World-class home for innovation

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AVAILABLE Q2, 2027

St John's Innovation Park

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.

An exciting community

St John's Innovation Park offers a vibrant environment for pioneering R&D, technology, and life science companies of every scale. It is home to a dynamic community of ambitious organisations, united by innovation and growth, including PwC, Darktrace, Cambridge GaN Devices, and Cambrionix .

Guided by St John's College's long-term vision, the Park continues to evolve to meet the needs of the businesses it supports. The **Dirac Building** marks the next step in this journey, which on completion will deliver two new office buildings, alongside a modern transport hub and gym, at the Park's north-western gateway.

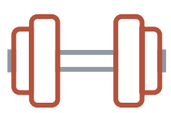
A workplace designed for wellbeing and connection

At St John's Innovation Park, the working environment is central to the experience. Occupiers benefit from a host of on-site facilities, including:

- Fully equipped conference and meeting rooms.
- A bistro restaurant with eat-in and takeaway options.
- Generous landscaped areas for outdoor relaxation.
- Shower facilities.
- Secure cycle storage.

The next phase of development will further enhance these amenities with a new gym, additional showers, and dedicated locker and drying facilities.

Beyond the buildings, the Park is home to a thriving social community, with regular sporting, networking, and social events throughout the year - creating the perfect opportunity for occupiers to connect in a relaxed and informal setting.



Innovation Elevated

The **85,000 sq ft** Dirac Building, together with a new transport hub incorporating a gym and extensive shower facilities, represents the next phase of development at St John's Innovation Park and reflects the College's forward-looking vision.

Designed around intelligent building and smart office principles, the Dirac Building integrates advanced technology and processes to deliver a safer, more productive, and operationally efficient workplace. Sustainability is at the core of the project, with careful consideration given to minimising environmental impact during construction and in long-term management.

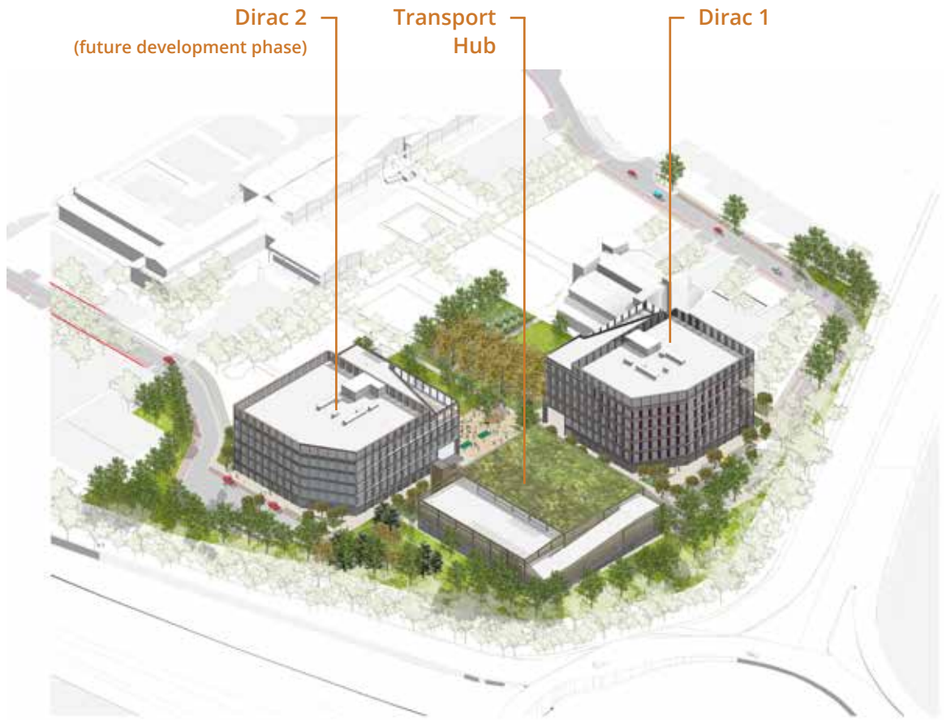
Health and wellbeing are equally prioritised, ensuring the development supports the needs of occupiers and visitors alike. Setting new standards, the scheme is targeting a **BREEAM 'Excellent'** rating and has already secured a **WiredScore Platinum** certification.

The Dirac Building will be available from Q2, 2027.

Workspaces built for the future

The Dirac Building will provide cutting-edge workspaces designed to meet the needs of the next generation of technology disruptors and innovators, offering:

- A best-in-class, accessible, and well-connected building that benefits both its occupiers and the wider Park community.
- An enhanced landscape that balances the built environment with natural green space.
- Additional amenities and a revitalised public realm, with wellbeing at its heart.
- Ventilation standards exceeding BCO guidelines by more than 30% throughout the building.



Designed with safety and wellbeing in mind

The specification incorporates advanced features to support a safe, efficient, and productive workplace, including:

- Minimal touchpoints, with automatic doors wherever feasible.
- Automated WCs and wash hand basins.
- State-of-the-art management systems, technology, and processes that enhance both safety and productivity for occupiers.

Striking, light filled double-height entrance and reception

The Dirac Building combines high-quality design with strong sustainability credentials, offering column-free floor plates, external terraces on certain floors, and a striking double-height reception. It will also feature rainwater harvesting, rooftop PV panels to generate renewable electricity, a green roof on the Transport Hub to boost biodiversity, and premium internal finishes throughout.

Specification: At a glance:

The Building:

- Double height reception.
- Three passenger lifts.

Office Floors:

- Column free floor plates (~14m deep span).
- Floor to ceiling height 2.8m.
- Floor to ceiling glazing.
- Metal tile suspended ceiling.
- Raised access floors.
- LED Lighting.
- Occupational density 1:10 m2.
- Terraces (2nd & 5th Floor).

New Transport Hub:

- 323 bike spaces.
- 13 showers.
- Car Parking (1:500 sq ft).

Sustainability

- Targeting BREEAM ‘Excellent’.
- Targeting EPC A.
- Roof top PV cells.
- 100% electric building.

Specification

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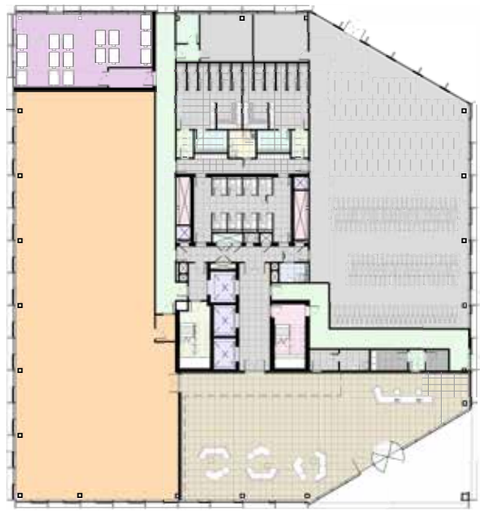
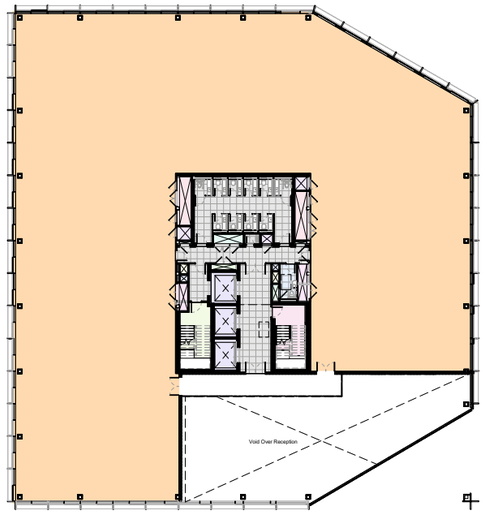
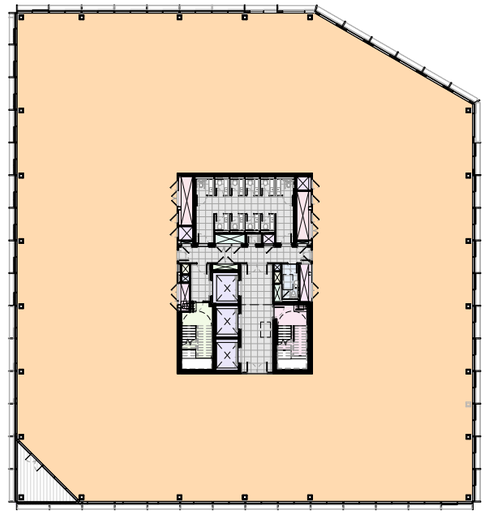
Floor plans



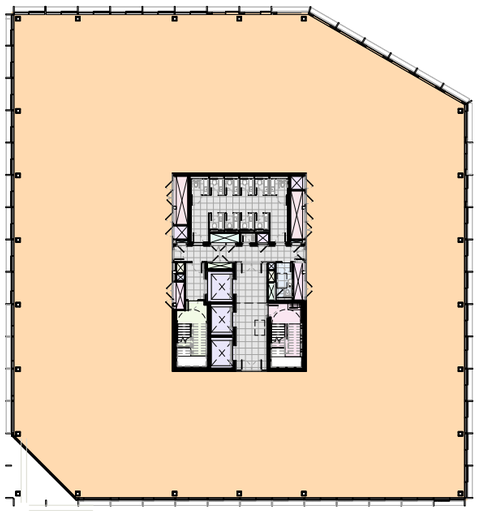
Ground Floor: 5,517 sq ft / 513 sq m



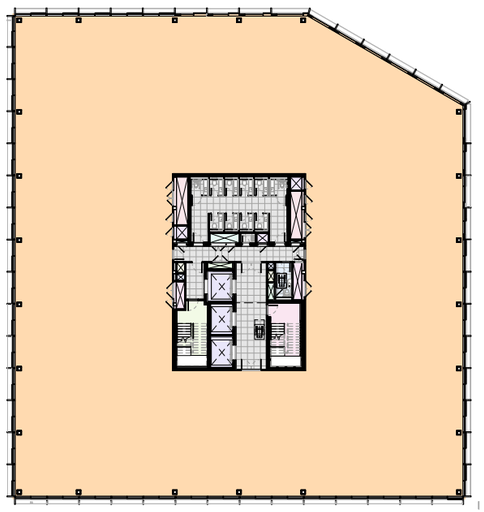
First Floor: 13,638 sq ft / 1,267 sq m



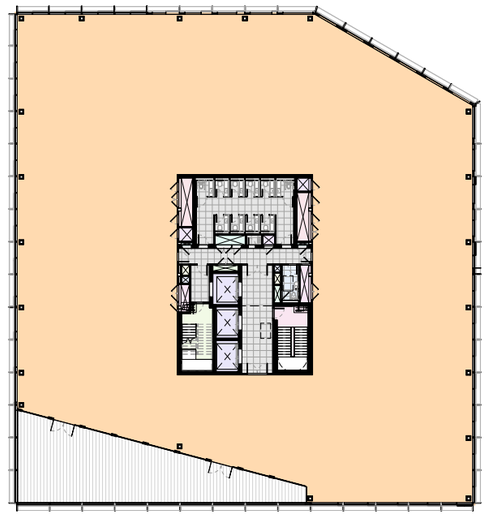
Second Floor: 16,867 sq ft / 1,567 sq m



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

Level	ft² (net)	m² (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
Total	**85,570**	**7,950**
Reception	2,680	249
2nd Floor Terrace	203	19
5th Floor Terrace	1,518	141

Green & multi-functional

A landscape designed for connection

The landscape scheme will create a campus-style quadrant, with a central focal point of diverse soft and hard landscaped spaces offering both amenity and visual appeal. Green links will connect the new buildings, drawing the natural character from the edges towards the central space. Perimeter access to each building will prioritise pedestrian movement, creating a welcoming, people-focused centre.

Planting and green infrastructure

Planting is central to the identity of the Park's outdoor spaces, with species chosen to:

- Provide year-round interest through a resilient evergreen structure complemented by seasonal herbaceous planting.
- Attract and support wildlife and pollinators.
- Create focal points with specimen shrubs and multi-stem trees.
- Promote sustainable planting and enhance local biodiversity.

These green spaces do more than enrich the landscape - they also contribute to environmental wellbeing. Urban planting can reduce local temperatures by up to 1°C, helping to mitigate the urban heat island effect and improve air quality.

The new transport hub will feature a green roof, which acts as a natural carbon sink. Just 100 square metres of green roof can absorb 1.8 tonnes of CO□ each year - equivalent to offsetting the annual emissions of 15 cars.

Appealing & sustainable

Location

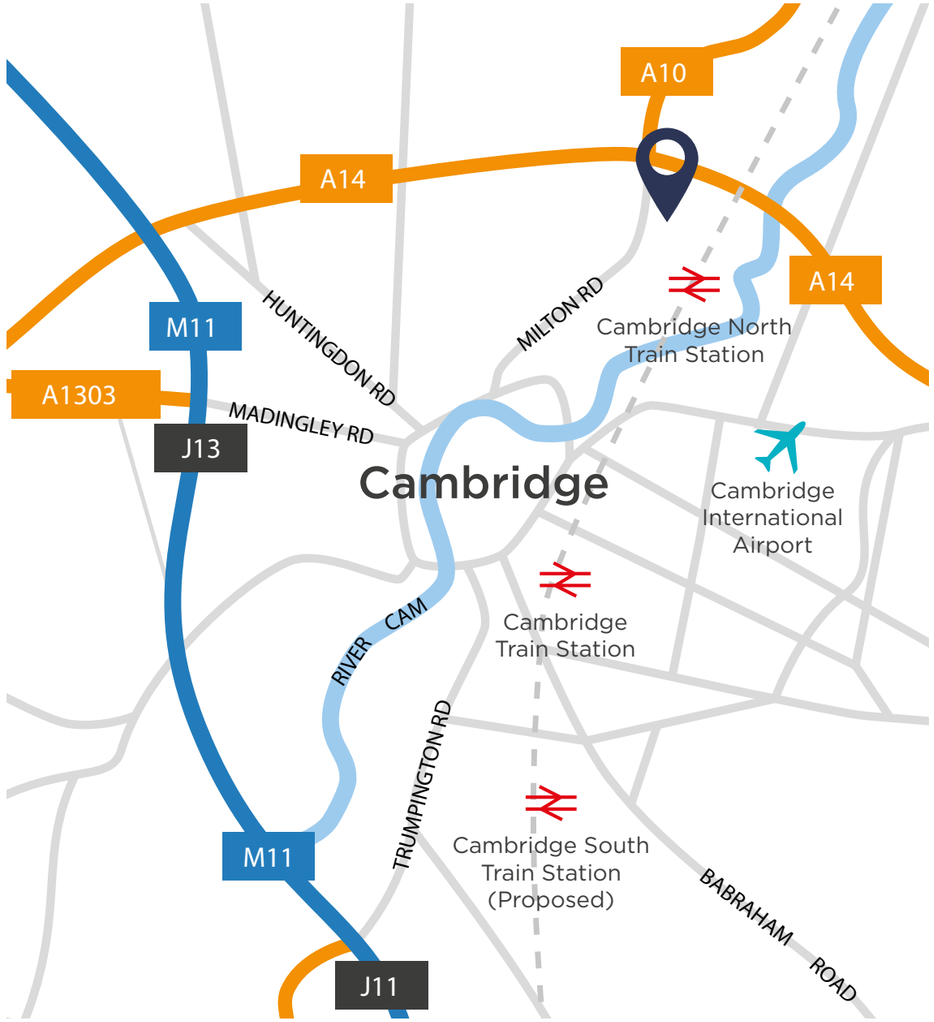
St John's Innovation Park is ideally located to the north-east of Cambridge city centre, with immediate access to the A14 dual carriageway and excellent road links via the A14, M11, and A1. The Park is easily reached from the fast-growing housing communities of Waterbeach and Northstowe, and Stansted Airport is just a 30-minute drive away via the M11.

Rail services provide swift connections, with Cambridge - London taking just 48 minutes. Cambridge North Station and the Cambridgeshire Guided Busway are a short walk from the Park, making public transport a convenient option for occupiers. Looking ahead, the arrival of Cambridge South Station in early 2026 will ensure the Cambridge Biomedical Campus is only minutes away.

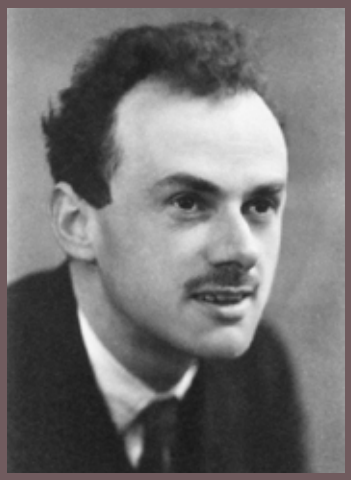
By Road (miles)
M11 Junction 14 - 3.5
Cambridge City Centre - 3
London Stansted Airport - 32
London - 63

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)

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

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