

ESG Report

Botanic Place
CAMBRIDGE

Where sustainability isn't added — it's embedded



Indicative CGI of 1 Botanic Place from the Botanic Garden

BREEAM
OUTSTANDING

Targeting BREEAM Outstanding
Certified at 100% at design stage,
a world first for workplaces

5.5
NABERS
BASE BUILDING
ENERGY
DESIGN FOR
PERFORMANCE

Targeting NABERS 5.5
The highest achieved rating for energy
efficiency



SmartScore
PLATINUM

Targeting SmartScore Platinum
Designed for seamless and intelligent
performance



WiredScore
PLATINUM

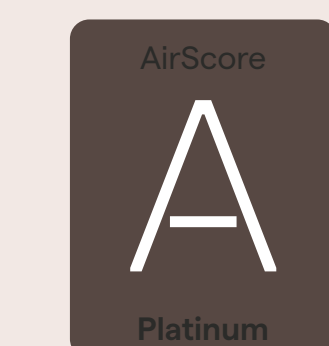
Targeting WiredScore Platinum
The highest standard of digital
connectivity



Targeting WELL Platinum.
Optimised for health, comfort
and wellbeing



Targeting Cycle Heart Platinum
Setting the benchmark for active
employee commuting



Targeting AirScore Platinum
Exceptional indoor air quality,
independently verified

A building designed
to give more than it takes

£8.6m

estimated energy savings over
100,000 sq ft and 15 years versus
standard office buildings

10%

of estimated energy demand
generated by rooftop solar panels

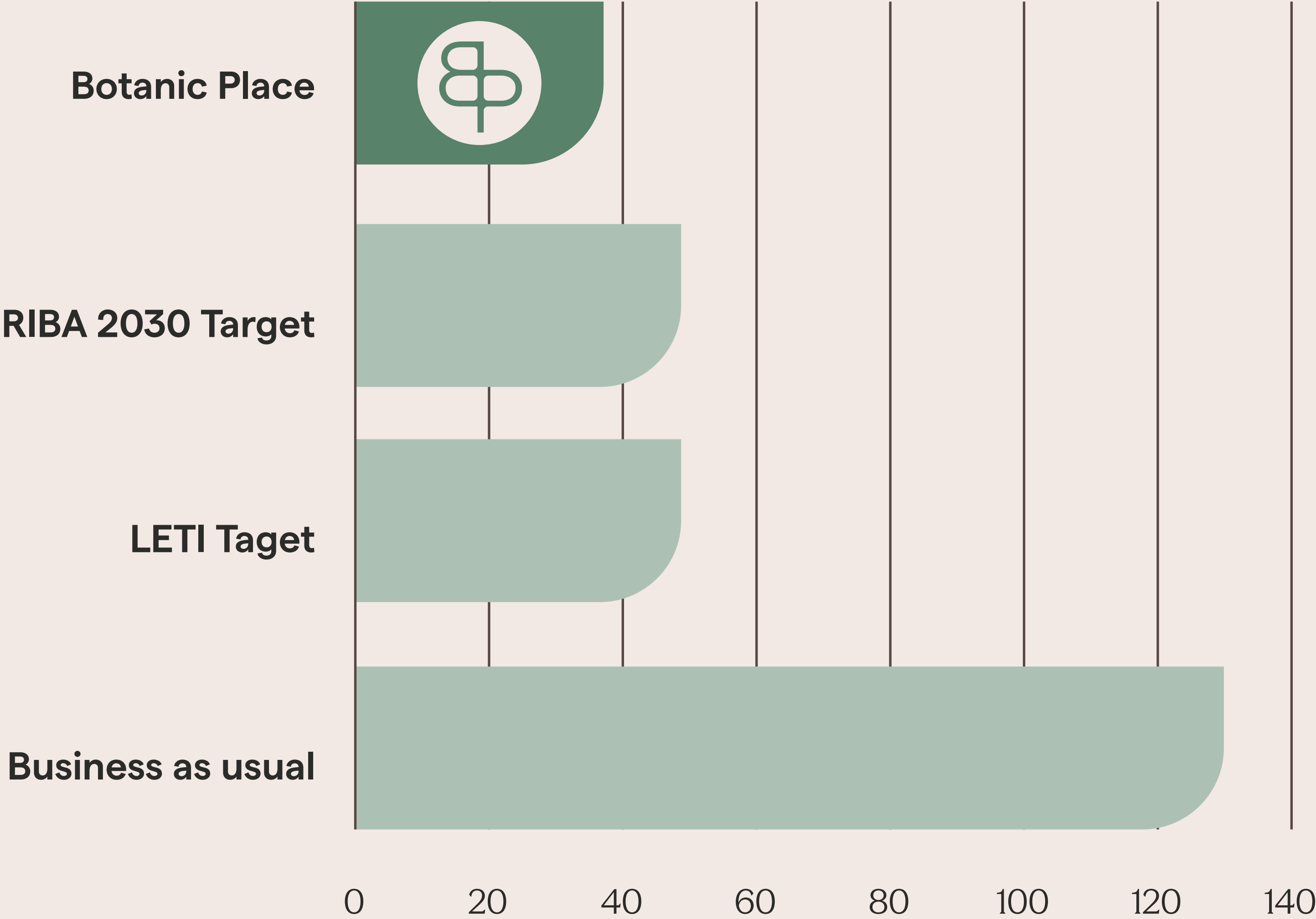
70%

estimated energy savings on
base building versus a standard
office building

Power supply

4.2 MVA

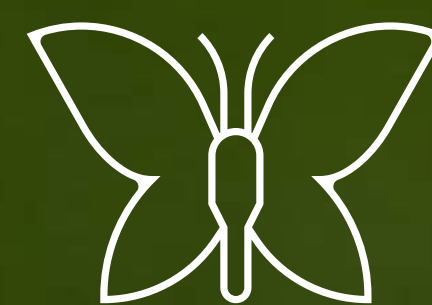
Estimated operational energy demand
kWh/m²/yr





BREEAM
OUTSTANDING

Targeting the highest BREEAM sustainability certification, demonstrates the exceptional environmental performance and helps occupiers meet ambitious sustainability commitments.



Increasing appeal

Delivering a 254% biodiversity net gain, the development creates a richer natural environment that enhances wellbeing, supports ESG goals and strengthens occupier appeal.



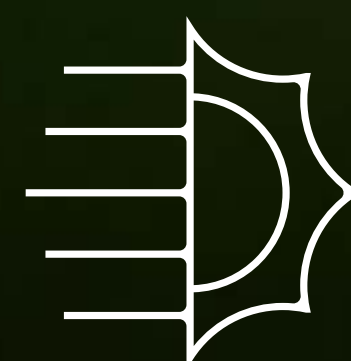
Healthier outdoor space

Featuring 7,000 sq ft of green roofs, improving biodiversity, reducing heat gain and creating a healthier, more attractive workplace environment.



Conserving energy

Low-energy smart LED lighting reduces electricity consumption, lowers operating costs and provides an efficient, comfortable working environment throughout the building.



Intelligent features

An adaptive intelligent façade minimises solar heat gain while maximising natural daylight, reducing cooling demand and improving workplace comfort and productivity.



Harnessing the rain

Rainwater harvesting and greywater recycling significantly reduce potable water demand, lowering utility costs and supporting responsible resource management.

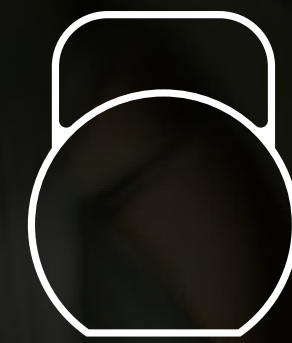


Optimising temperature

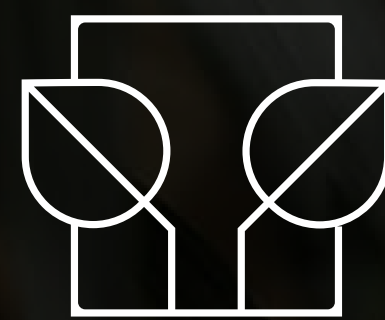
Intelligent demand-led ventilation, heating and cooling systems optimise energy use, reducing operational costs while maintaining a consistently comfortable indoor environment.

Where sustainability isn't added
— it's embedded.

The future of work is built around its people



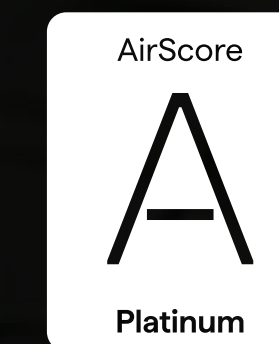
Extensive private wellness facilities, including gym, double-height multi-sport arena, exercise studios, treatment rooms and saunas, enabling occupiers to exercise, recharge and restore balance.



Generous reception areas with planting and natural materials, creating a calming arrival experience that promotes wellbeing and impresses visitors.



38,000 sq ft of terraces overlooking Cambridge and the University Botanic Garden, offering inspiring outdoor space for relaxation and focused work.



AirScore Platinum certified for superior indoor air quality, helping occupiers breathe cleaner air and improve focus, wellbeing and productivity.



Platinum-rated end-of-journey facilities with cycle parking, showers, lockers and changing rooms, supporting healthier commuting and active daily routines.



WELL Platinum certified, recognising a design that enhances occupier health, wellbeing and comfort through optimised air, light and materials.

Social skills

By employing local people of all abilities and backgrounds, supporting apprenticeships, volunteering and local businesses, Botanic Place enriches the community. Over the lifespan of the buildings, it aims to generate more than £480 million in social and economic value for local communities.

Management & Occupation

£886k

local economic value through spend with local enterprises each year

18,304

hours of volunteer time to support community projects each year

915

FTE local jobs each year to support local people

57

FTE jobs created to support disadvantaged people

15%

weighting on social value in procurement of management supply chain

Construction

275

weeks of training and apprenticeship opportunities

25

full time equivalent (FTE) jobs created

20%

local supply chain spend



Practical Completion Q1 2028

1 Botanic
Place

110 Hills Road
Cambridge CB2

2 Botanic
Place

105 Hills Road
Cambridge CB2

Contact

Please contact us for more information

A development by

RAILPEN

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Railpen is delivering a 1.9 million sq ft innovation cluster in Cambridge, comprising workplaces, labs, homes and amenities.

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Socius develops mixed-use places across the UK, creating sustainable workplaces, homes and community amenities.



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