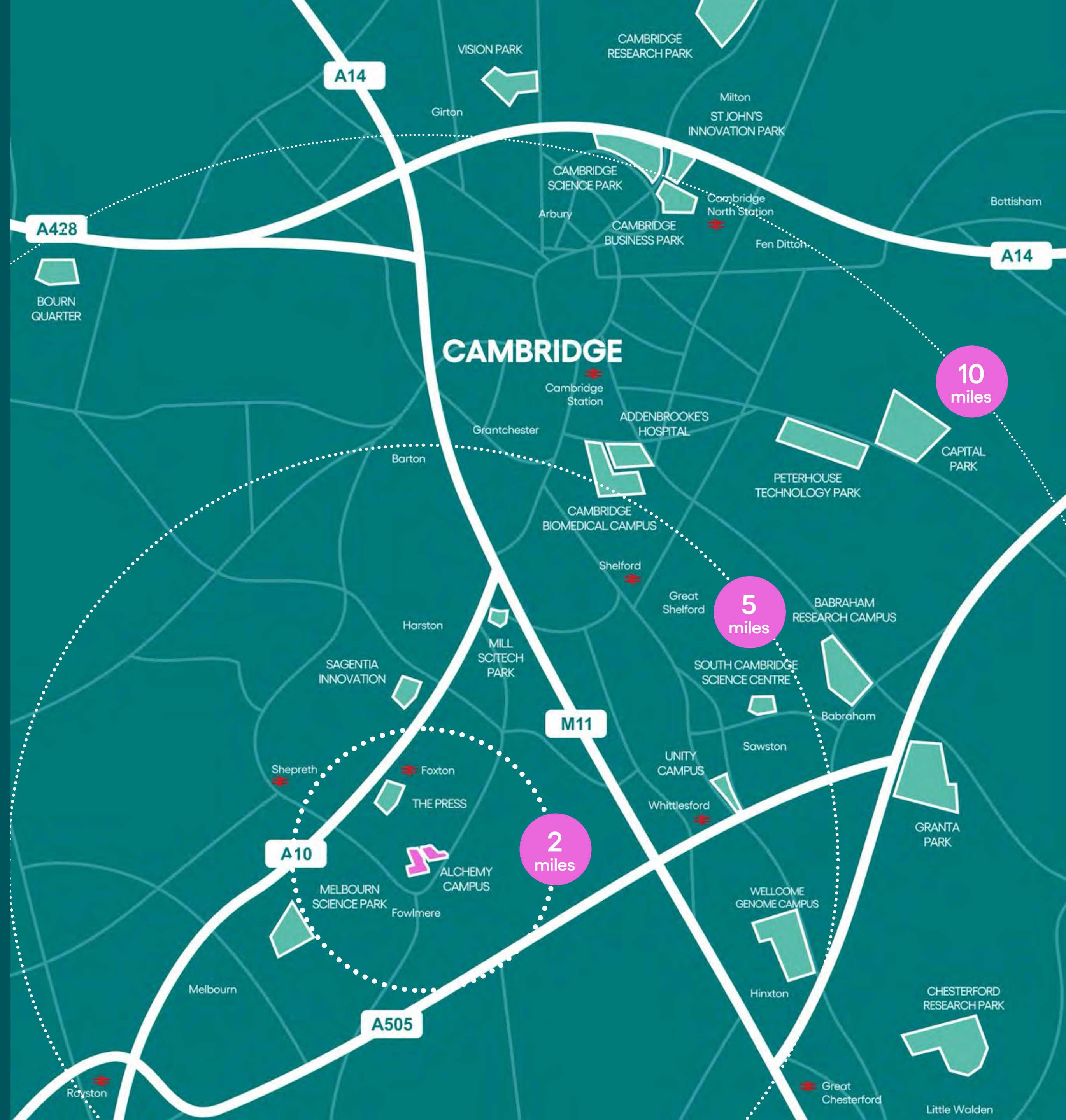
## Train

- 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.

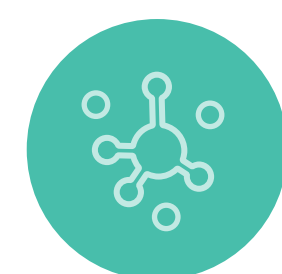
There's also a small museum documenting Fowlmere's importance during World War I and World War II as a home to the RAF and later the US Army Air Forces.



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





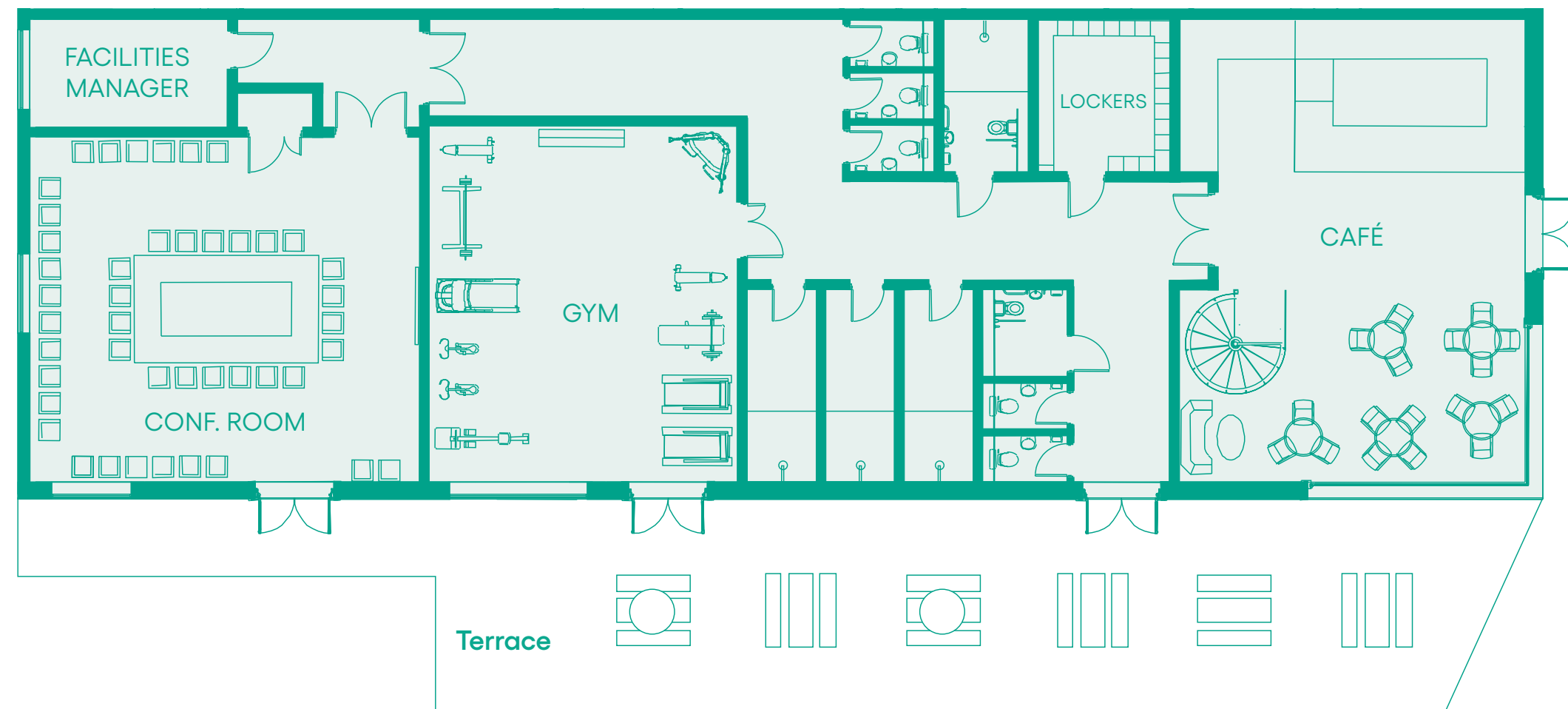
**Alchemy will be served by a dedicated shuttle bus which will connect the campus with local train stations**



# Amenity hub

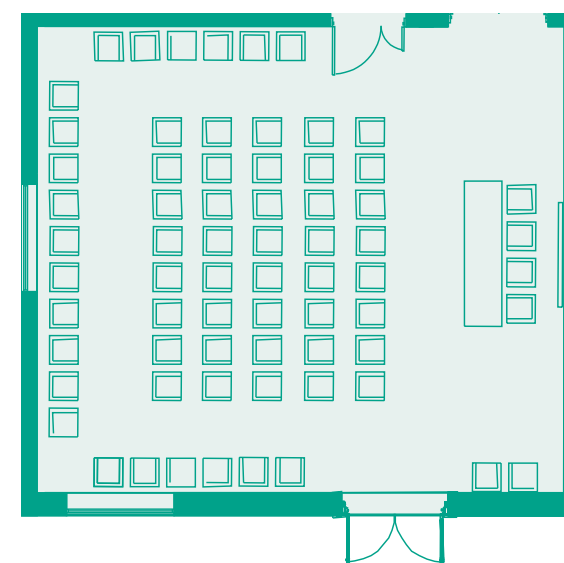
5,462 sq ft central amenity hub providing a café deli, co-working space, conference centre and end of journey facilities.

Ground floor

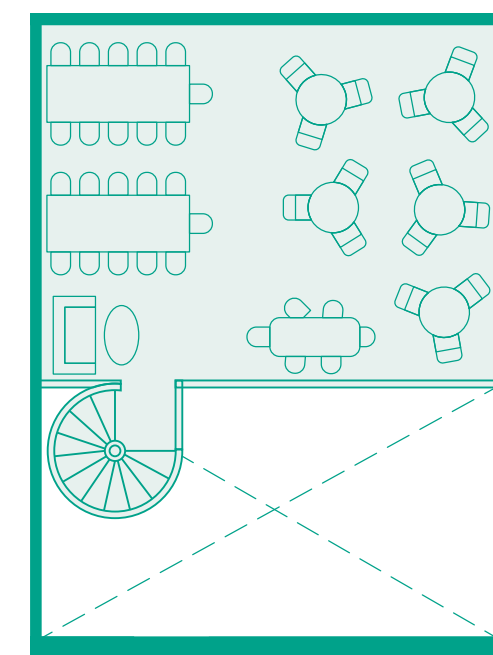


## Conference room Layout 2

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



## First floor (co-working space)





# Landscaped pedestrianised mews



*Computer generated image is indicative only*



# 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
<b>Total</b>					<b>11,163</b>	<b>120,157</b>

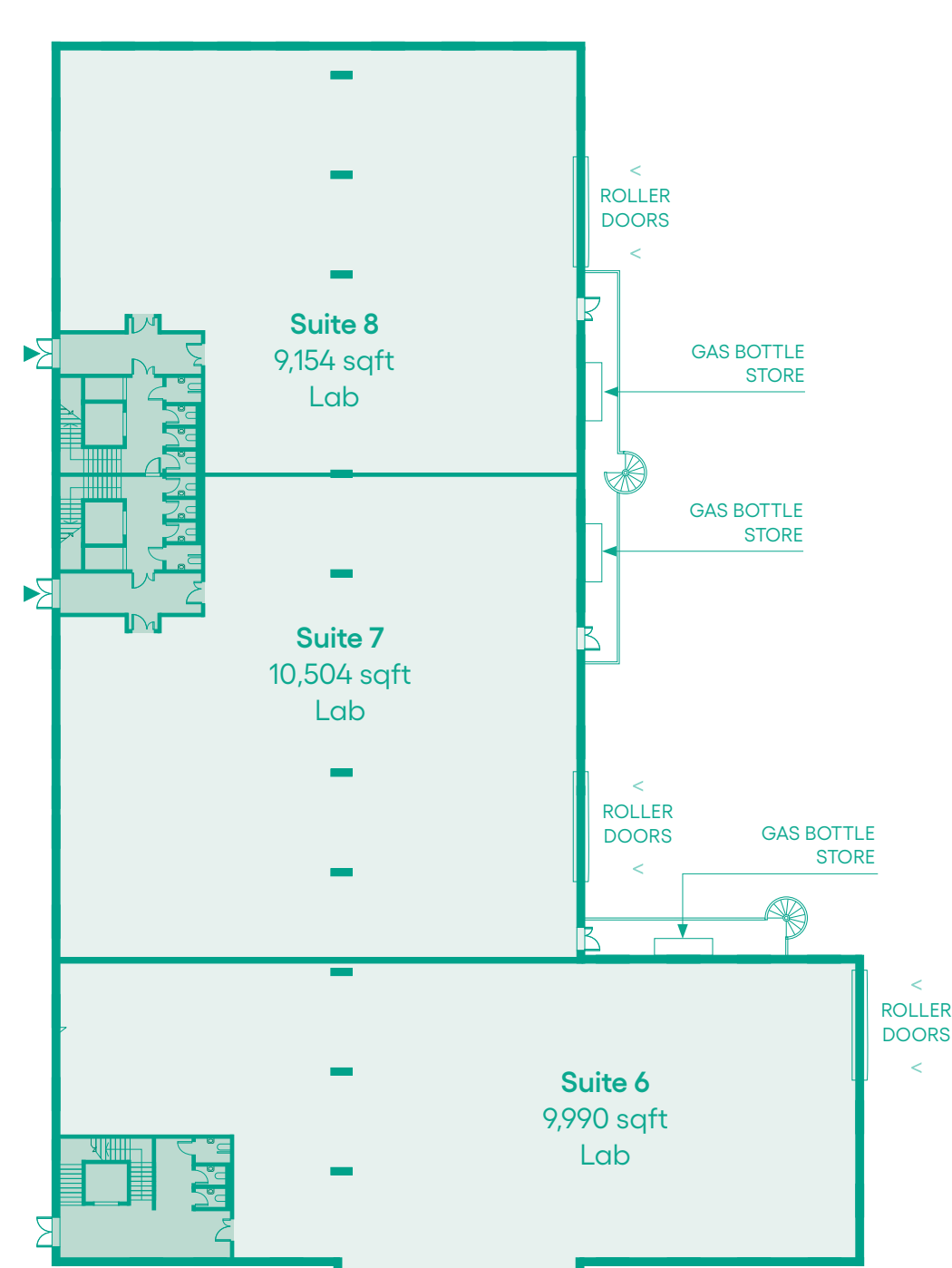
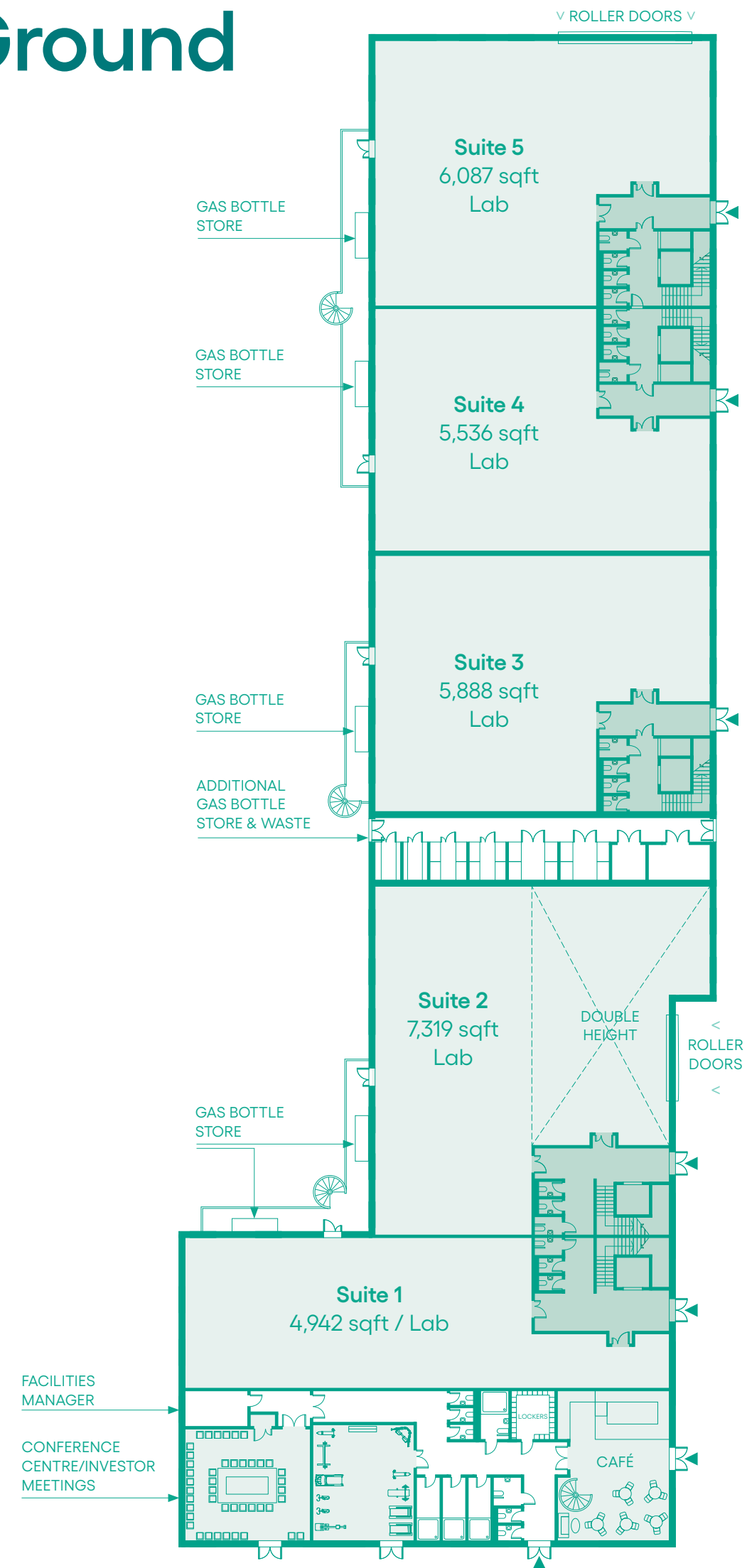
- Suites 2, 5, 6, 7, & 8 have roller shutter doors
- Suite 2 has double height space
- Suites 5, 6, 7 & 8 have the ability for double height space
- Suites can be combined to provide larger sizes



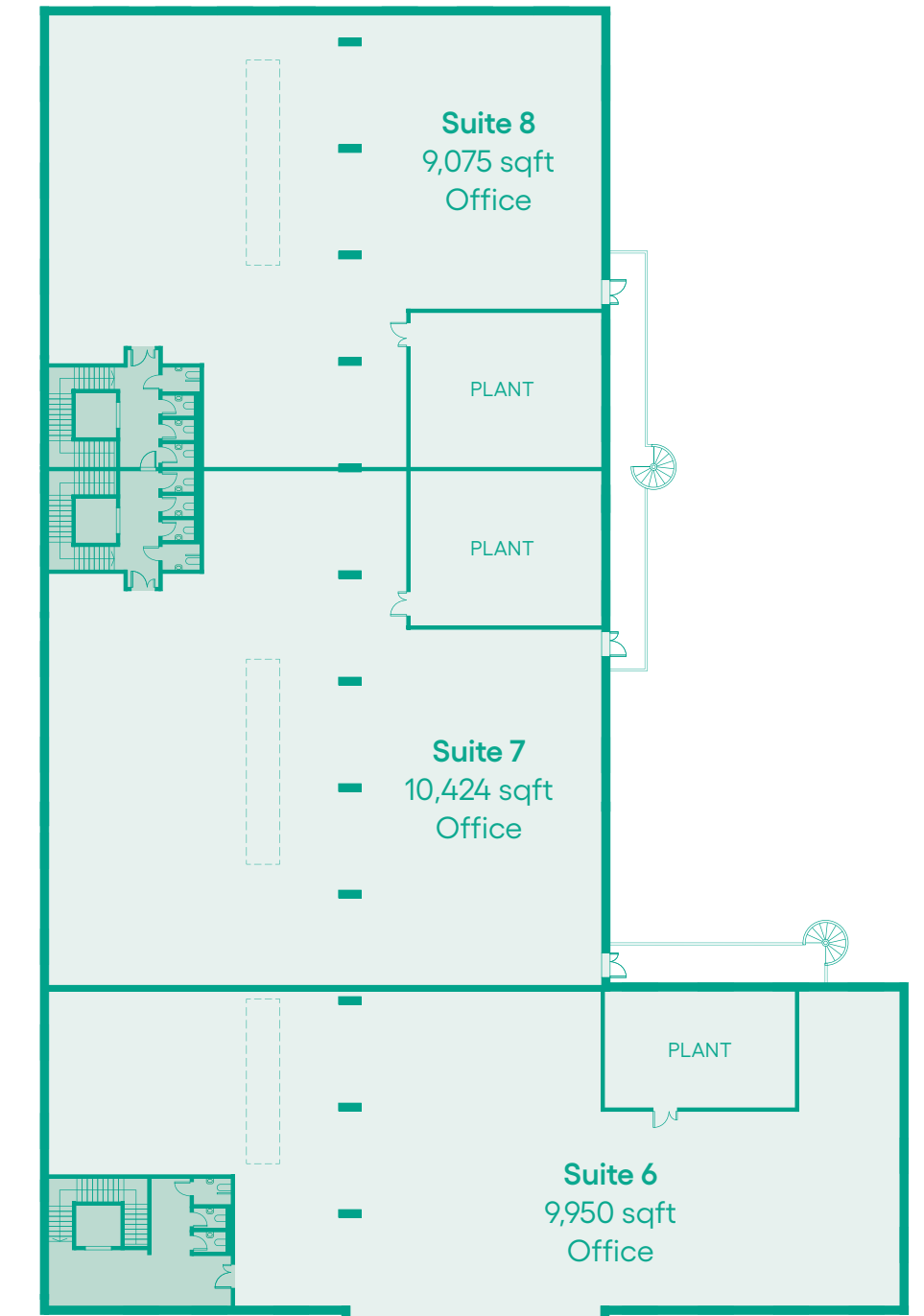
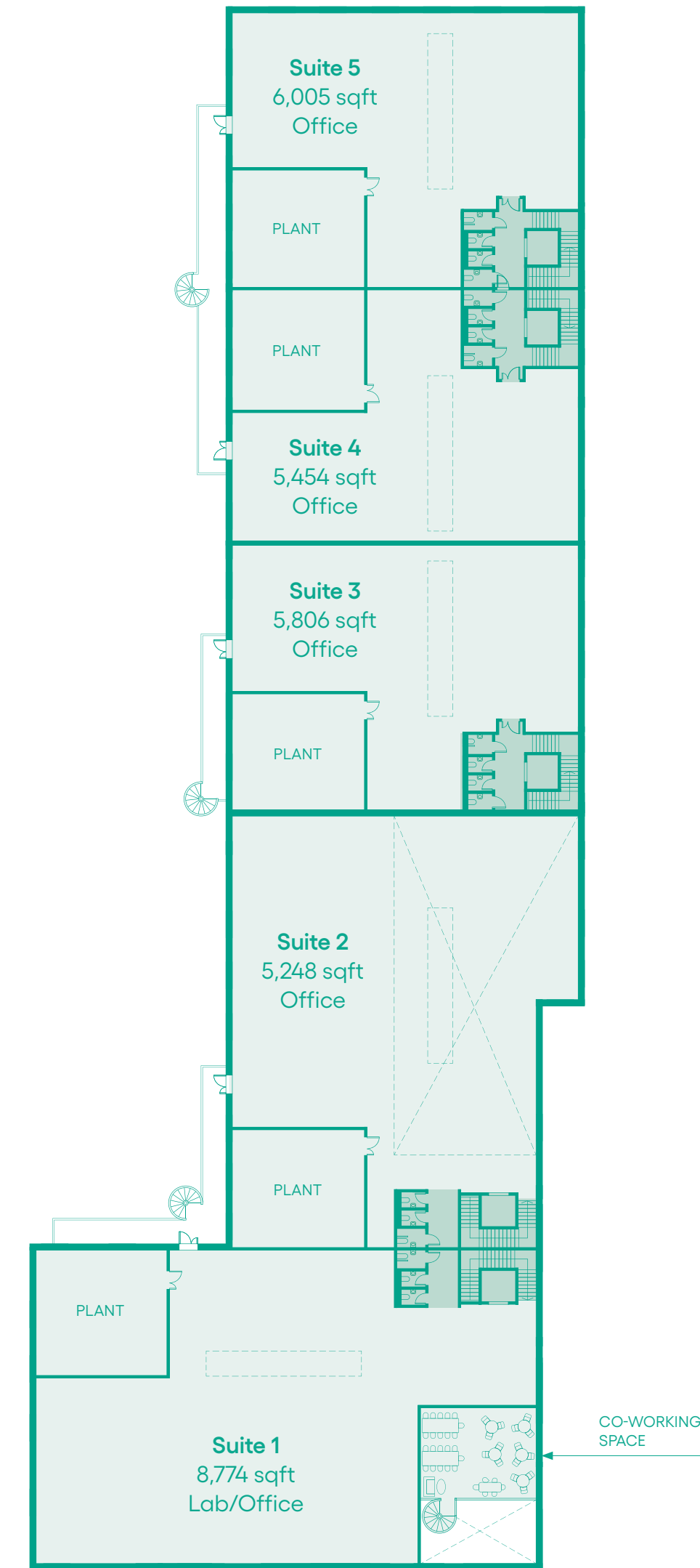


FLOOR PLANS

# Ground



# First



Indicative only.



FLOOR PLANS - INDICATIVE LAYOUT

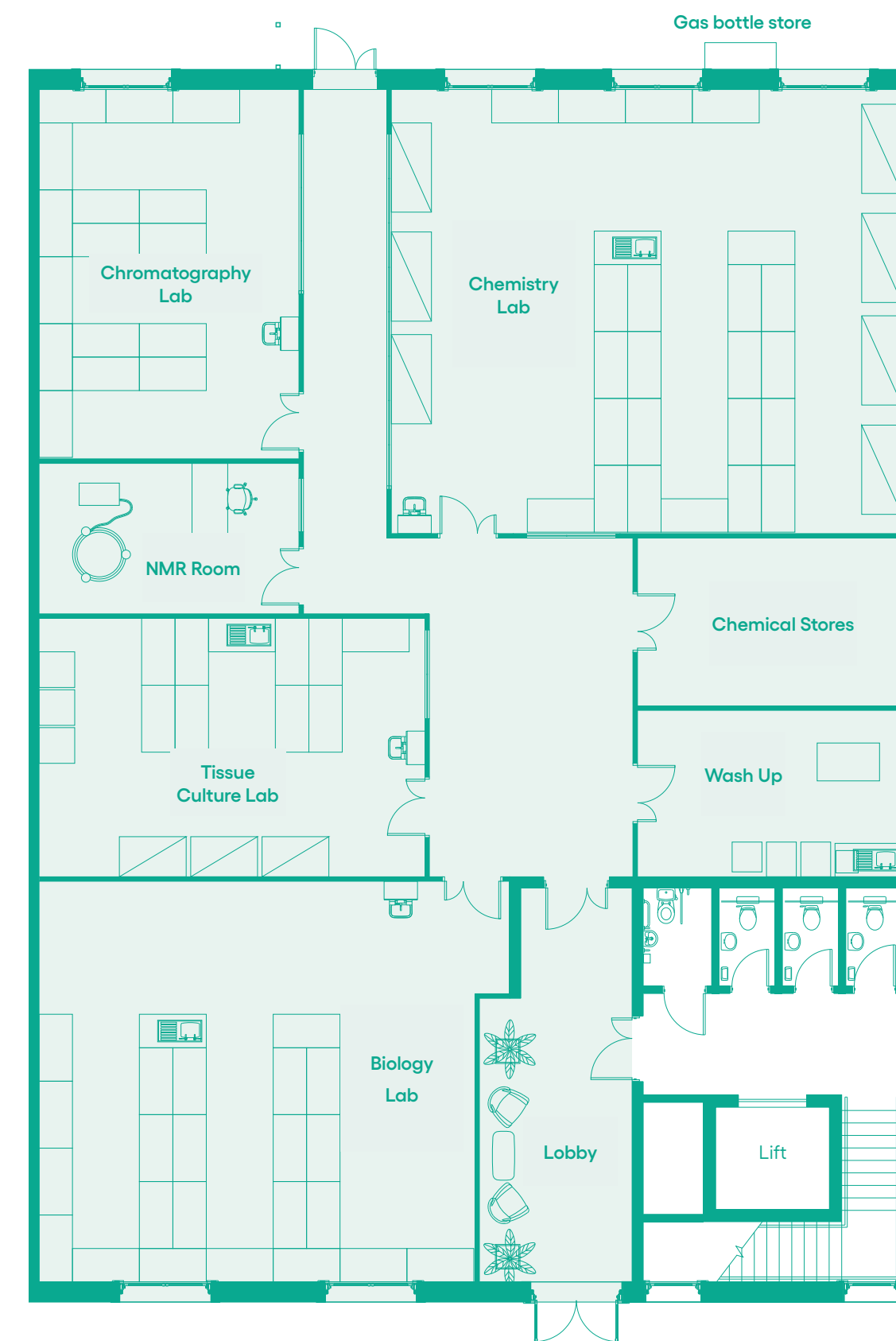
**Self contained suite** Total 10,990 sqft

**BIOLOGY**



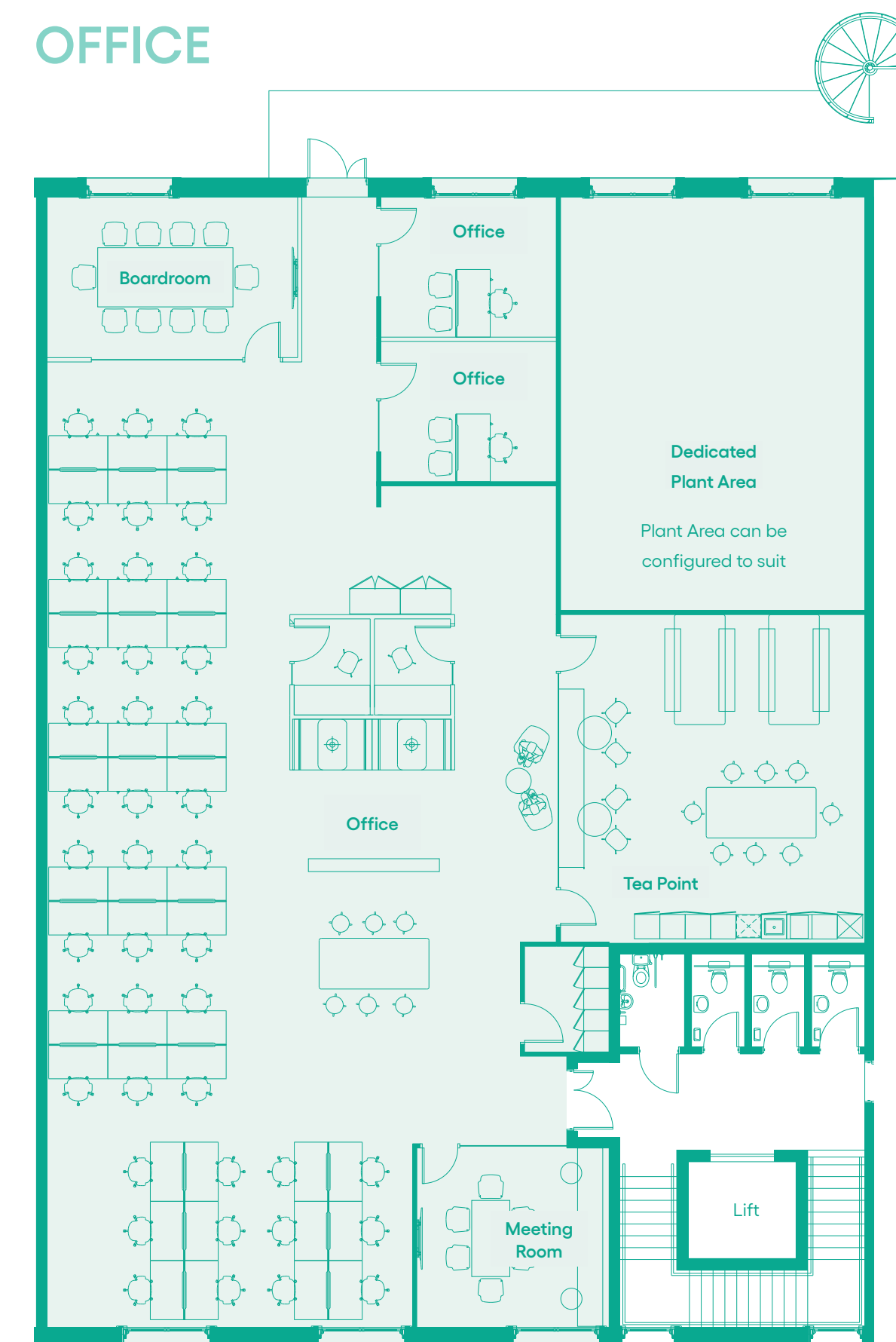
**Ground floor / 5,536 sqft**

**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/m<sup>2</sup> + 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](http://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





## All enquiries

### DTRE

Jamie Green  
+44 (0) 77 7616 1534  
jamie.green@dtre.com

Sam Cooper  
+44 (0) 78 8058 5950  
sam.cooper@dtre.com  
[dtre.com](https://www.dtre.com)



Izzy Vyvyan  
+44 (0) 7977 757382  
izzy.vyvyan@savills.com

Ross Hemmings  
+44 (0) 7890 423803  
ross.hemmings@savills.com  
[savills.com](https://www.savills.com)

[alchemycambridge.com](https://www.alchemycambridge.com)

Alchemy Campus, Fowlmere, SG8 7QS

///museum.bunch.verb

Important Notice: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Savills PLC or DTRE LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Savills PLC or DTRE LLP has any authority to make any representations about the property, and accordingly any information given is entirely without the responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these material matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Gen Two Fowlmere Ltd is a limited company registered in England with registered number 14109201 June 2024.