
TRINITY
BY BREAKTHROUGH
Life enhancing space for life changing science



Trinity	03
Location	12
Building	15
The Breakthrough Experience	29
Contact	37

Trinity by Breakthrough is a premier 215,000 sq ft biotech research facility

Located at the gateway to the Oxford Business Park, Trinity by Breakthrough is a new premier lab building, providing research and development space to Oxford's thriving life science community. With over 13,000 graduates and 1,100 companies working across life sciences - Trinity will meet the demand for premiere space in UK's Golden Triangle.

Designed to be one of the most sustainable laboratory environments in the world, this amenity-filled building will set a new standard of quality and intentional design, with a focus on purpose-built spaces for life science users ranging from academic spin outs to large pharma companies.







CLUSTER COMPANIES

Perspectum Diagnostics
accession therapeutics
CANCER RESEARCH UK
oxa Universal Autonomy
TI Fluid Systems
ivyfarm technologies
OxfordBioMedica
ULTROMICS
ANIMAL
evox THERAPEUTICS
OXFORD BIODYNAMICS
mirobio
GILEAD
Veeva
Yellowstone BIOSCIENCES
Jazz Pharmaceuticals
spybiotech
OMass THERAPEUTICS

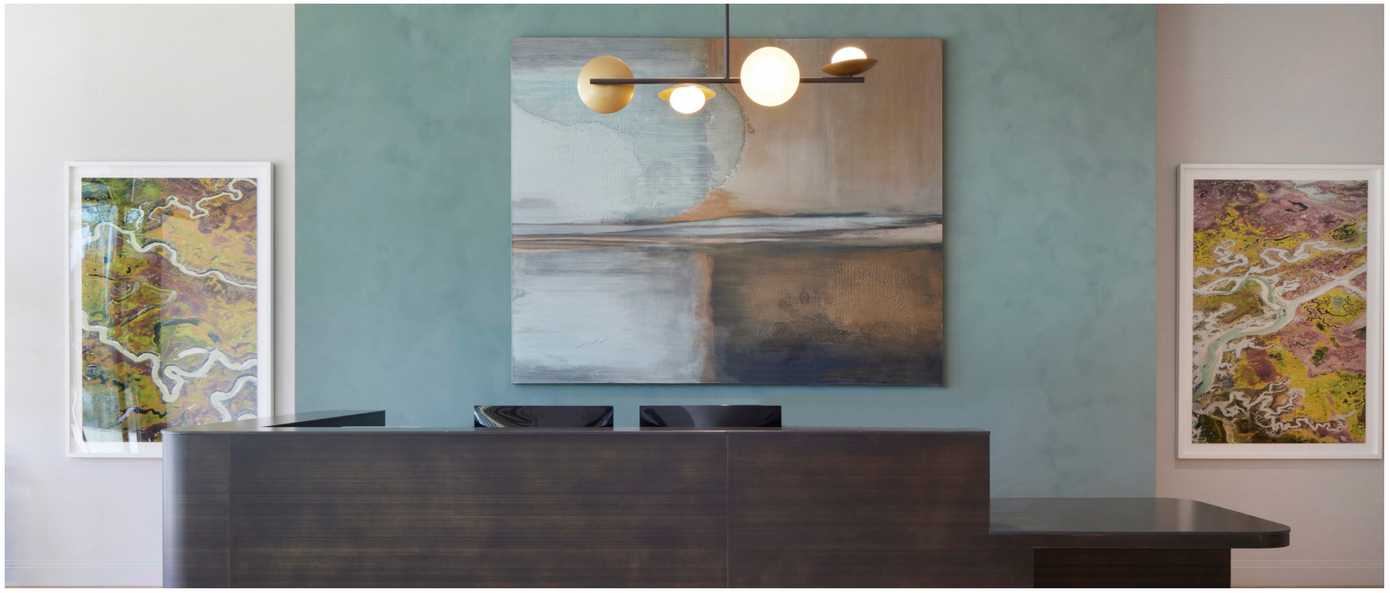
A destination for discovery – Trinity by Breakthrough



A sense of arrival – entrance & lobby









Driving community – collaboration zone and café



Missing Bean
coffee roasters







Science on display – lab & office workspace



Illuminated spaces – lab workspace



At the Centre of Innovation

Closest to Oxford University
Inside the Ring Road

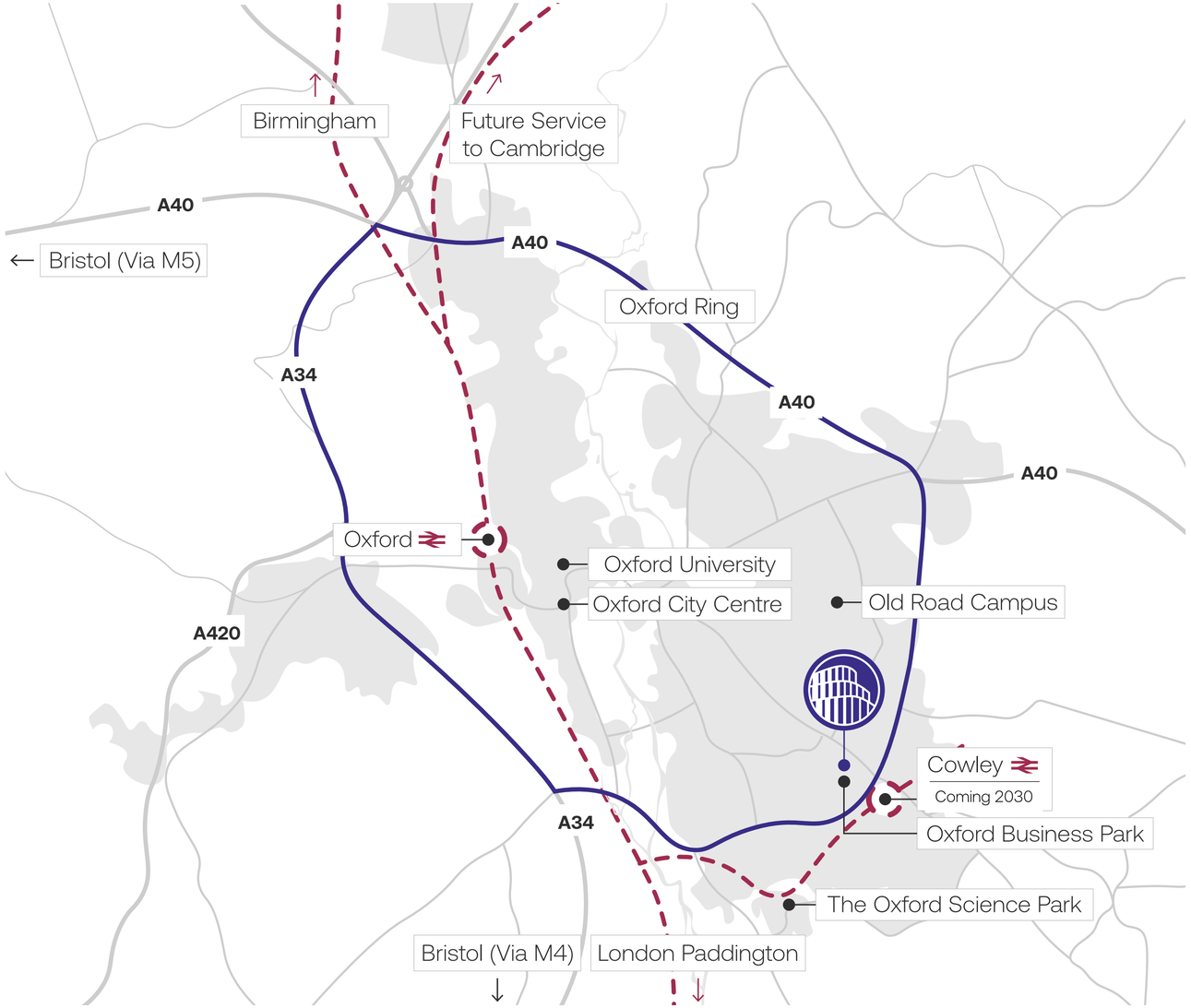
10 Minutes
To Old Road Campus

12 Minutes
To Oxford City Centre

10 Minutes
Walk to Cowley Station (Coming 2028)

7 Routes
Easily Accessible from Trinity

45 Minutes
To Heathrow by Car





The thriving Oxford hub

Restaurants and bars

1. The Longwall Beefeater
2. Frankie & Benny's
3. Karma Restaurant
4. Oxford Factory Café

Hotels and accommodation

5. Premier Inn Oxford Cowley
6. Hampton by Hilton
7. Mercure Oxford Hawkwell House

Cafés

8. Charm Café
9. Costa Coffee
10. Costa Coffee

Shops

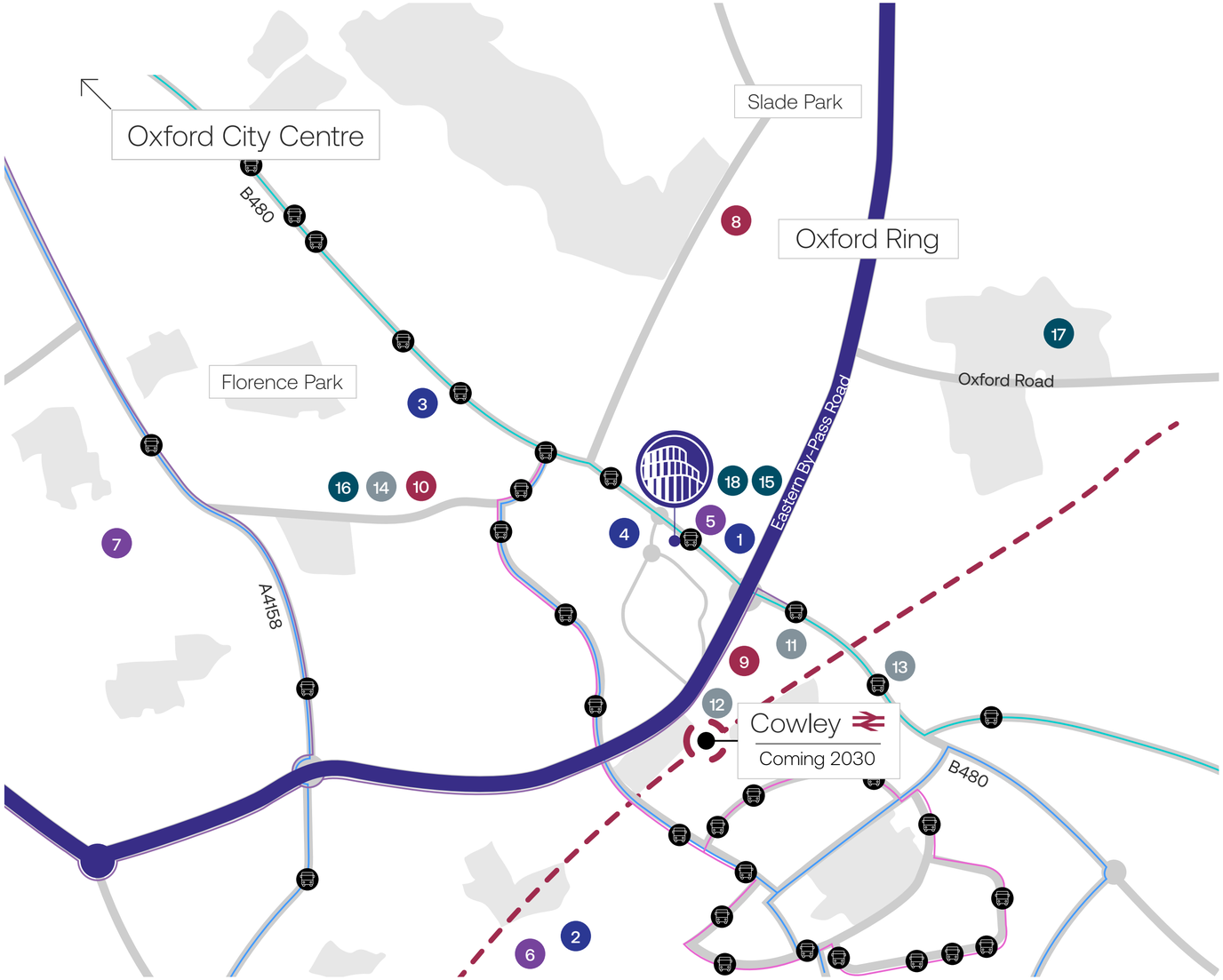
11. M&S Food
12. Tesco Superstore
13. Lidl
14. Sainsbury's

Leisure and amenities

15. David Lloyd
16. PureGym
17. The Athlete Centre
18. Bright Horizon Day Nursery

Bus Routes

3A
5
11
11X



Building Key Specifications

70%

Max Lab to Office Ratio
(Other ratios can be accommodated)

4.4

Spacious 4.4m
floor-to-ceiling heights

12.6%

Biodiversity net gain

220

Internal bicycle
parking spaces

25%

Electric vehicle (EV) parking

1000

Square metres of living wall

8

ACH in Lab Zones

3+5

Private collaboration zones
including private terraces on
floors 3 and 5

230

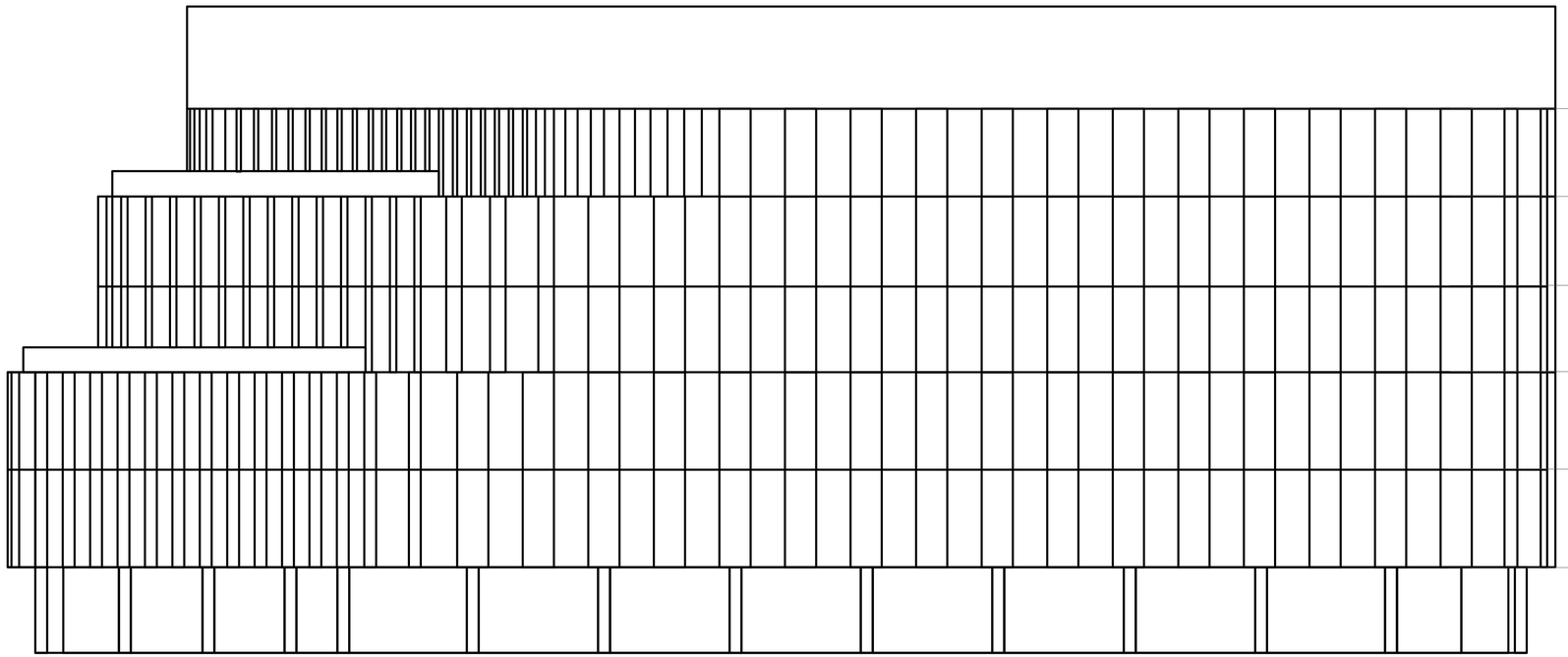
Internal car
parking spaces

10

Minutes to the new
Cowley train line (2030)

Robust Lab Infrastructure

Delivering the highest specification and most sustainable labs in Oxford



Floor Areas and Proposed Splits

		sq ft (m^2)
5th Floor	Warm Shell Fully Customisable Floor Plates	31,300 (2,900)
4th Floor	Warm Shell Fully Customisable Floor Plates	38,300 (3,500)
3rd Floor	Warm Shell Fully Customisable Floor Plates	38,300 (3,500)
2nd Floor	Science Ready Suites (Fitted Labs & Cat A+ Office Suites)	Suites Ranging 18,500-25,800
1st Floor	StudioLabs (Fully-Fitted & Lab-Equipped Managed Private Suites)	Suites Ranging 5,000-11,000
Ground Floor	Warm Shell Fully Customisable Floor Plates	17,700 (1,600)

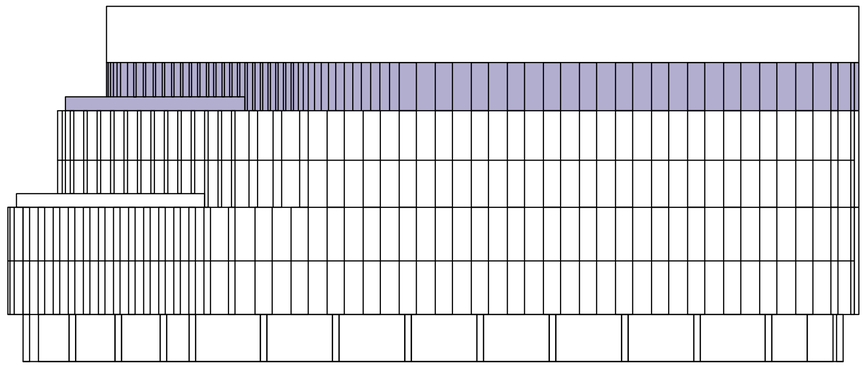
5th Floor

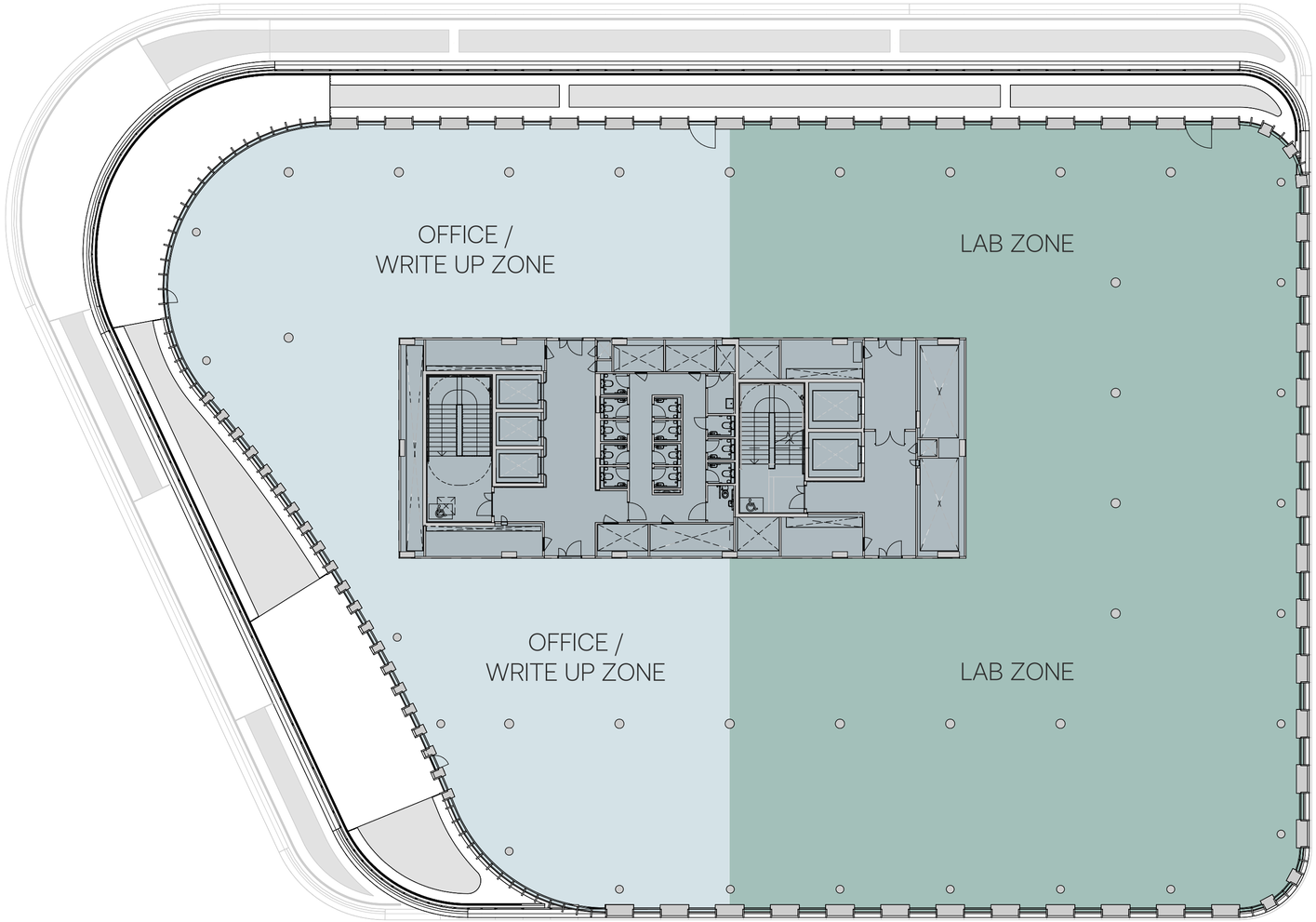
31,300 sq ft (2,900 m²)

Fully Customisable

Lab + Office/Write-Up

Delivered to a Warm Shell specification, providing occupiers with a flexible platform ready for bespoke laboratory or office fit-out





Click here to view the 3D model

Plans are indicative demonstrating a 60:40 Lab:Office ratio. Ratios can be increased or decreased. Plans not to scale

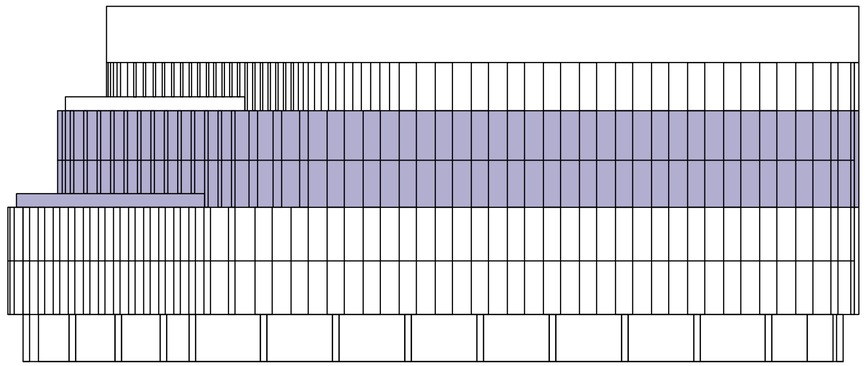
3rd-4th Floor

38,300 sq ft (3,500 m²)

Fully Customisable

Lab + Office/Write-Up

Delivered to a Warm Shell specification, providing occupiers with a flexible platform ready for bespoke laboratory or office fit-out





[Click here to view the 3D model]

Example Test Fit – Plans are indicative and not to scale demonstrating a 60:40 Lab:Office split. Ratios can be increased or decreased

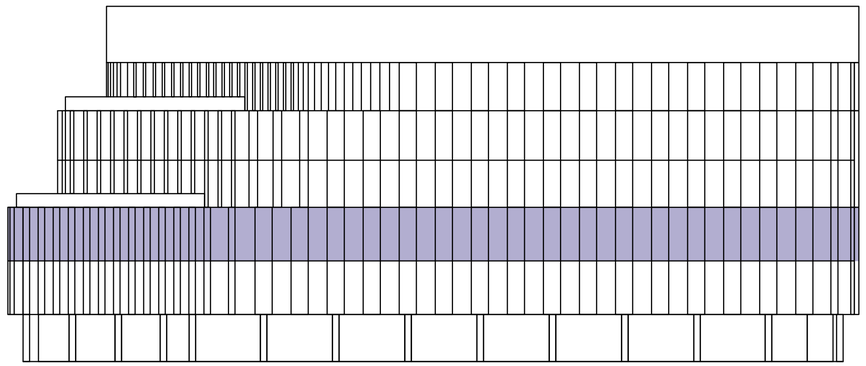
2nd Floor

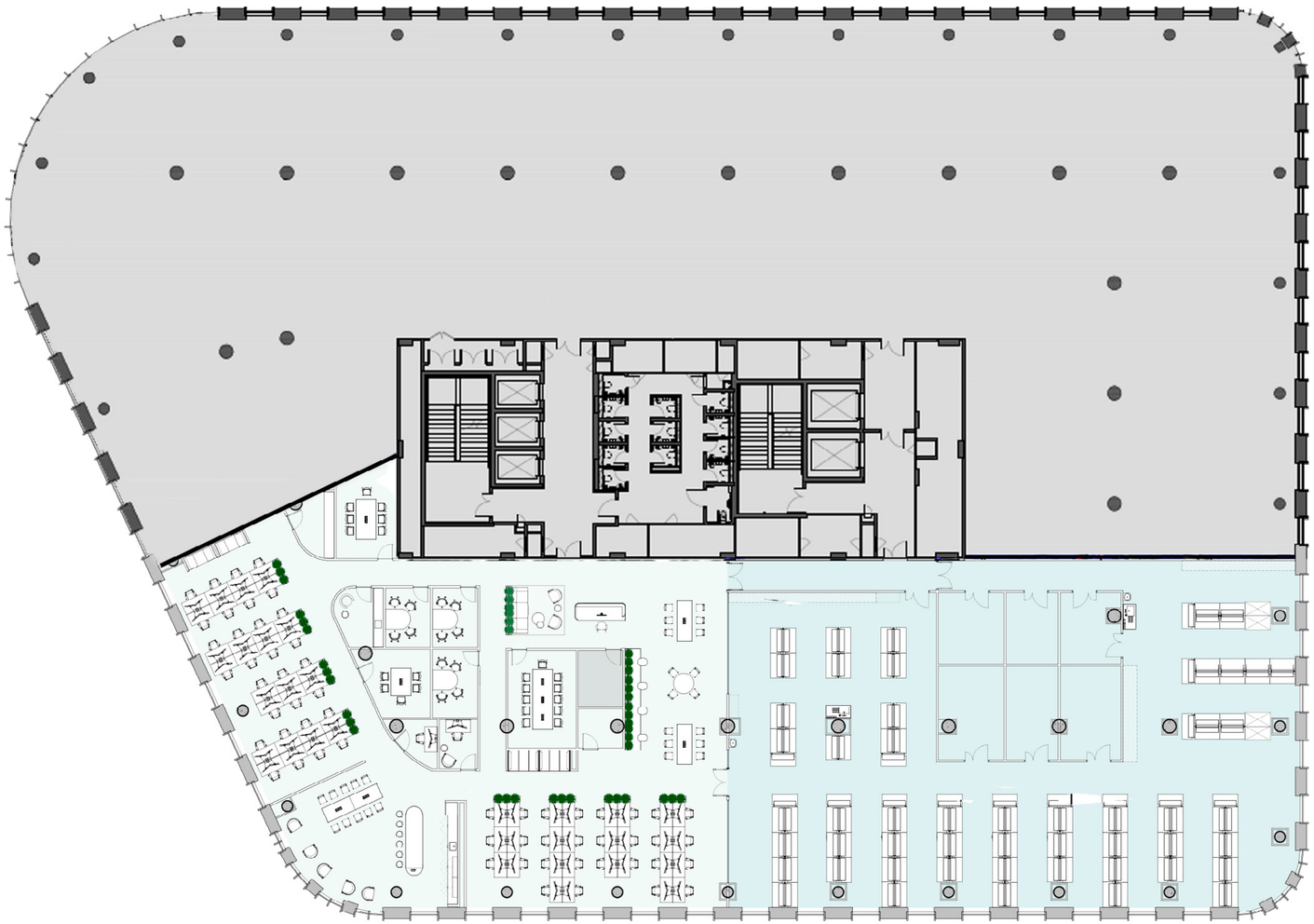
44,300 sq ft (4,100 m²)

Science Ready Suite

Ready for move-in

Furniture is illustrative and can be made available upon request. Day 1 Provision - 76 Lab Benches + 58 Workstations. Ability to increase.





Click here to view the 3D model

Plans are indicative and not to scale

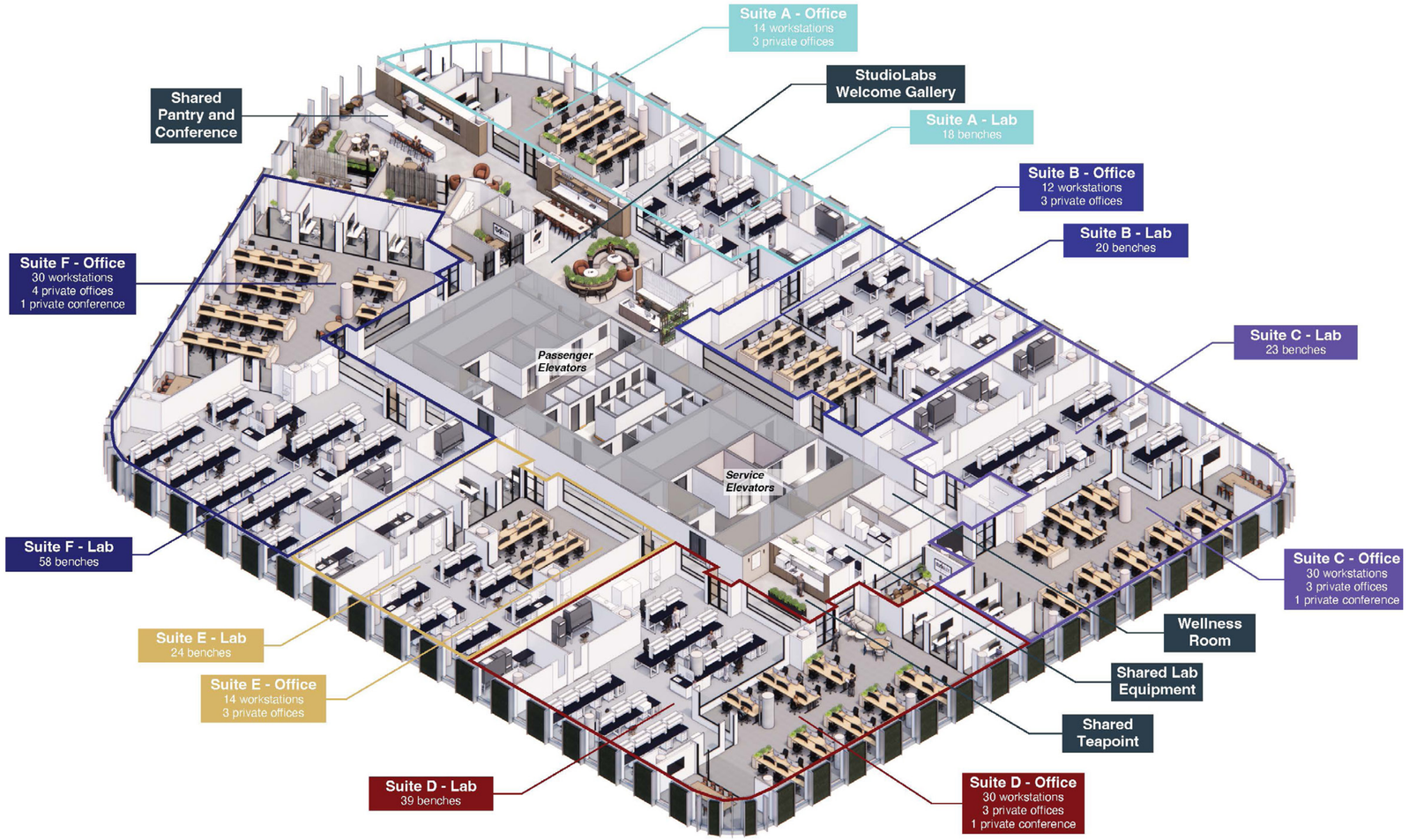
1st Floor

5,000-11,000 sq ft (4,100 m²)

studiolabs
BY BREAKTHROUGH

Fully furnished, lab-equipped and managed shared spaces for Hyper-Growth Companies. Flex Lease Terms.

Suite	Lab Benches	Day 1 Workstations
Suite A	18	14
Suite B	20	12
Suite C	23	30
Suite D	39	30
Suite E	24	14
Suite F	58	30



Click here to view the 3D model

Plans are indicative and not to scale

Environments that foster innovation. Discoveries that transform lives

StudioLabs are private lab and office suites designed for discovery. The **fully furnished and lab-equipped suites** offer a curated, plug-and-play solution, saving users valuable time and resources.

With on-site lab management and client experience teams alongside private and shared equipment, you can **save on CapEx and allow your teams to focus on the science** and leave the property operations to us.

With **shorter and flexible lease terms** and a dedicated concierge team, we work collaboratively with companies to help the transition into new workspaces, lower launch friction and offer ongoing support as companies evolve and reach milestones.

This is **Where Sciences Happens on Day One.**









StudioLabs Equipment Specs

In-Suite Lab Equipment — £145,000 Retail Value

- (1) Eppendorf 5290R Refrigerated Centrifuge
- (1) Eppendorf 5290R Refrigerated Centrifuge
- (2) Thermo Fisher TSU Undercounter Fridges
- (1) PHCbi -20 Upright Biomedical Freezer
- (1) PHCbi -80 Ultra Low Freezer
- (4) PHCbi 170L CO2 Incubators
- (2) CAS Biomat 2 1800mm Biosafety Cabinets
- (1) Premier Laboratory 1800mm Fume Hood
- Centralized DI Water

Shared Lab Equipment — £170,000 Retail Value

- PHCbi -150 Cryogenic Chest Freezer
- Steris AMSCO 110LS Lab Sterilizer
- Labconco Flaskscrubber Glasswasher
- Thermo Scientific QuantStudio 6 Pro RT-PCR
- Scotsman Flake Ice Machine
- Elga Chorus 2+ Type II Water System



StudioLabs Amenities & Services

- Fully-Equipped Conference Rooms
- 24/7 Access Control
- Wellness Room
- Stocked Kitchen & Tea Points
- Fitness Center
- Managed Loading Dock
- On-Site Facilities Team
- Events & Programming
- Visitor Management
- EV Charging Stations
- Bike Storage
- Shipping/Receiving Services





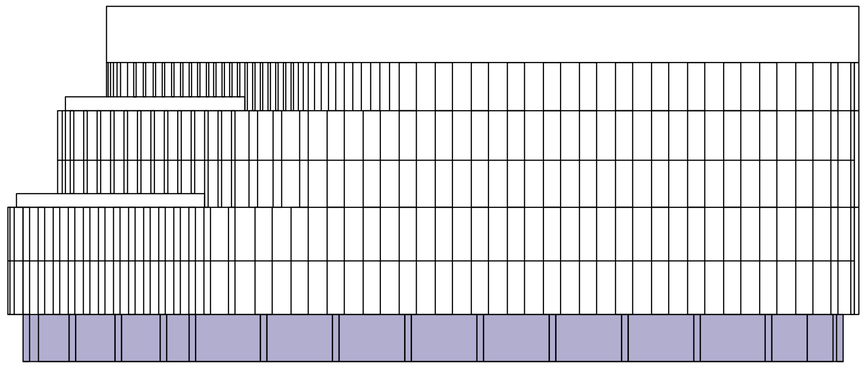
Ground Floor

17,700 sq ft (1,600 m²)

Fully Customisable

Lab + Office/Write-Up

Delivered to a Warm Shell specification, providing occupiers with a flexible platform ready for bespoke laboratory or office fit-out





Click here to view the 3D model

Plans are indicative and not to scale

The Most Sustainable Building in Oxford

GUIDING PRINCIPLES

BREEAM®

Holistic Sustainability

BREEAM Outstanding

Carbon Reduction

EPC A

Health and Wellbeing

WELL Platinum

Circular Economy & Waste

Lower Embodied Carbon
Concrete/Steel Recycling

Fossil Fuel Free
Development

Biophilic Design
Outdoor Planting Space

Health and Wellbeing
Private Outdoor Terraces

Rainwater Harvesting
Green Wall Irrigation

Living Wall
10,000+ sq ft Green Wall

Optimised Façade
Minimise Heat Gain & Loss

Passive Solar Shading
and Ground Floor Setback

Optimised Design
Highly Efficient Heating & Cooling

Green Roof
Reduces Urban Heat & Promotes Biodiversity

Photo-Voltaic Panels
Maximises Renewable Energy Production

Blue Roof
Climate-Change Resilient Water Retention Layer



Resilient Design
Future-Proofed Flexible Floorplates & Services

Health and Wellbeing
Gym & Café Amenities

Cycle Parking & Locker Rooms
Showers, Locker/Changing Rooms, Bicycle Parking & Repair

Low Carbon Mobility
EV Charging

Confidential & Trade Secret

Sustainability Metrics

Key Credentials

BREEAM
Outstanding

16%
Biodiversity Net Gain

WELL
Platinum

1,000m²
Living Green Wall

EPC:A
Energy Performance

45%
Betterment over Part L



THE BREAKTHROUGH PLATFORM

Breakthrough PROPERTIES

Breakthrough Properties is a life science real estate investment, development, and management firm that leverages cross-sector collaboration to deliver environments that foster innovation and scientific breakthroughs.

Our team is a first-of-its-kind collaboration in real estate development, which came together through a shared passion that combines Tishman Speyer's global real estate platform with Bellco Capital's industry-making life science entrepreneurship to capitalize on the rapidly expanding—yet substantially under-supplied—life science real estate industry.

6M SQ FT
INTERNATIONAL LIFE SCIENCE DEVELOPMENT PIPELINE

6
OFFICES

80
LIFE SCIENCE SECTOR SPECIALISTS

$3B
DEDICATED LIFE SCIENCE FUND

TISHMAN SPEYER

Tishman Speyer has developed, acquired, repositioned and/ or operated approximately $130 billion of property since 1978, including approximately 221 million square feet of premier office, residential, life science, industrial and retail space. With real estate expertise spanning four continents, Tishman Speyer has built an international reputation for both developing and operating prominent properties with worldclass tenant rosters in major markets worldwide. Tishman's fully integrated platform includes in- house expertise for design and construction, development, capital raising and management of real estate with an established presence in 33 core regional markets globally.

45
YEARS OF OPERATION

60M SQ FT
OF DEVELOPMENT GLOBALLY SINCE 2010

1,000+
EMPLOYEES

179
ASSETS WORLDWIDE

BELLCO CAPITAL

Bellco Capital is an investment firm founded by Drs. Rebecka and Arie Belldegrun that invests in and builds life science companies. Bellco's competitive edge comes from its unique position and firsthand experience navigating the intersection of academia, life science companies, pharma, and the investment community. Bellco's life science ecosystem, including its core strategies of company building (Two River) and venture investing (Vida Ventures) supports companies with bold ambitions of exponential transformation in life sciences.

25
YEARS OF OPERATION

$20B+
LIFE SCIENCE M&A TRANSACTIONS

Bellco Ecosystem

30 Years of Life Science Expertise and $7B+ assets under management across global strategies and asset classes.

INCUBATE | INVEST | GROW | LEND | DEVELOP

COMPANY INCUBATOR

Company incubator that partners with scientific founders and experienced management to create, finance and operate innovative therapeutics for patients.

VENTURE INVESTMENTS

Leading life science venture capital investment firm advancing biomedical innovations into therapies that have a meaningful impact for patients.

FOOD & NUTRITIONAL HEALTH

Sector-focused growth equity platform investing in human and planetary health across nutrition and wellness, the food system and supply chain.

HEALTHCARE CREDIT

Healthcare credit platform providing minimally dilutive, growth-oriented credit solutions to healthcare companies across the globe.

LABS & CAMPUSES

Joint-venture combining Tishman Speyer's global real estate platform with Bellco's deep healthcare investment expertise to develop, own and operate healthcare innovation facilities and campuses.



Torrey Heights
San Diego



Harvard ERC
Boston

Breakthrough Life Science Portfolio



Boulder38 (Boulder)

BOSTON

PHILADELPHIA

BOULDER

SAN DIEGO



232 A Street (Boston)



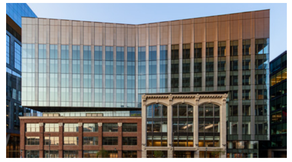
The 105 (Boston)



One Milestone at ERC (Boston)



One Canal (Cambridge, MA)



2300 Market (Philadelphia)



Trinity (Oxford, UK)



Vitrum (Cambridge, UK)

OXFORD

CAMBRIDGE

AMSTERDAM

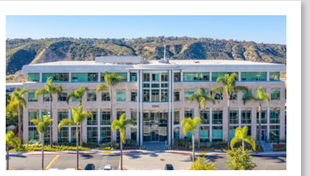
BASEL



Noventa Square (Basel)



One Helix (Amsterdam)



Torrey Plaza (San Diego)



Muse Campus (San Diego)



Callan Ridge (San Diego)



Torrey Heights (San Diego)



Governor Pointe (San Diego)



Enclave Park (San Diego)

Breakthrough has assembled a portfolio and pipeline totalling 6 million square feet across 8 leading biotech markets.

A Real Estate Partner for Leading Innovation Companies.

Developing and Operating Mission Critical Facilities & Innovation Campuses For Corporate Clients

- Breakthrough Properties and Tishman Speyer and work with leading innovation companies (e.g., Pfizer Meta, AstraZeneca, LinkedIn, BD, and CRISPR) to develop and operate campuses that foster collaboration through thought-provoking public space, curated tenant programming, and cutting edge design.
- Through early engagement with clients, Breakthrough is able to deliver a highly customized product for users.



One Helix
Amsterdam, NL



Torrey Heights
San Diego, CA



The 105
Boston, MA



Callan Ridge
San Diego, CA

AstraZeneca | Pfizer | BD | CRISPR THERAPEUTICS | Bristol Myers Squibb

Breakthrough's Scientific Advisory Board provides Collaborative Social Infrastructure and Mentorship to Breakthrough Clients



Arie Belldegrun, M.D.

Executive Chairman and Co-Founder of Allogene, Chairman of Bellco Capital, Two River Group, UroGen Pharma and Kronos Bio



Franz Humer, M.D.

Chairman of Humer Foundation, Former Chairman and CEO of Roche Holding



Owen N. Witte, M.D.

UCLA Professor of Microbiology, Immunology, and Molecular Genetics & President's Chair of Developmental Immunology



David Chang, M.D., PhD

Co-Founder and CEO of Allogene Therapeutics, Former Chief Medical Officer of Kite Pharma



Matt Cohen, M.D., MBA

Managing Director at Vida Ventures, Former Portfolio Manager for JP Morgan Asset Management



Brian Goodman, PhD

Managing Director at Vida Ventures, Former Partner at MPM BioImpact and Co-Founder Aktis Oncology, ReNAgade Therapeutics and Evelo Biosciences



Helen S. Kim

Managing Director at Vida Ventures, Former Partner at Column Group and Executive Vice President of Business Development at Kite Pharma



Eric Tokat

Co-President of Investment Banking at Centerview, Founder of Centerview's Healthcare Practice



Ben Belldegrun

Managing Director and Founder of Aliment Capital, Former Portfolio Manager for Brevan Howard Asset Management

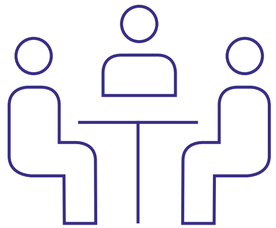


Amy Schulman, J.D.

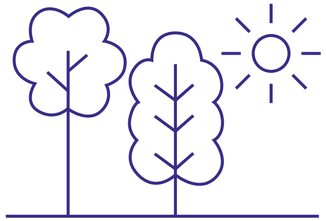
Managing Partner at Polaris Partners, Former President of Pfizer Consumer Healthcare

An anticipatory approach to service

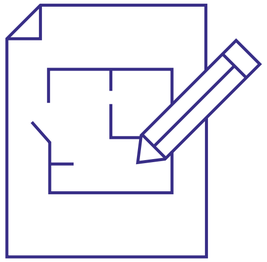
Breakthrough Properties is a vertically integrated platform, providing our clients with the highest lab specification and services. We go beyond just physical infrastructure to support our clients functional needs including design, fit out, and scientific operations.



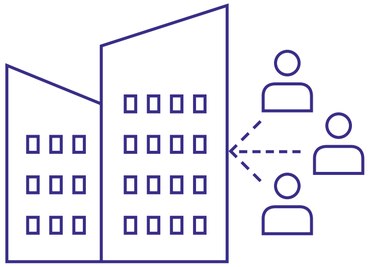
Project Management



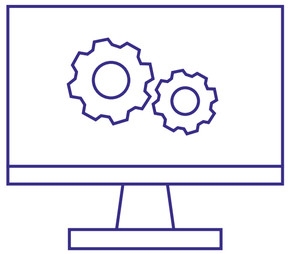
Sustainability & Wellness



Lab planning and design



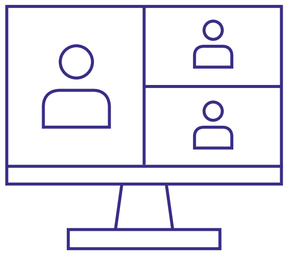
Supplier Management



Technology and IT Vendor support



Procurement & Account Set-Up



Event Planning (Virtual & Live)

Fostering connection across our ecosystem

Breakthrough is more than a portfolio of buildings - it is a community of innovators. And since breakthroughs happen when communities convene, we host content-driven events that foster dynamic conversations and connection among the diverse constituents within the life science ecosystems they foster.











If you have any questions or would like to speak to a member of the project team:

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TRINITY

BY BREAKTHROUGH

Purpose-built for life science success