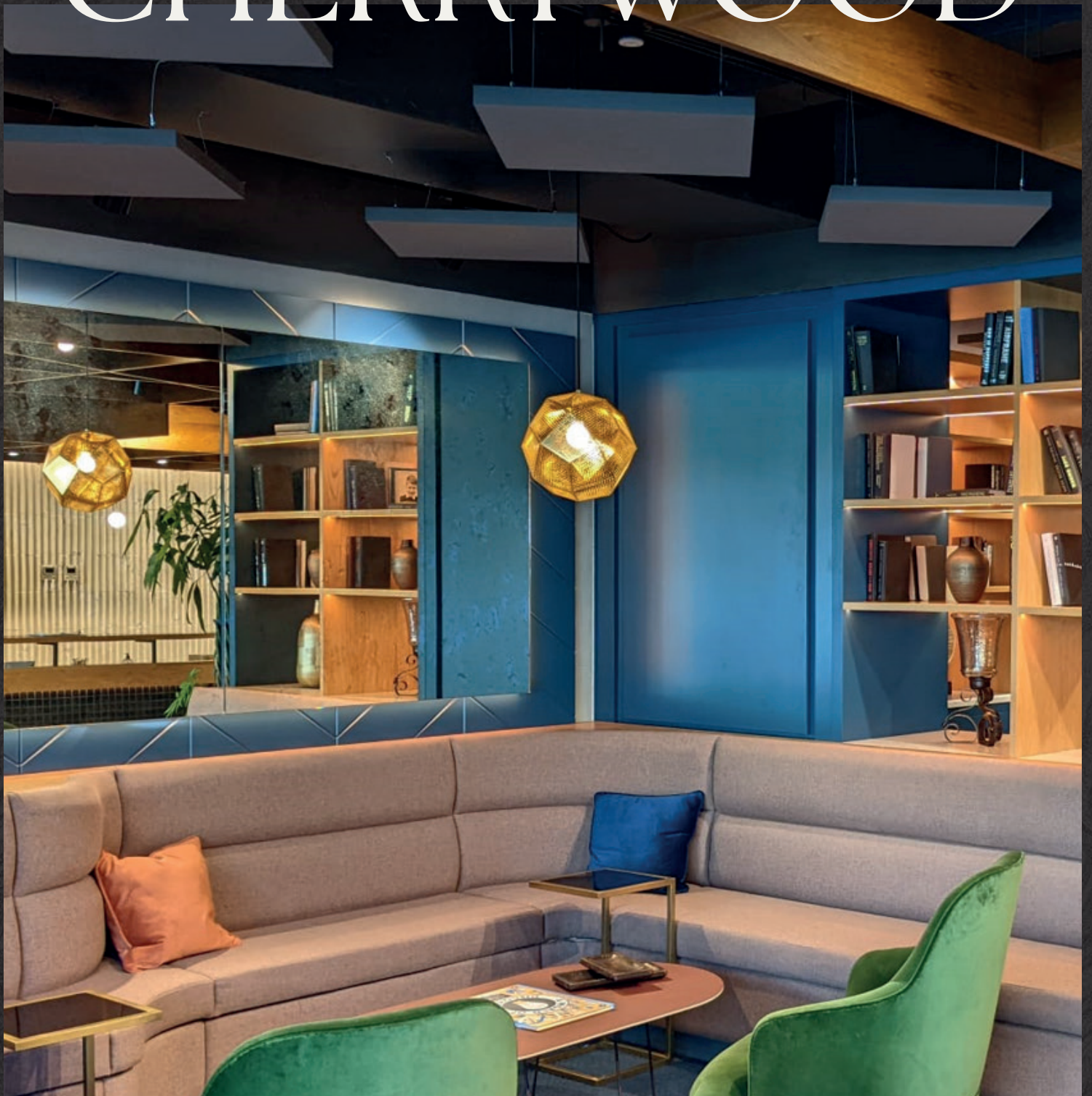


CHERRYWOOD



Proudly part of
Pioneer Group

Overview.

The Campus development at Cherrywood is part of the Pioneer Group, the UK and Ireland's largest life science and laboratory network. Businesses at Cherrywood benefit from the following:



National Life Science Network

of over 645 life science businesses across the UK and Ireland.



Venture Building Support

For starting up, scaling and raising investment.



High Quality Labs & Offices

Newly created labs & offices available.



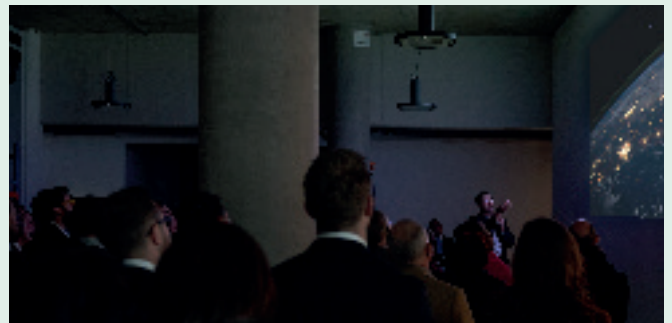
Attract & Retain Talent

with the comprehensive range of amenities available.



Well Connected

By train and car to Dublin centre, journey times from 30-45 mins.



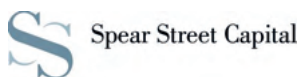
Cherrywood

The Campus development at Cherrywood, South Dublin, is home to award-winning companies including APC, Genuity Science, Dell, Zoetis, Accenture and Elavon.

Our new facility caters for established companies as well as companies at the early stages of incubation. With specialised lab, office and collaboration space for over 100 life science and health technology professionals, entrepreneurs, and researchers.

Inside this state-of-the-art, bespoke space, you'll find private wet labs and plentiful office space, positioned at the heart of a growing life science cluster, in a city that's rapidly becoming a central destination for future-shaping science start-ups.

Partnered with:



About Pioneer

We work tirelessly for the companies who call us home and the industry we are proud to be a part of.

We deliver high-quality laboratory and office space, investment, accelerator programmes, scale-up training, and connections to esteemed figures from the world of science and technology

We do this across four core areas:

Space

Life Science and technology focused property, facilities and support services.

Community

The UK's most connected sector-focused network.

Investment

Life sciences funding for visionary teams. Investing in changing the world.

Accelerator

We help businesses to launch, grow and scale



6,400
people work on our
sites



VC
investment fund



2M SQ FT
future development
planned



300K SQ FT
under development



2.6M Sq FT
of laboratories



Companies within our community include:



Supporting Your Business Grow

We help businesses to launch, grow and scale

Not just for start-ups and spin-outs, the Pioneer Group Life Science Accelerator Programme works with entrepreneurs at every stage from idea to exit to help businesses launch, grow and scale. Our support programmes include:



1. Pre-Accelerator

You'll be introduced to proven entrepreneurial methods that de-risk the commercial viability of life sciences start-ups. Then, over a four-week period, you'll use these tools and techniques to undertake rigorous customer discovery, testing key assumptions about your idea and value proposition.



2. Accelerator

Work one-to-one with a dedicated coach and attend weekly sessions to develop your idea into a minimum viable product with a clear route to market. You'll meet esteemed figures from the life sciences industry who will offer advice and guidance on investment, market adoption and scale-up as part of Pioneer Group's Expert Network



3. Launch

Offered to promising ventures to carry out commercial and technical de-risking and facilitate seed and series A investment. As an invited company, you will have access to free bio-incubation space at a selected Pioneer Group location, continued access to the expert network and the opportunity for pre-seed investment.



4. Investment

For selected early-stage ventures, we provide initial investment and participate in follow on rounds, with support and guidance from the Pioneer Group investment team. Post-investment, we will provide you with ongoing mentorship, including managing investor relationships and introductions to corporate partners

200+
entrepreneurs
supported

38
companies
funded

£135m
total investment
raised

33%
female
founders

26
universities
engaged

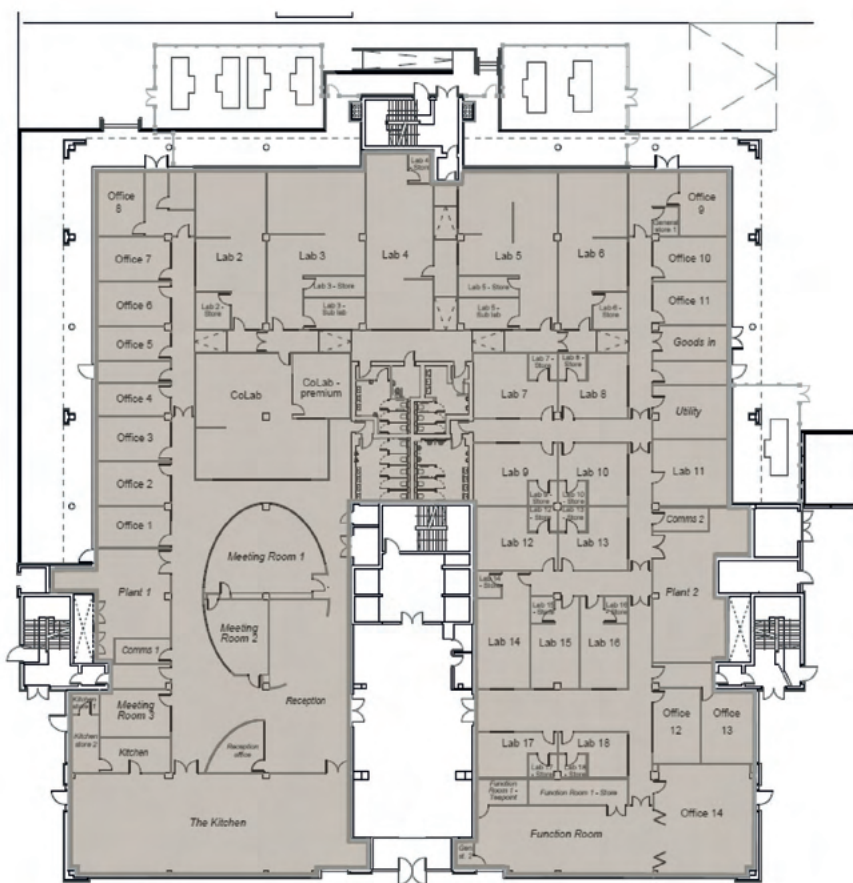
Lab & Office Space

Cherrywood

Building 10 - Ground floor

| Newly refurbished high quality lab and office space.

Suite	Size	Suite	Size	Suite	Size	Suite	Size
Lab 02	743 sq ft	Lab 10	291 sq ft	Office 01	216 sq ft	Office 08	248 sq ft
Lab 03	1,023 sq ft	Lab 11 (B)	356 sq ft	Office 02	216 sq ft	Office 09	248 sq ft
Lab 04	829 sq ft	Lab 12	356 sq ft	Office 03	216 sq ft	Office 10	227 sq ft
Lab 05	1,055 sq ft	Lab 13	291 sq ft	Office 04	173 sq ft	Office 11	227 sq ft
Lab 06	732 sq ft	Lab 14	399 sq ft	Office 05	173 sq ft	Office 12	227 sq ft
Lab 07	356 sq ft	Lab 15	291 sq ft	Office 06	227 sq ft	Office 13	270 sq ft
Lab 08	291 sq ft	Lab 16	291 sq ft	Office 07	227 sq ft	Office 14	861 sq ft
Lab 09	356 sq ft	Lab 17	259 sq ft				
		Lab 18	216 sq ft				

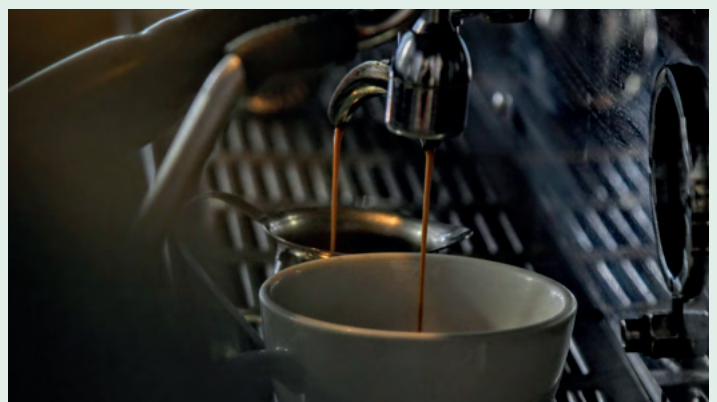


Amenities:

Hard working spaces for where the hard work begins

The Kitchen at Cherrywood Campus is the perfect spot to take a break from work, with comfy seating, and a selection of hot and cold grab-and-go food. The Kitchen team are on hand to supply corporate catering for meetings, events and exhibitions.

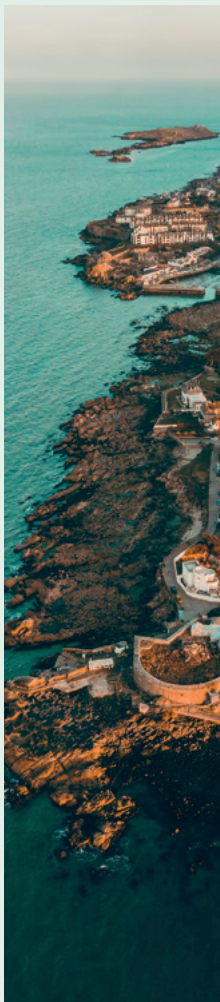
- The Kitchen' & private catering
- Meeting rooms
- Paid Gym & fitness classes
- Shower & changing facilities
- Secure cycle store and lockers
- Manned reception and 24/7 on-site security
- Ample on-site parking



Getting Here

With the Luas, M50, DART and N11 on its doorstep, The Campus ticks all the boxes for transport.

You can park the car and hop on the Luas at Brides Glen or jump on the shuttle bus that travels through The Campus to the local DART station.



Travel Links



Bus
50 mins by bus from Dublin city centre.



LUAS
45 minutes green line to Grafton Street and 57 minutes to O'Connell Street. Bride's Glen Luas stop is 3 minute walk from site.



Cycle
We are a 23 minute cycle from the well-known Vico Baths.



Drive
45 minute drive from Dublin to Cherrywood via M50. 4 mins from N11.



Airplane
Dublin Airport
40-60 minutes drive.

DART

The Campus shuttle connects to the local Dart line.
AM Collection from Shankill Dart Station to Campus Cherrywood:
7.35am / 8.15am / 8.40am / 9.15am

PM Campus Cherrywood to Killiney Dart Station: Catch the Dart shuttle bus at the first collection point located at the Sunken Garden Plaza (in front of Dell Building), the bus also picks up from outside Aviva:
4.10pm / 4.45pm / 5.35pm / 6.10pm / 6.45pm

Nearby & Events

Escape to Dún Laoghaire for a fresh perspective. Enjoy a hike into the Dublin Mountains and bond over views of Dublin Bay. There are plenty of parks, cycling paths, tennis courts and golf courses within easy reach.

- **Cherrywood**
- **Cabinteely Park** (2.9 km)
- **Leopardstown Racecourse and Golf Club** (7.3 km)
- **Dublin** (35 mins drive)
- **Ticknock Forest** (15 mins drive)
- **Shankhill Beach** (11 mins drive)
- **Dublin Mountains** (19 mins drive)



Enquiries

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Pioneer

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