



a lively
community
of **creators**

Shaping one of the region's most exciting community of entrepreneurs in life-science, technology and social enterprise.

Powered by



feel the buzz and join our

collaborative community

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The mill scitech park

o2h co-work labs operates the mill scitech park in Hauxton, Cambridge, a place for entrepreneurs, scientists, techies & dreamers. Supported by high specification labs to create a genuinely unique environment for creativity and innovation to thrive.

We are quite obsessive about playing our part in the creation of a global collaborative community around innovation because we believe it's the cross fertilisation of ideas across boundaries that spurs exciting new ideas, and well, we just can't help doing what we love.

2.76

acres of stunning
English countryside

3

buildings blended
from different eras

2,398

sq.m of boutique
office and lab space

an

**intimate location,
a shared adventure**



“

Sunil and I were born, raised and educated right the way through in Cambridge and our lifelong passion has been to create a buzzing community for life-science, technology and entrepreneurship in which we seed new ideas in life-science and tech. The mill scitech park redevelopment intimately blends innovation, English heritage and natural beauty after falling prey into multi-decade neglect, vandalism and arson. The focus shall be where life-science meets AI and therefore such a community would have the potential to dramatically reduce the cost of new drug treatments.

The first phase of the scheme will be ready in April 2021 and the second phase of the development includes a restoration and renovation of a stunning old mill and the creation of a new building with state of the art labs. We seek the support of all stakeholders to ensure this iconic site going back to the domesday has a sustainable future in which it can contribute to the success of UK innovation on the world stage. We throw open our arms to everyone to join us on this exciting adventure...

Prashant Shah

o2h Group, Executive Chairman

”

a studio style workspace for

life scientists and techies

An incubation model like no other

We have a passion for collaboration and look forward to shaping a closely integrated community of founders, students, academics, experienced entrepreneurs, senior managers, mentors, angels and VC's.

The vision of o2h group is to seed new ideas in life-science, technology and social enterprise by co-investing, co-creating and co-executing across boundaries.

The experience sharing from your peers (we prefer not to call it mentoring) will just flow, it's in our DNA. You can also expect a constant stream of interesting people to come through our doors, its quite an intimate setting, so we will make an intro, make you a both a coffee and you can do the rest...





the heritage of hauxton mill

From the late 1700s, Hauxton Mill was a corn mill and rapeseed oil mill. The current mill was built in 1851 and used as a corn mill by the Turner family.

We look forward to lovingly renovating and restoring the old mill and inviting entrepreneurs to develop their breakthrough ideas in these unique surroundings. By popular demand from the local residents we will add a ground floor cafe in which they can mix with our resident entrepreneurs whilst looking over to the water flowing around the mill wheels.

We plan to add public tours of the old mill so the unique history of this site, going back to the domesday, is not lost on future generations. The site was once a major trading destination and there were two alehouses serving travellers, the Ship and Chequers, while we can't promise you a cold beer we hope to offer you hot English tea, freshly brewed coffee, fruit smoothies, a slice of carrot cake and all the warmth and character reminiscent of these old English ale houses.

Dates back to
1600's

Last used in
1974

Listed in the
**Domesday
Book**





a **sensitive restoration** in **natural surroundings**

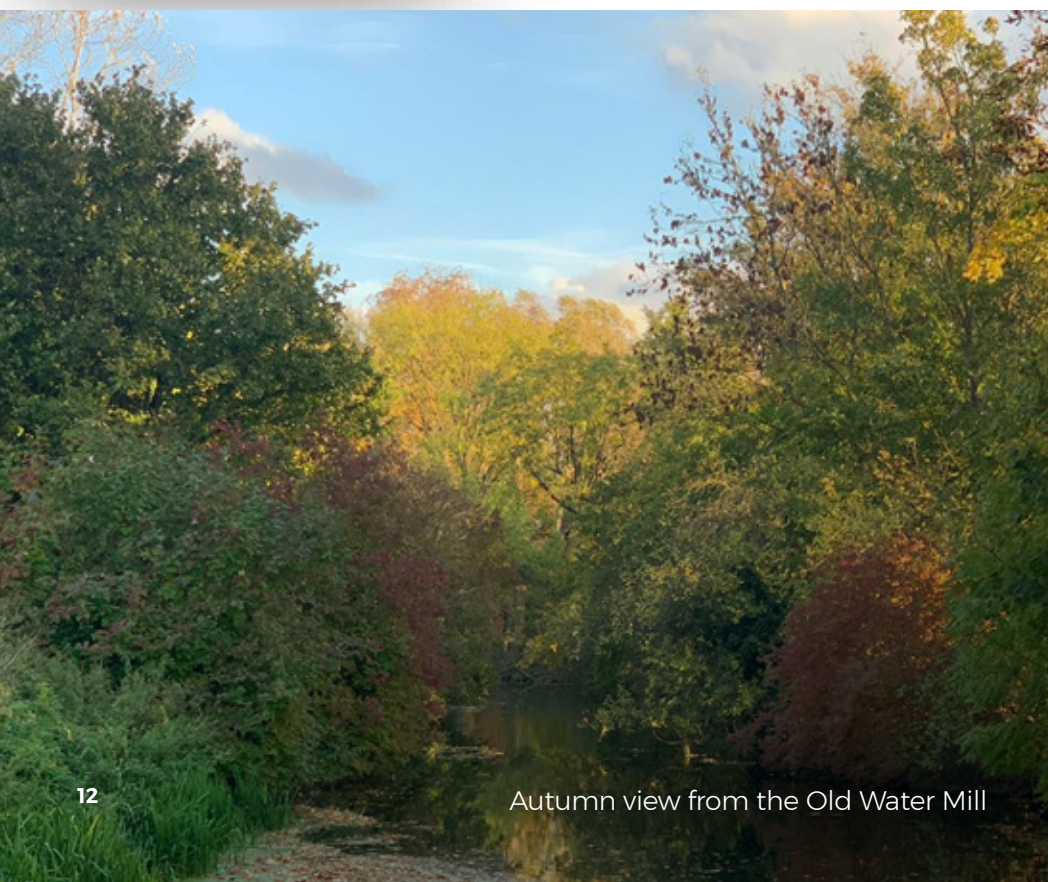
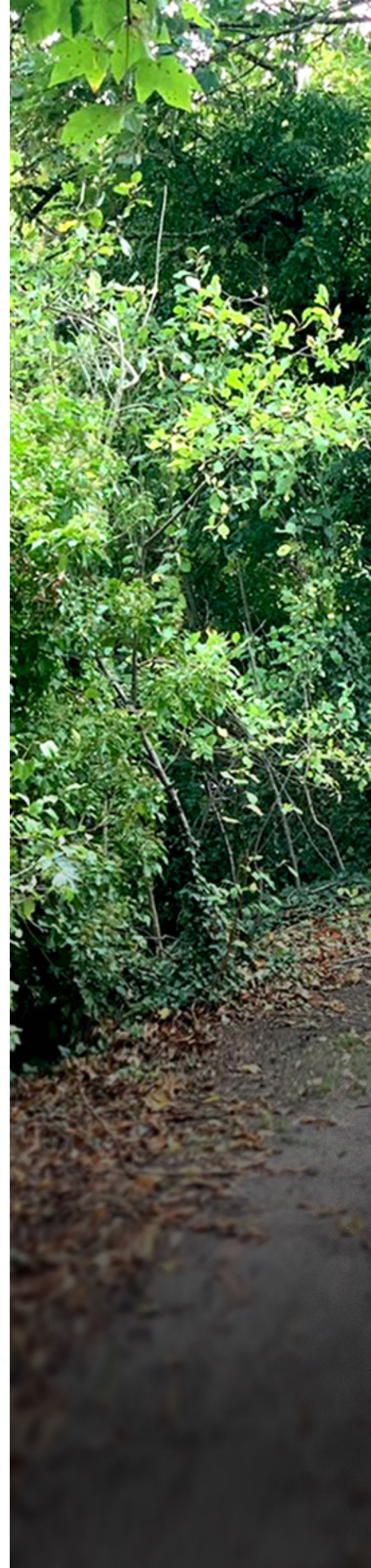
The site supports a wide range of rare wildlife, ancient woodlands and a system of rivers and connecting brooks. The rare bat species include Soprano Pipistrelle, Brown Long-eared and Natterer's and we have designed in a special architectural bat loft, to support the maternity roosts, in conjunction with the ecological consultants.

The ecological studies shows the site support water voles and otters and in conjunction with the consultants we have designed in various mitigation measures. The tree survey we have carried out ensures we are protecting all high values species and we are working with specialists to ensure we add to and develop the native woodland species.





Jane Ward
The lively inimitable Leader of
the Hauxton Parish Council



Autumn view from the Old Water Mill



embracing the local community

The mill scitech park has an old English heritage walking route running right through the middle of the site and we intend to extend access around both sides of the mill and add a café. The idea is not to shut off the local community as can easily happen but throw open our arms around the local community by making the heritage, nature walks and the new café amenities fully accessible to the public. We will combine it with walking tours around the mill as well as starting new initiatives to bring in the local youth to see if we can open a few eyes to the ground breaking research we will be doing at the mill scitech park.

Sunil and I were born in Cambridge but somehow even though we grew up in the shadow of the iconic Napp labs of the Cambridge Science park it felt like another unreachable world. We won't make that same mistake for the

kids of the nearby communities. We will connect and integrate the local community to the mill scitech park. We have personally met a number of the local residents already and can feel their pride in the old mill site, as well as seeing they have a lot to offer in terms of their energy, skills and welcoming smiles.

It goes without saying the site revitalization will help restore some energy into what has sadly been a neglected and vandalized site for more than 50 years subject to repeated arson attacks.

Employment opportunities with the local community shall be at the forefront of our on-going plans in a way that the local community are fully able to embrace and take some ownership over the future of the mill scitech park.

ideally located in the

golden triangle



...to London



49
minutes

...to Oxford



90
minutes

Airports



Stanstead
airport within
45 mins drive

In the heart of the Cambridge Cluster

The Hauxton Mill Site is uniquely located close to the major life science and technology hubs of Cambridge, the city centre as well being on key arterial routes for road and rail. We are a short distance from Addenbrookes, Astra Zeneca the Babraham campus, and the main rail station for Cambridge city centre. We are less than 200m from the M11 junction connecting us to London and all local and regional road networks. The site is also very well supported with bike routes connecting us to the city centre. We also have ample car parking possibilities thanks to an upcoming 1200 space park and ride around 100m from the site.

- Mill scitech park
- Science Parks
- Public Transport
- Hospital
- - - Cycle Route to Cambridge South
- Road route to Judge Business School
- 🚗 Park and Ride Stations



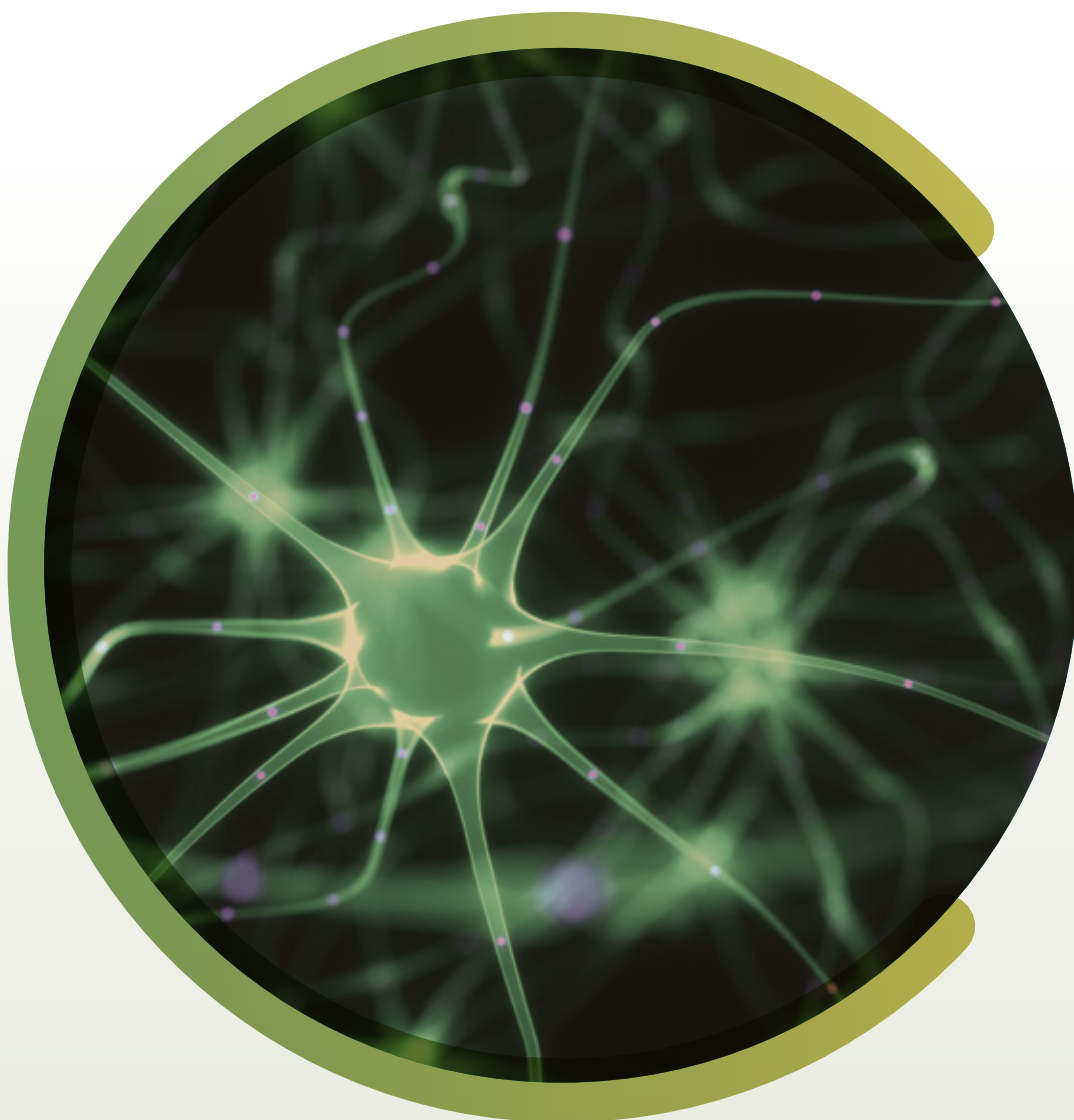
a new era of **science** and **technology**

o2h group believes that humanity is entering an unprecedented era of innovation in genomics, chemical biology, biotechnology, proteomics, and epigenetics. Allied with advancements in new technologies such as AI, is leading to the rapid discovery of new drug therapeutics.

Traditionally, many seed funds have avoided investing in this space due to the perceived larger capital requirements, difficulties in assessing and overcoming the technical barriers and the longer time horizons to exit. Global pharmaceutical companies, however, have learned from experience that the most promising

research is not always found in-house. This shift in focus from innovating in-house to acquiring or licensing innovation externally, often earlier on in its development, has led to a much shorter path to exit for these types of early-stage biotechnology and therapeutic companies.

o2h Ventures has been capitalising on these changes, being the first EIS fund dedicated to investing in early-stage biotechnology and therapeutic opportunities in the UK. The Human Health fund operated by o2h ventures has received recognition as the first knowledge intensive EIS fund in the UK.





When I first saw this location I immediately saw the potential of the Old Mill Site as a place to work with the country's most exciting entrepreneurs.

Sunil Shah,
CEO, o2h ventures
Winner of the
Angel Investor of the
Year award, 2019

o2h ventures **investments**

where **life science meets AI**

Prashant and Sunil, and more recently via the o2h ventures human health EIS fund, has provided seed capital to dozens of UK based life science, tech and AI companies (some listed below). We have also worked on more than 100 research collaborations ranging from leading academics, marquee biotech to big pharma companies across the globe since 2005.



connecting you to a

global Innovation network

with our footprint in the USA and India

Cambridge squared

o2h group believes in collaboration in drug discovery. The o2h group has been building a global community of medicinal chemists between Cambridge UK and Cambridge, Boston, Massachusetts. The o2h group has organised well attended bar nights to date and plan to supplement this with a technology platform to encourage collaboration, representation, sharing of career opportunities, and importantly provide a first port of call or a safe space to discuss any future entrepreneurial ventures they or others are considering.

Collaborative Innovation

At o2h group we enjoy working together with others and not trying to go it alone, not least because it's the cross fertilisation of ideas across boundaries that can spur exciting new innovations. The o2h group are passionate about playing our part in the creation of a collaborative community around innovation in Ahmedabad, Boston USA and Cambridge UK, which we hope will inspire all of us in these ecosystems to work ever more closely for our collective love of innovation. Last year the o2h group held its third innovation conference attended by over 500 live operators in science, technology, academia, entrepreneurship, social enterprise, non-profit, investment, art, media, creative, engineering, law, architecture, finance and big business.

[#o2hcollaborativeinnovation](#)



o2h ChaiTime Webinars

Following on from the success of our collaboration innovation conferences in Ahmedabad, at the beginning of the lockdown we saw an opportunity to extend the panel discussion format to a fortnightly webinar. To see a full list of the speakers and topics please visit [o2h.com](#) or watch them on our youtube channel.



Women in Science

The o2h group has carried out an annual women in science & tech open day to showcase careers in science & tech for the past 12 years, to meet the o2h group women actually working in science and to facilitate an open discussion on women in science.

The mill scitech park

o2h ventures is located in the mill scitech park and we plan to host an annual investor day every summer in which we will invite investors, portfolio companies to mingle over drinks and share ideas.

culture, culture, culture

the foundations of collaborative innovation



The success of the Mill SciTech development shall be dependent on the culture and community we create and nurture. We do not wish to just be a selection of independent units with teams of people working in their own walled silos – we wish to create an intimate and close community of entrepreneurs, big companies, academics and venture capitalists.

We are strong believers in the cross fertilization of experiences and know-how across boundaries and we want everyone in the community on the mill scitech park to know each other and contribute to each others success. As well as the co-work labs division of o2h, the o2h group has a venture fund, a tech and AI group, a life sciences research group and a division called o2h community. We shall be playing our part to ensure there is a constant and exciting flow of interesting people to meet around the park.

Prashant Shah

o2h Group, Executive Chairman





take advantage of our

weekly on-site packages

No office since the lockdown? You can hire out our studio space as a weekly on-site package. Ideal for the work from home company who needs a weekly collaboration space for inducting new team members, building cultures and face to face exchanges.

custom
pricing

Facilities include:

- Board meeting rooms
- Workshop space
- Break-out spaces
- Walking meetings in natural surroundings
- Desk space
- In chair massage
- Conference equipment
- Touch screen TV and collaboration tools
- Kitchenette facilities and fresh ground coffee
- Plug in to the o2h community

Please get in touch and we can custom design a package that works

or become an early bird

associate member

Book workspace, meeting room or break out room space and get access to free year round coffee. You will be able to manage all this from a dedicated app. If you are interested in being part of a buzzing intimate community of life scientists and techies we'd love to hear from you.

for
£100
per year

biotech bootcamp

for CXOs, big pharma, profs & VCs

o2h co-work labs has detailed the world's first senior level biotech bootcamp from Cambridge, the European capital of life science. Looking far beyond the 'start-up' skills it endeavours to bring together a small group of biotech CXO's, professors, venture capital partners and big pharma (the quad) looking to share live grassroots experiences and who have demonstrated a hard stake in shaping the future of life science.

The programme shall be organised into 5 daily high intensity morning sessions which shall be followed by an interactive session. The participants will be free participate in the bootcamp without substantially altering their work life rhythm as the program shall complete by 12.30pm.

	Subject Tours 9am - 10.30am	Interactive Workshops 11am - 12.30pm
Day 1	Business & Economy Biotech Landscape, Market Trends & Funding	My Story What worked and what I screwed up
Day 2	Biology & Chemistry A science led exploration of current and future therapeutic fields	The Masters Sharing lessons on insights from a video
Day 3	Team & Operations Business models, and the structure of executing science	Workshop Art & Science Exercising the left and right brain
Day 4	AI & Tech How technology is transforming research	The Big Debate Time to fight it out

o2h co-work labs has future plans to increase the bootcamp series to also cover medicinal chemistry, biology, life science licensing and business development.

[Get in touch for more information](#)

the community at mill scitech park

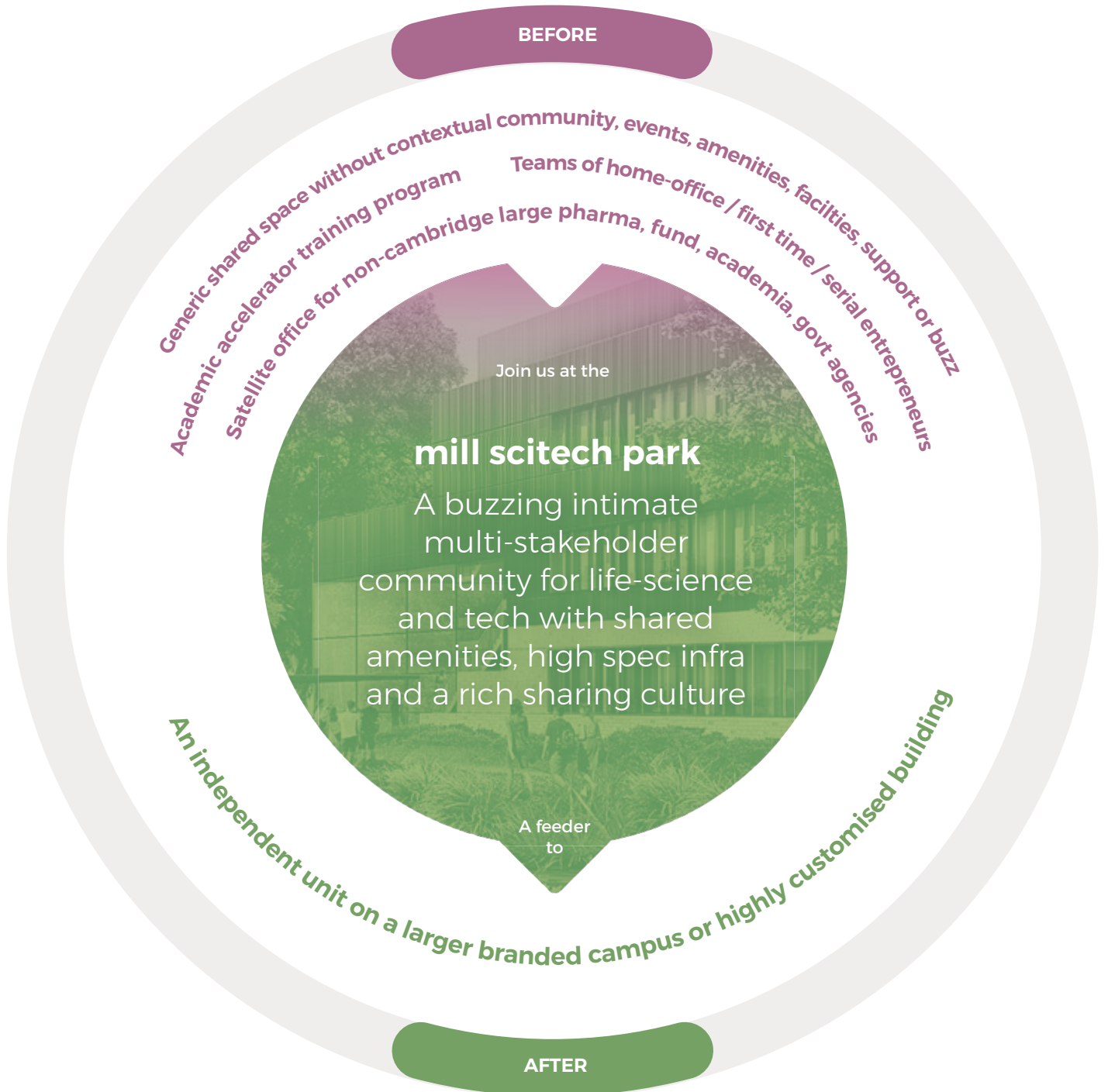
who will be there?

We are building our residential 'influencer' community around the quintet of groups below



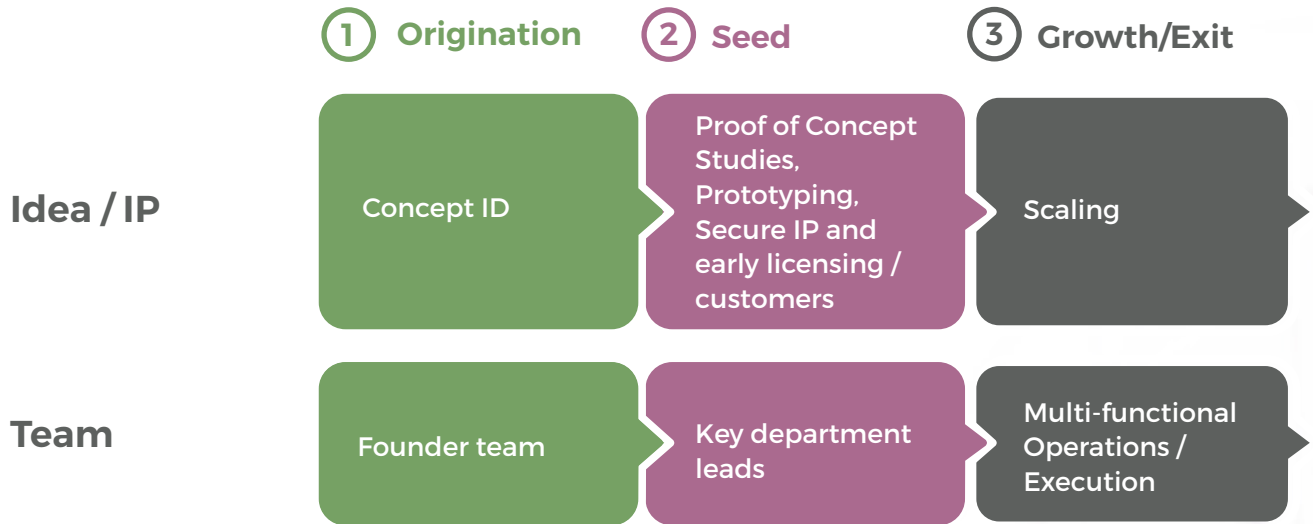
positioning

where does o2h co-work labs fit into the ecosystem?

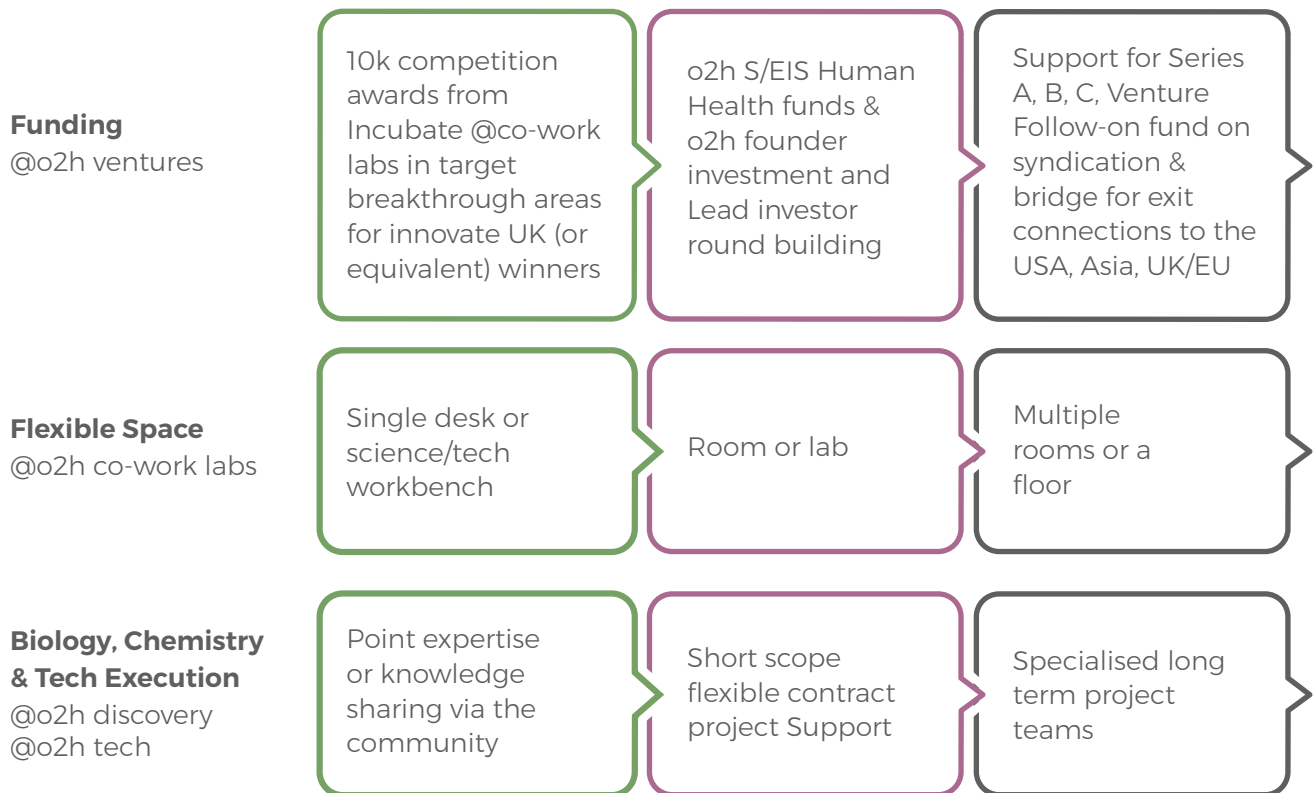


incubate @ co-work labs

We have a 3 stage process of working with early stage companies covering space, funding and execution support.



o2h group support



win free space and **£10k** worth of funding

The co-work lab teams will also be running an annual competition by identifying transformational target areas in life-science and tech and offering free space and £10k of funding for a limited number of companies per year.

We will welcome applications to our incubator from academic spin-outs, innovate UK award winners or equivalent, graduate entrepreneur programs, accelerators or if you just have a great idea. We will open entry in June and identify the winners in September of each year.





o2h.com/co-work-labs

incubate@o2h.com

for queries relating to the o2h incubator, funding competition, bootcamp, on-site packages or for space at the mill scitech park

invest@o2h.com

for queries relating to the EIS Human Health Fund

info@o2h.com

for general queries

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