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THE GOLDEN TRIANGLE DEVELOPMENT DIRECTORY 2023



A GUIDE TO THE MAJOR DEVELOPMENTS
HAPPENING ACROSS THE CAMBRIDGE,
OXFORD AND WEST LONDON REGIONS

INCLUDING MARKET COMMENTARIES



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Introduction by Matthew Battle

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In 2022 we focused our directory on the Oxford development pipeline which included new projects in the education and life sciences sectors. However, as the year evolved, it became apparent that the property connections between the life sciences and the education markets in Cambridge, Oxford and London, the Golden Triangle, cannot be viewed in isolation. As this 'new' property asset class grows and VC money flows, the property market is scrabbling to match demand with supply, but it would be fair to say that despite the current lack of supply, there is light at the end of the proverbial development pipeline!

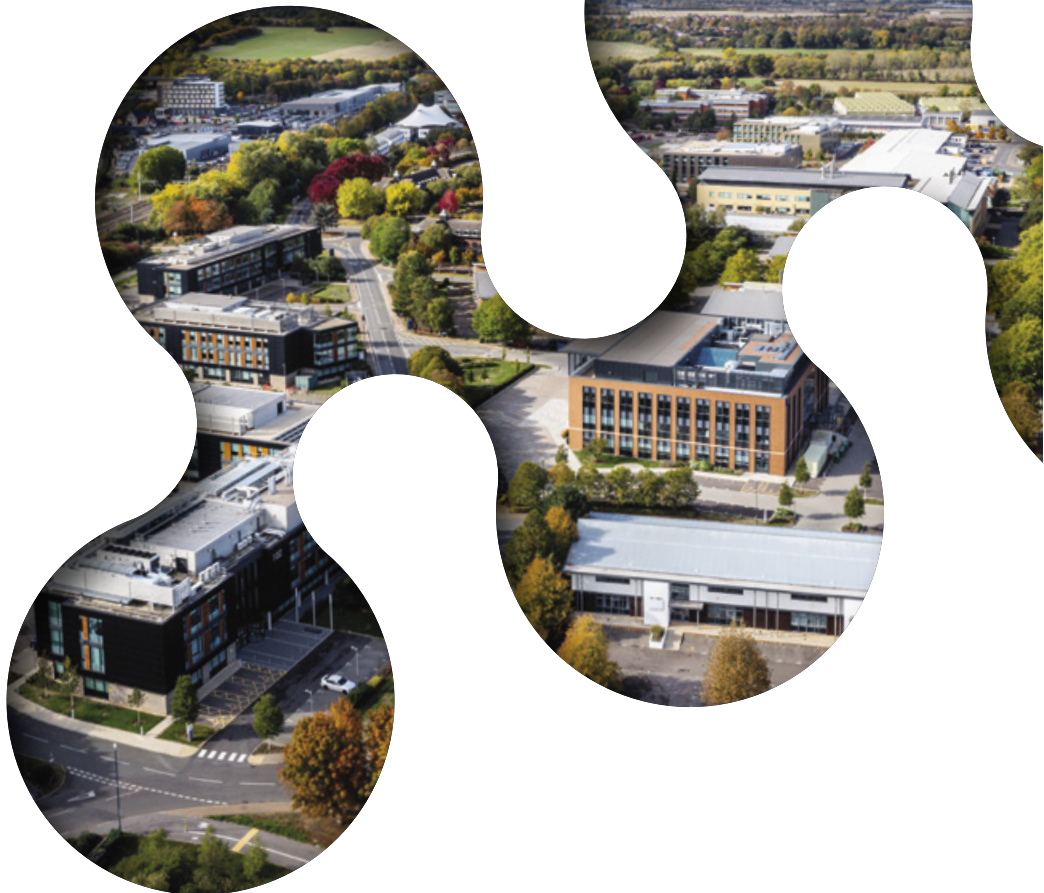
Gold Rush In 2020 in the UK, the Life Sciences sector had a turnover of £89 billion and employed 268,000 people across 6,620 businesses (Department of Health & Social Care, Bioscience and Health Technology Sector Statistics) in 2020. Demand for space post-pandemic continues to outstrip supply, creating a potential 'bubble' of activity pushing up rental levels and attracting investment into the sector. These figures were backed up by Chancellor of the Exchequer, Jeremy Hunt, who recently commented that he wants to 'turn the UK into the world's next Silicon Valley'. A bold statement but it reflects the desire to make the UK a scientific superpower and highlights the potential demand for space in this growing sector.

Educational Clusters The ubiquitous term 'cluster' is arguably overused when it comes to the life sciences sector. In essence, this refers to the benefits which derive from the cross-fertilisation of ideas and innovation when you have companies working and collaborating in close proximity. The catalyst for this ecosystem is often a university or government providing resources in some shape or form. From a property perspective this is the holy grail in the generation of demand for space – ARC Harwell is a good example. Conversely, the lack of these attributes could be detrimental and this, maybe, casts doubt on the viability of some of the 'standalone' projects identified in The Golden Directory.

Space for Life Sciences The successful construction and delivery of life sciences space is complex and potentially expensive. This has become more evident as the demand for commercial offices has reduced and property advisors have moved into the life sciences sector. Advisors need to ensure that the design of space is understood so that the space matches occupier demand - note the current crop of refurbishment schemes listed will help increase supply but may not always match the needs of occupiers.

Many thanks to all of the UKPF team who have helped with the production of The Golden Directory - special shout out to Merlin - and also to our sponsors who provide financial support. UKPF will continue to report on the news and host events across the Golden Triangle as the region continues to become one of the leading property sectors in the UK and beyond.

MATTHEW BATTLE, Managing Director, UK Property Forums



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Phillip Campbell, MEPC Milton Park



The Oxfordshire Innovation Engine.

It's no secret Oxfordshire and the Golden Triangle are at the forefront of innovation and discovery, unearthing phenomenal solutions to global problems through cutting-edge science and technology. Thanks to the inspiring work by the teams behind the development of the Oxford/AstraZeneca vaccine, the 'Oxfordshire innovation engine' is receiving greater levels of attention than ever before. Since 1988, we have focussed heavily on science and tech, decades before it became trendy.

The 80s were a time when commercial landlords wanted iron clad financials and 25-year leases – it stifled innovation, as university spinouts couldn't meet these requirements. We took a different stance and provided the flexibility and support needed. The results have been humbling - three of our top five occupiers can now trace their roots to a spinout from Oxford University, including Oxford Asymmetry, a company which started life at the Park in 1989 and was later acquired by Evotec. It's now one of our largest occupiers, employing around 800 staff based at Milton Park.

Over the years, we acquired the ingredients needed to support the growth of our occupiers. Our single ownership model and the Vale of White Horse District Council's pioneering ten-day planning arrangement have streamlined the Park's planning process significantly, enabling us to become an incubator for companies of all sizes. Significant investment in our dedicated electrical infrastructure network ensures we can enable future growth. With the help of partners at Oxfordshire County Council, Thames Travel and many others, Milton Park is now a key transport hub in the Oxfordshire ecosystem.

We have worked with partners to establish the Science Vale and built close relationships with the likes of Advanced Oxford, OxLEP and OBN to fuel further collaboration and innovation. More recently, we helped set up the Didcot Powerhouse Fund to address social and economic disconnect. Research shows that companies at the Park attracted £2.1bn of equity investment over the past decade, with life science companies securing 7.56 per cent of the UK's total equity investment within the sector.

Oxfordshire remains one of the fastest growing economies across the UK, with degree level qualifications and employment rates far higher than the national average.

Using these foundations, Milton Park's 2040 Vision will see the Park grow to more than 4m sq ft, supporting the Golden Triangle and wider UK ecosystem in becoming a scientific superpower. It's a privilege to provide a home to companies taking phenomenal steps to address global problems, located in a region which is at the forefront of innovation, collaboration and connectivity.

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What does the Golden Triangle mean to us?

The ‘Arc’, the ‘Triangle’, ‘PRP’, whatever you call it and wherever you draw it, the area and connectivity between Oxford, Cambridge, London and outlying towns and cities has been a dominant theme within the development sector and with policy makers for over a decade.

The announcement of the Oxford-to-Cambridge Pan-Regional Partnership (PRP) earlier this year means the issue is very much back on the agenda. There were a few years where it looked like ‘Levelling Up’ had shifted priorities towards more deprived areas, particularly to the North and that successful localised economies were going to be marginalised from strategic development support. A lack of local authority support for the large numbers of houses strategically planned also sent shivers down the spines of shire MPs, particularly after the Conservative by-election defeat in Chesham & Amersham.

One area that the Government is keen to recognise is the contribution of science and technology to the UK economy. In March, the release of the new UK Science and Technology Framework set out a growth strategy. Notably, the framework lacks any kind of coherent strategy to tackle the planning and development constraints of delivering high scale growth.

Attracted by leading universities and world class research and development, these institutions provide expertise, employees and credibility to companies wanting to locate to the region. However, there is evidence that an acute lack of available commercial space is limiting growth in this crucial sector; in Cambridge there is over a year’s wait for some types of start-up space. Business is looking to other towns in the Golden Triangle, which will in turn, contribute to economic growth opportunities to councils willing to engage in supporting development and subsequently reaping the opportunities.

Naturally people want to live in areas with a strong local economy. The Golden Triangle is one of the most expensive places to live in the UK, leading to a thriving property market. There is no slowdown from developers and investors wanting to capitalise on this high demand.

Opponents to the Golden Triangle concept cite high levels of development, a lack of environmental focus and poor democratic accountability. Councils have been sceptical of housing growth impositions without the necessary infrastructure so building strong local relationships with them is crucial to a scheme’s success. The great unknown is whether there will be greater local government support under the new PRP.

Unless you count the slow transport infrastructure development rate between the two, but that is another article for another day.

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We work as a genuine partner to create and manage open innovation clusters which foster collaboration and creativity. Today, ARC runs 4 clusters located in London and Oxfordshire, home to over 300 leading science and innovation organisations and over 10,000 employees.

We understand the challenges that science businesses face in scaling up and are making significant investments in our UK clusters to create truly world-leading environments that foster innovation and growth.

If innovation is about a better future, we believe we must first create a better future for innovation.

ARC.

arcgroup.io/oxford

Monika Zemla, Arc Group



Proximity, Patience, and Pace – key ingredients for Innovation Engines.

From my perspective at Harwell Science and Innovation Campus and ARC, there are three key ingredients essential to the innovation conversation which are sometimes missed.

First, patience. Successful innovation ecosystems cannot be built overnight, they take time to develop and grow, time to mature and time to develop trust between the key organisations and research institutions that exist within them. In our upcoming 'Campus 2040' project we reviewed 10 reports on world-leading ecosystems and the patience to deliver was a critical success factor. All regional ecosystems need a supportive Government policy and investment strategy, and they can't rest on their laurels - with recent support reignited for critical infrastructure like East-West Rail critical to the ongoing development of the region's success. It's long-term support like this that has made the region attractive to funders which in turn helps to attract a dense population of life science organisations.

Secondly, proximity. Remote working has rightly challenged the 9-5 Monday - Friday default, but in science and innovation that was never the default anyway! Geographic proximity remains critical, especially as lab research still requires people to be there in real life. Locating amongst players in the sector, improves personal connections and enables learning, collaboration, and innovation. Venture capital organisations for example can better support their portfolio of companies if they are located nearby, Oxford Science Enterprises for example has partnered with over 200 of Oxford's leading academics creating a portfolio worth over £2 billion.

And at Harwell Campus 75 per cent of companies collaborate with each other in any given year, leading to significant agglomeration effects. This is why across our campuses we're working to increase the likelihood of serendipitous interactions through improving amenities.

Finally, pace. Innovation is inherently fast moving, but the future success of the Arc could be stifled if we do not address the critical shortage of lab space. According to recent figures from Bidwells, there is currently only 18,000 sq ft of available laboratory space in Oxford, 7,000 sq ft of laboratory space available in Cambridge and 17,000 sq ft of laboratory space available in London. That's not good enough. It's why, at the Advanced Research Clusters group (coincidentally shortened to ARC) we're investing over £1 billion into the region with new developments, office to lab conversions and growing our accelerator offering, Motherlabs, to cater for the increasing number of young sciences organisations spinning out of the region's successful universities, by providing space to translate scientific discoveries into the life-science firms of tomorrow.



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Richard Todd, Bidwells



From Micro to Massive: Pioneering Life Sciences in the Golden Triangle

As the world continues to become increasingly connected, the Oxford-Cambridge-London Golden Triangle is proving to be a hub of innovation that is attracting international investors like a magnet. This is largely thanks to the world-leading universities and innovative businesses that call the region home, as well as the ongoing support of the government to facilitate large-scale growth in the area.

It's clear that the Golden Triangle will shape the UK's future and set an example of how truly sustainable economic growth can be delivered. As one of the world's leading concentrations of biotechnology and life sciences, the rapid growth of these sectors places a responsibility on the property industry to facilitate growth by delivering the right infrastructure, and securing the investment necessary for its ongoing success.

Thousands of companies, from micro to massive, are pioneering new technologies in ground-breaking sectors like aerospace, automation, genetics, and AI, supercharging our future with fresh ideas and innovation.

Across the 31 innovation districts and science parks we work with, we're seeing a pattern of growth. R&D has become a focal point of discussion as the country seeks to define its post-Brexit future, with a government commitment to spend 2.4 per cent of GDP on R&D by 2027. More recently they made clear their support of The Golden Triangle and investing in life sciences by backing the Supercluster Board and Pan-Regional Partnership and identifying Oxford and Cambridge as key life science and R&D investment areas in the Spring Budget.

Across the Arc, there is 1.8m sq ft of office demand and 1.9m sq ft of lab demand currently outstanding. But, shortage of stock is a prevalent issue, with demand far exceeding laboratory supply.

So, to truly unlock the untapped potential of the Golden Triangle's resources, we need to rethink how we invest in its economy, its people, and their environment. Infrastructure delivery needs to be advanced in order to elevate the Arc's international standing as a world-beating centre for innovation, and position Oxford and Cambridge as the UK's Silicon Valley.

Across the Arc, there is 1.8m sq ft of office demand and 1.9m sq ft of lab demand currently outstanding. But, shortage of stock is a prevalent issue, with demand far exceeding laboratory supply.

It's time we harness the innovation and talent across the Golden Triangle and provide our nation's life sciences and R&D companies with the facilities they need to thrive.

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At Mills & Reeve, we are focused on achieving more for clients, their businesses and the wider communities we serve. We are a full service law firm and our clients benefit from our real estate investment and life sciences sector expertise. We have a strong UK presence with offices in Cambridge, London, Oxford, Norwich, Birmingham, Manchester and Leeds.

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Vincenzo Maggio, Mills & Reeve



The Oxford – Cambridge - London Golden Triangle

The Oxford – Cambridge - London Golden Triangle is fundamental to Mills & Reeve as it is a key market for a number of our significant clients and home to three of our offices. As winners of Best Law Firm at both CamPropFest and OxPropFest 2022, our experience and expertise is recognised throughout the Triangle. In response to client demand, Mills & Reeve opened an office in Oxford in 2022 to build on the work we have been involved with in this region for many years, particularly within the education, life sciences, real estate investment, private wealth and technology sectors.

The Golden Triangle is renowned as one of the world's leading destinations for the technology and life sciences sectors. With one of the strongest real estate life sciences offerings in the UK, the Golden Triangle is of significant importance to Mills & Reeve. The life sciences and technology sectors are key to the growth of the UK economy and Mills & Reeve is invested to ensure we can use our experience and expertise to support the growth of these sectors within the Golden Triangle.

Real Estate Investment Life Sciences has been an area of expertise for Mills & Reeve for many years and we have played a key part in many of the most significant schemes in the Golden Triangle. The recent rapid growth of science and technology parks accelerated during the pandemic and we've seen occupier demand for space trigger huge investment in this sector. Mills & Reeve is strongly committed to maintaining our market leading capability in all areas of legal work relevant to science and technology parks. Our sector expertise within real estate, health, education, life sciences and technology enables us to provide the highest quality, commercial advice and support our clients through the unique challenges life sciences and technology businesses are facing.

We supported Kadans Science Partner as they continue to expand their Pan-European portfolio with a recent addition to their existing science cluster in Abingdon Science Park, Oxfordshire and their expansion with two new assets in King's Cross, London. We are proud to be sole legal advisors to longstanding client Trinity College, Cambridge, advising on all aspects of its £1 billion+ property portfolio which includes the Cambridge Science Park and a leading advisor to universities across the Golden Triangle, including the Universities of Cambridge, Oxford and several London universities.



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Rory Maw, The Oxford Science Park



The Golden Triangle plays a key role in The Oxford Science Park Growth.

The Oxford Science Park, one of Europe's leading locations for science and technology businesses, has ambitious plans. With seven additional buildings covering in excess of 700 sq ft in development or planning, adding to the 500 sq ft across 19 existing buildings, it's clear that a major expansion is taking place.

These significant new high performance laboratory and office buildings will provide important grow-on space for TOSP occupiers, and other companies across the Golden Triangle too.

Providing the expansion space for successful occupiers keeps the Oxford and Golden Triangle life sciences ecosystem evolving and renewing. As maturing companies move to new facilities on site, the new generation of younger firms can come in to our flexible-term Innovation Buildings to start their growth.

The three new buildings (373,000 sq ft) on Plots 23-26 at TOSP, due to be ready by the beginning of 2025, really show the scale of our ambition as they have the potential to be single occupancy buildings. At this stage we'll be accommodating companies from the smallest start-ups to well established enterprises, making a vibrant park focused on innovation.

One of the factors driving The Oxford Science Park's plans is the ongoing success of life sciences companies in the Golden Triangle, of which we're proud to be part. The region underpins our ambition to consolidate our position as the location of choice for high-growth life sciences companies. We're home to some of the leading and the most promising companies in the Golden Triangle, including Oxford Nanopore, Exscientia, Oxford Science Enterprises and Ochre Bio. Our attractive culture of collaboration and innovation will be further enhanced by the presence on the Park of the European hub of the US research institute, the Ellison Institute for Transformative Medicine. This is part of its £300m investment into an Oxford campus.

Being part of the Golden Triangle associates The Oxford Science Park with a global brand which can play an important role in raising our profile with potential overseas occupiers – occupiers whom we can expect to play a significant role in Park expansion. This brand is complemented by The Oxford Science Park's embrace of the heritage of science and innovation that is so important to its majority owner, Magdalen College.

Most recently we've named The Iversen Building, ready for completion in the summer of 2023, after experimental psychologist Professor Susan Iversen. This is Oxford's first speculative lab-ready building. Its companion building (summer 2025) is named for Nobel Prize-winning physicist Professor Sir Anthony Leggett.



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Tom Storey, Oxford North (Storey Consulting)



Creating aspiration and opportunity for local people.

Creating jobs through commercial property developments is an important step towards a more resilient economy. Not only do these projects bring job opportunities directly to those working on them, but they also have the benefit of helping build up their local communities with economic activity and improved infrastructure.

For Oxford North, it is about increasing numbers of new employment options for people in Oxford and Oxfordshire during the construction phases and improving quality of life in the future by encouraging small business growth and attracting larger companies into high specification labs and workspace in Oxford. Oxford North is a strategic site allocation within the Oxford Local Plan 2036 and is currently being developed by Oxford North Ventures, a joint venture between Thomas White Oxford, the development company of St John's College, Cadillac Fairview and Stanhope.

Together they are building a new sustainable innovation district on 64 acres of land to the north of the city, creating one million sq ft (92,903 sq m) of labs and offices accommodating around 4,500 jobs. There will be three new public parks, shops, bars and restaurants and significant investment into sustainable travel.

Also being delivered are 480 homes for around 1,500 people, with the first 317 new homes being delivered by residential development partner Hill Group. With the outline masterplan scheme approved by Oxford City Council in March 2021, a Section 106 obligation requires a Training, Employment and Business strategy to be implemented with future development and construction partners.

Working with Storey Consulting, this ambitious strategy set out the following obligations:

- Appointment of a Local Employment Co-ordinator
- 15 per cent job vacancies during construction phase to be taken up by local residents
- Provision of job vacancy forecasting to the local authority for both the construction and end-use phase
- Maximise use of local supply chain through our responsible procurement strategy
- Apprenticeship targets based on new workspace delivered.

Victoria Collett, development director, Thomas White Oxford said: "It is very important to us and to our development partners, that Oxford North is a significant and intended stimulant for the local economy and employment market to create opportunities for local people."

However, projects such as Oxford North also have far-reaching impacts on their local economies through increased taxes paid by businesses, and on residents who benefit from having access to modern facilities and improved physical and psychological health by creating an inviting environment in which people want to live, work and visit; all working towards ensuring a resilient economy.



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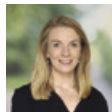
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Why is the Golden Triangle important to your business?

The 'golden triangle' between the university cities of Cambridge, London and Oxford is one of the most dynamic and innovative places in Europe today. Broadly the same area that has come to be defined as the Oxford/Cambridge Arc, the corridor is home to approximately 3.7 million people and generates over two million jobs. If the present ambitions are fulfilled, by 2050 it will have grown by a further two million people and at least a further million jobs.

The area contains globally renowned 'ideas engines' that are a powerful magnet for inward investment – and capitalising on this economic strength is a key part of how the country will keep pace with a rapidly changing global economy. If done well, its growth can result in a place where its people enjoy prosperous lives with fulfilling work, set in a sustainable environment..

The triangle already has the key strengths to make it a suitable location for large scale growth. Productivity for example is 2.6 per cent higher than the UK average, driven by a concentration of knowledge intensive industries and world leading hubs for bioscience, engineering and tech, which includes aerospace, life sciences, pharmaceutical, software (cybersecurity), automotive, data and computing.

While Oxford and Cambridge themselves are currently constrained by green belt, the centre of the triangle offers huge potential for development – and Savills has been offering advice and consultation to several key stakeholders. The greatest opportunities are likely to be where new infrastructure intersects existing rail and road, creating new hubs. Bedfordshire sits at the centre of this opportunity, with Milton Keynes offering strong growth potential for both residential and commercial development with proposals to create a new STEM focused university, densify the city centre and very little constrained land surrounding the city. Satellite new settlements around Oxford and Cambridge, and second tier settlement growth across the triangle will also form a key part of the sustainable growth agenda.

Having a joined-up plan for housing, jobs and infrastructure will be vital for further success. Improving the corridor's connectivity and infrastructure could act as a catalyst for future growth, but in order to build the number of homes needed to support economic growth, housing development will also have to diversify and innovate. A strategic plan needs to extend across all local government areas within the area, with consistency over time. It should consider and plan for the optimum spatial relationships amongst housing, employment and transport investment, to facilitate sustainable development.

CAMBRIDGESHIRE +



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A list of developments in the life sciences sector which have been identified by UKPF at the pre-planning or planning stage or are maybe just a twinkle in the developer's eye.

Many of the projects have been listed on our website at www.ukpropertyforums.com and can be searched using the search function at the top of the page.

ARU Peterborough (Living Lab and additional teaching space), Peterborough



A planning application for the third phase of ARU Peterborough, a £28 million 'Living Lab' public science centre at Peterborough's new university was approved in December 2022. As well as catering for STEM (science, technology, engineering and maths) students, the centre will offer an open, interactive science centre and education space to creatively engage people in science and technology and will be open to the public. The Living Lab is expected to be completed in 2024, a year after the second phase completes.

Development Manager MACE
Architect MCW

Babraham Research Campus Expansion, Babraham



In early 2022, planning permission was granted to construct a new 40,000 sq ft office and laboratory building in a joint venture between Babraham Research Campus Ltd and BioMed Realty. The expansion will help further bolster the Ox-Cam Arc's global position in the life sciences sector. The biodiversity net gain on the extension is set to be more than 20 per cent and the developer is targeting a BREEAM rating of 'Excellent'. Completion is set for Q4, 2023.

Developer BioMed Realty and Babraham Research Campus
Architect NORR (Original Architects)

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Projects have been listed alphabetically by project name.

The data* has been collated using the UK Property Forums website, press releases and company searches.

Burlington Press Regeneration, Foxton



The 1970s Burlington Press buildings are set to be refurbished with modern, sustainable, and smartly-designed offices with accompanying R&D / laboratory spaces beginning in early 2023. Encompassing a café and cycle hub, the redevelopment is expected to be completed 12-15 months after it commences in 2023, bringing forward a site that is fit for a sustainable future.

Developer Mission Street

Architect Owers Warwick Architects

420 Cambridge Science Park, Cambridge



In 2018 Trinity Hall, Cambridge continued its revival of Cambridge Science Park when planning permission was granted for another new building. Plot 420 will provide around 50,000 sq ft of specialist laboratory and R&D space arranged over three floors. Roebuck Merchants has been appointed as development manager for the new building which is due to complete in 2024. Plot 440 currently has

outline planning consent with the goal to deliver another specialist lab and R&D building in 2025.

Developer Trinity Hall Cambridge

Cambridge Biomedical Campus (1000 Discovery Drive), Cambridge



Work commenced in July 2022 on the first speculative development of new multi-let laboratory and office space at Cambridge Biomedical Campus, which is specifically targeting a range of growing biotech and life sciences businesses. Situated on the southern edge of the campus, the new 103,000 sq ft five-storey building at 1000 Discovery Drive will form part of the very definition of an expanding

ecosystem of clinical, academic and commercial excellence.

Developer Prologis

Architect Scott Brownrigg

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Cambridge International Technology Park, Cambridge

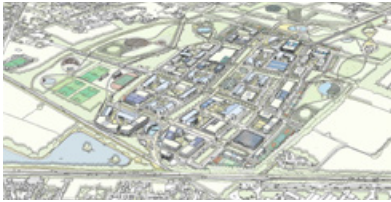


BioMed Realty has received approval for plans to deliver 600,000 sq ft of purpose-built laboratory space in Cambridge. The development is expected to create 2,700 highly-skilled jobs and is set to be one of the most sustainable operations in the region by incorporating a number of technologies to reduce energy consumption and improve water usage, resulting in significant carbon emission reductions. The start of work is imminent, and the first phase of

the project is expected to be delivered in 2024.

Developer BioMed Realty

Cambridge Science Park North, Cambridge



Trinity College has begun consultation on a proposal to transform an adjacent parcel of agricultural land to the east of Histon and Impington into a centre of excellence for skilled manufacturing. Branded as Cambridge Science Park North, the proposal is in its early stages. The land was submitted to the Greater Cambridge

Local Plan after a call for sites. The park will be in approximately 400 acres of parkland with recreational facilities open to both science park employees and local residents.

Developer Trinity College Cambridge

Cambridge Science Park (IQHQ), Cambridge



US-based life sciences specialist IQHQ entered the UK market with a £100m debut project in the Cambridge Science Park. The group, run by some of the science park sector's most highly-regarded figures, acquired Buildings 120 – 126 on Cambridge Science Park in late 2021. IQHQ is intended to bring high quality lab and office space to the gateway site, where it plans to invest around £100m. The site,

around two acres in size, holds one of the best positions in the park.

Developer IQHQ

CAMBRIDGESHIRE +

Projects have been listed alphabetically by project name.

The data* has been collated using the UK Property Forums website, press releases and company searches.

Cambridge Science Park (210 – 240), Cambridge



In 2021 Brockton Everlast purchased the still income-producing 210 – 240 Cambridge Science Park with the intention to redevelop between 500,000 – 800,000 sq ft of brand-new lab-enabled space. The site today is home to six buildings built in the 1990s. The landscape-led design is currently developing detailed proposals to be unveiled to the public in Spring 2023 with the aim of submitting a planning application in Summer 2023.

Developer Brockton Everlast

Architect Sheppard Robson

Chesterford Research Park (Sidney Sussex Building), Chesterford



In June 2022 plans were submitted to create a new three-storey building on a plot to the east of Chesterford Research Park. Subject to planning, the 60,000 sq ft multi-occupier building will be fitted with a mix of laboratory and office space and will be ready for occupation in the summer of 2024. Named the Sidney Sussex Building, the proposal for Plot 800 aims to satisfy

existing and future requirements for laboratory space.

Developer Aviva Investors & Uttlesford District Council

Dales Manor Business Park



Plans for a new lab / office development were given the green light at Dales Manor Business Park in March 2023. Divided into two three-storey buildings, connected by a central core, the Abstract Securities' scheme aims to deliver affordable laboratories for the Cambridge area, as well as target net zero carbon and a BREEAM 'Excellent' rating. With planning now achieved, Bowmer and Kirkland has

been appointed as main contractor, with the aim of starting on site this Summer. Completion is due in 2025.

Developer Abstract Securities

Architect Michael Laird Architects

CAMBRIDGESHIRE +

Granta Park (Entrance Scheme), Great Abington



In June 2022 plans were approved by the South Cambridgeshire District Council for a new four-storey 100,000 sq ft lab, One Granta, located at the entrance of Granta Park. The labs are due to be completed in Q3 2024 and are expected to provide approximately 450 new jobs, helping to address the demand for high quality R&D space in the Cambridge market.

Developer BioMed Realty
Architect David Roden Architects

The Grafton Centre, Cambridge



Consultation launched late last year on redevelopment plans for the Grafton Centre aimed at replacing some of its shops with laboratory space. Trinity Investment Management says the changes in retail trends mean that many of the centre's shops are now empty plans to convert part of the building into science and technology space for new researchers.

Developer Trinity Investment Management

Granta Park (Phase 2), Great Abington



More than 20 years after the first building opened in Granta Park, delivering 500,000 sq ft of office and lab space, designs submitted by BioMed Realty for phase two have been accepted and will add another 368,000 sq ft by 2024. The buildings have been conceived as flexible lab and office space, designed for both single occupiers or to be multi-let to post-start-up / incubator life sciences businesses.

Developer BioMed Realty
Architect Eric Parry Architects / Nicholas Hare Architects

CAMBRIDGESHIRE +

Projects have been listed alphabetically by project name.

The data* has been collated using the UK Property Forums website, press releases and company searches.

Granta Park (Abington Hall), Great Abington



A repair and refurbishment scheme has begun at Abington Hall. The £1.6m Local Enterprise Partnership (LEP) funding by TWI will help begin the hall's restoration to provide a flexible space for multiple end users on a floor-by-floor basis. Abington Hall sits in 120 acres of land at Granta Park, a purpose-built science, technology and biopharmaceutical park in the heart of the Cambridge Science Cluster.

Developer TWI

Merlin Place, Cambridge



Kadans Science Partner has submitted its planning application for a new, purpose-built laboratory and office building at Merlin Place, Cambridge. The new build development has been developed with flexibility as a core driver in the design inception. This development furthers the implementation of Kadans' long-term model to bolster its presence and facilities within the world-leading Cambridge cluster.

Developer Kadans Science Partner

Melbourn Science Park, Melbourn



Plans for the redevelopment of Melbourn Science Park, featuring a new office and research space, a hotel and gastro pub, were submitted in January 2023. The 16.4-acre site currently has a number of single and two-storey office and research buildings, and the proposal involves the demolition of these to regenerate 140,000 sq ft of space into 410,000 sq ft of new office and research space. Bruntwood SciTech

took a long lease on the Melbourn premises from TTP (The Technology Partnership) for £46.2m in March last year.

Developer Bruntwood SciTech

CAMBRIDGESHIRE +

Mill SciTech Park, Hauxton Mill



The plans are to develop one of the region's most exciting communities of entrepreneurs. With the first phase of the scheme already complete, the second phase includes a restoration and renovation of a stunning old mill and the creation of a new building with state-of-the-art labs. The Hauxton Mill site is located close to the major life science and technology hubs of Cambridge, the city centre and is on key arterial routes for road and rail.

Developer o2h group
Architect Fathom

Norwich Research Park, Norwich



A key component of the Cambridge-Norwich Tech Corridor, Norwich Research Park is one of the largest single site concentrations for research, bordering both the University of East Anglia and Norwich University Hospital. The park is already home to a plethora of pioneering firms and has an additional 1.6 million sq ft in its development pipeline, with a vision to create a world-leading research ecosystem.

Developer Anglia Innovation Partnership LLP

Radio House & St Andrews House, Chesterton, Cambridge



Freehold central Cambridge lab enabled office buildings, with significant future potential to develop 200,000 sq ft of life science accommodation, subject to planning. Recently refurbished, the building has distinctive features in a barrel-vaulted roof and the building are for occupation or there is scope to develop the site.

Developer Orchard Street Investment Management
Architect Aukett Swanke

CAMBRIDGESHIRE +

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St John's Innovation Park (The Vitrum Building), Cambridge



Backed by a joint venture between Tishman Speyer and Bellco Capital. Breakthrough Properties has acquired The Vitrum Building, a 1.8-acre site in St. John's Innovation Park in Cambridge. The area is home to the most advanced pioneers in the development of transformative drugs for patients around the world.

The developer intends to work with local stakeholders

to reposition the site in a manner that respects and enhances the long-term plan for St John's Innovation Park.

Developer Tishman Speyer and Bellco Capital

Architect Sheppard Robson

The Forum, Stevenage



Reef Group is bringing forward proposals to redevelop land at The Forum into a vibrant employment and skills quarter. The £210m proposals include four new science buildings and a mixed commercial collaboration and skills building, all with active commercial uses at ground floor level. The plans include a new restaurant and retail units and provision

for a cinema. The scheme will generate around 1,850 additional jobs, while its teaching lab will embed future employment opportunities for the town.

Developer Reef Group

Unity Campus (Phase 2), Sawston



Unity Campus is an exciting new 260,000 sq ft urban innovation district in the heart of the Cambridgeshire countryside. Located eight miles to the south of the city in Sawston, the 11.5-acre campus, already home to 12 leading life sciences and technology companies, is undergoing a major expansion. Three new laboratory buildings are due for completion by the end of 2023, with a further three buildings due by

the end of 2025 providing an additional 150,000 sq ft of floorspace.

Developer Howard Group

OXFORDSHIRE



SEARCH



A list of developments in the life sciences sector which have been identified by UKPF at the pre-planning or planning stage or are maybe just a twinkle in the developer's eye.

Many of the projects have been listed on our website at www.ukpropertyforums.com and can be searched using the search function at the top of the page.

Abingdon Science Park (to be called the Science Quadrant), Abingdon



Kadans acquired this site in 2021 and is concentrating on developing its offering as a life sciences cluster and centre of excellence, anchored by the University of Oxford. Work commenced in September 2022 on Barton House, a new 25,000 sq ft purpose-built laboratory, due to complete in 2023.

Developer Kadans Science Partner

ARC Harwell, Didcot



ARC Harwell is a 700-acre science and technology cluster which offers a unique approach to property and business clusters. Harwell has 6,000 people working on the site in 240 public and private sector organisations, working across sectors including space, clean energy, life sciences and quantum computing. Quad Two is a 23,000 sq ft office building that has recently been delivered with Quad Three in the pipeline.

Developer ARC
Architect Various

OXFORDSHIRE

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ARC Oxford (Plot 2000), Oxford



Formerly known as Oxford Business Park, ARC Oxford is a well-established business environment comprising 88 acres in the Cowley district of the city. Vacant Plot 2000 is a vacant site and consultation on the planned 370,000 sq ft lab / office building took place in late 2022 and submission of the reserved matters application is imminent. Subject to approval, construction is due to commence in Q3 2023.

Developer ARC

Architect Hawkins Brown / Macgregor Smith

ARC Oxford (Trinity House site), Oxford



Located at the Gateway of the 88-acre Oxford Business Park, Breakthrough Properties is preparing plans for the redevelopment of its Trinity House site. The plan is to deliver a highly sustainable, state-of-the-art flexible R&D/ life sciences building, providing 150,708 sq ft of floor place. The building will accommodate labs, research facilities, and office space as well as a full

suite of curated amenities including a wellness centre.

Developer Breakthrough Properties

Architect David Roden Architects

Begbroke Science Park, Kidlington



Oxford University Development (OUD) and Bruntwood SciTech have received approval for the construction of two new buildings at the park, adding a further 120,500 sq ft of new lab and office space. One of the new buildings will be used by university research group with the other leased to innovative private-sector companies. This is one of the first projects to move forward under the £4bn partnership between OUD and

Legal & General Group (L&G) and is expected to be delivered in 2024 / 25.

Developer Oxford University Development / Bruntwood SciTech

Architect Hawkins Brown

OXFORDSHIRE

Bicester Arc, Bicester



Property developers Peveril Securities and Sladen Estates have bought a 34-acre site off the A41 in Bicester for commercial space. They have received planning permission to build up to 600,000 sq ft of offices on the site which is set within a landscaped business park environment, adjacent to the designer outlet Bicester Village. The developers say the development presents an 'excellent opportunity' to

provide a high-quality living and working environment on the edge of the Oxfordshire countryside.

Developer Peveril Securities / Sladen Estates

Catalyst Bicester, Bicester



Following the success of the fully let Phase 1, consisting of four buildings, Phase 2 will comprise five state-of-the-art technology buildings for advanced manufacturing and knowledge-based occupiers. It will be ready for occupation in Autumn 2023. The buildings will be highly sustainable with a BREEAM Excellent rating and set in a parkland environment.

Phase 3 is in the pipeline, which will be able to house requirements from 15,000 to 110,000 sq ft with flexibility on office content, layout and design.

Developer Albion Land

Architect Cornish Architects

Culham Science Centre, Culham



Home for many years to the United Kingdom Atomic Energy Authority and the site of possibly the 'hottest place on Earth', Culham has completed leading research into plasma physics and fusion with its European partners and collaborators through the JET project facility. The success of the venture has recently demonstrated the viability of fusion

powerplant technology, which, in time, will deliver a safe, sustainable, efficient and low-carbon energy supply.

Developer Culham Science Centre

OXFORDSHIRE

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Clarendon Centre, Oxford



An application has been approved to demolish the 1980s shopping centre and replace it with new buildings to provide retail and office spaces. It will also create a space for student accommodation and a research and development centre including lab space. The new retail will give the public access to a rooftop where cafés and restaurants would be located. A new

public square has been create with various public amenities.

Developer Lothbury Investment Management

Architect Hopkins Architects

Humanities Building, Oxford (Stephen A. Schwarzman Centre for the Humanities)



The Humanities Building, facilitated by a significant donation from wealthy US donor Stephen A. Schwarzman, will be a dynamic hub, dedicated to the humanities. For the first time in the university's history humanities faculties will be housed together with a new humanities library within a space designed to encourage learning and experimentation. The building

will also incorporate Passivhaus elements to reflect the sustainable ambitions of the university. It is under construction and will open in 2025.

Developer University of Oxford

Architect Hopkins Architects

Life and Mind Building, Oxford



The new 270,000 sq ft Life and Mind Building will help scientists in the departments of Biology and Experimental Psychology solve some major global challenges. Once completed, it will become the university's biggest teaching and research facility. Costing £200m to build, the centre will provide research facilities for 800 students and 1,200 researchers.

Developer Oxford University Developments (OUD)

Architect NBBJ

OXFORDSHIRE

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Developer Oxford University Developments (OUD)

Architect NBBJ

London Oxford Airport, Kidlington



Oxford Aviation Services (OAS) has applied to Cherwell District Council to develop a 3.31 hectare area of land to accommodate five new buildings totalling 180,620 sq ft. They will have the potential to be divided for into 17 units for R&D and warehouse use. The site, which is in the Green Belt, directly opposite the under-construction Oxford Technology

Park, is currently home to some vacant former MoD buildings.

Developer Oxford Aviation Services

Architect Spratley & Partners

Milton Park, Didcot



Milton Park has three million sq ft of offices, laboratories, warehouse and more than 25 amenities on its 214-acre site which is owned by MEPC. Milton Park's 2040 vision document highlights 17 further phases of development, to deliver flexible laboratory and office space to support around 10,000 new jobs, new amenities for employees and the local

community and a 24/7 sustainable hub for innovations.

Developer MEPC plc

Architect Perkins&Will + Various

OXFORDSHIRE

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New College, Oxford



New College's Gradel Quadrangles project involves developing a piece of unused land on its Mansfield Road/ Savile Road site. The development, set to complete in September 2023, will provide a state-of-the-art flexible study and teaching workspace, a multi-purpose arts and performance venue and high-quality accommodation to all undergraduates who wish to live on-site for the duration of their degree courses. In reconfiguring the site, part of the new building will also house school dining and a new assembly hall.

Developer New College

Architect David Kohn Architects

Osney Mead, Oxford



Oxford University has been gradually acquiring reversions to many of the leases on the 44-acre Osney Mead trading estate. Its vision and masterplan for the area will seek to regenerate the whole site to become a vibrant innovation quarter. Expect to see further public consultation as the wider West End development plans for the city progress. Housing for university staff and graduates will be provided.

Developer Oxford University Developments (OUD)

Architect Shephard Epstein Hunter

Oxpens, Oxford



Oxpens is to be developed by a unique joint venture between Oxford City Council and Nuffield College. The vision is 'to create an exciting mixed-use neighbourhood for the city, opening the riverside to provide a new public space for people to enjoy'. There is currently an outline planning application being determined by Oxfordshire County Council for the masterplan, which

splits the development into three unique character areas; residential, commercial core and public spaces of the Meadows Edge that lies alongside the River Thames.

Developer OxWED LLP (Oxford West End Development)

Architect Hawkins Brown

OXFORDSHIRE

Oxford North, Oxford



Hailed as 'the city's new innovation district', the development will take the 64-acre site and create 936,500 sq ft of offices and labs, 480 new homes and 4,500 new jobs. Oxford North developer Thomas White Oxford (TWO) says 'it's all about moving around as sustainably - and as healthily - as possible'. Getting to and from Oxford North will be easy with significant investment in improving walking, cycling and bus

services, connecting to the city centre, Headington, Cowley and beyond.

Developer TWO (Thomas White Oxford/St John's College Oxford) (Stanhope/Hill Group)
Architect Fletcher Priest

Oxford Technology Park, Kidlington



Cherwell's planning committee has approved three further hybrid buildings to be located at Oxford Technology Park which is currently under construction. The new phase will be the fourth to be constructed on the 20-acre science and technology park, following completion of the Innovation Quarter, a 49,000 sq ft HQ for The Native Antigen. Aimed at accommodating the

rapid growth of Oxford's life sciences companies, the hybrid buildings provide state-of-the-art office and advanced R&D laboratory space, from 17,000 sq ft to 50,000 sq ft.

Developer Hill Street Holdings / Life Science REIT
Architect Garrett McKee Architects

Project Spires 1, Botley Road, Oxford



BentallGreenOak (BGO) and Mission Street purchased two aging retail warehouses in West Oxford in 2021 as part of the joint venture's first phase of development in Botley Road. Work started onsite in July 2022 and is due to complete in Summer 2023 providing around 60,000 sq ft of major research and development space in central Oxford, delivering much-needed purpose-built

laboratory space into an under-supplied market on this 5.5-acre site.

Developer BentallGreenOak / Mission Street
Architect Owers Warwick Architects

OXFORDSHIRE

Projects have been listed alphabetically by project name.

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Project Spires 2, Botley Road, Oxford



Phase II of the new science hub for central Oxford delivered by the Mission Street & BGO joint venture is in the pipeline. The plan is to replace two 1990s retail buildings with a new 160,000 sq ft office and laboratory building. It is intended to be a striking gateway building for a new science cluster, acting as a catalyst for further redevelopment and improvements to the local area. The project is in its concept phase with estimated

delivery not expected until 2026 or beyond.

Developer BentallGreenOak / Mission Street

Architect Scott Brownrigg

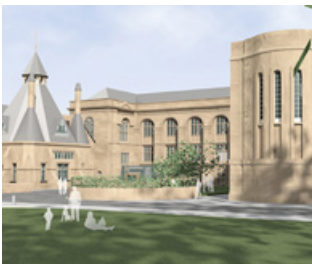
Poonawalla Vaccines Research Building, Oxford



The Poonawalla Vaccines Research Building will be built on the same site as the recently announced Oxford University Pandemic Sciences Centre, within the university's Old Road Campus. The buildings will share infrastructure and support facilities for scientific research and academic teaching and together, will form a unique hub that will significantly contribute to global pandemic preparedness and responsiveness.

Developer University of Oxford

Reuben College, Oxford



As the University of Oxford's newest college, established in May 2019, Reuben will incorporate a major programme of building refurbishment. The project will create purpose-designed, flexible and spaces. Plans include a refurbishment of the Grade II-listed Radcliffe Science Library, the western wing of the Inorganic Chemistry sub-department and the 160-year-old Abbot's Kitchen. These buildings will create a new facility for the college's postgraduate students.

Developer Reuben College (University of Oxford)

Architect fjmtstudio

OXFORDSHIRE

Saïd Business School (Global Leadership Centre), Oxford



The conversion of the Old Power Station in Osney into the Saïd Business School's new Global Leadership Centre began in late 2021. The building originally opened in 1892 and was the city's first electrical power plant. Demolition and work to strengthen the riverside structure and retain the building's historic façade are now under way, with completion expected in early 2024. The new centre will support high-level business and

leadership education with a range of formal and informal teaching spaces.

Developer Saïd Business School

Architect John McAslan + Partners

Swailes SuperLab (Hollybush Row), Oxford



Robin Swailes Design and Development has revealed its plans for a new SuperLab scheme in Hollybush Row. The scheme, the second SuperLab, has been designed as a base for second stage firms to expand from. Work on the consented 6,700 sq ft scheme, offering space for up to three laboratories and 82 workers, is due to start in the next 12 months. Swailes also recently announced a planning application has been lodged to create a third SuperLab in nearby St Thomas' Street.

Developer Robin Swailes Design and Development

Architect Robin Swailes Design and Development

The Oxford Science Park (TOSP), Oxford



The park's expansion was included in the 2021 Local Plan along with housing and GIC acquired a 40 per cent chunk of owner Magdalen's interest in the Autumn of 2021 which will accelerate its growth and ambitions. Work will soon start on Plot 16's two new buildings and planning approval has been secured for Plots 23 - 26, three new state-of-the-art laboratory and office buildings. The first stage of this 400,000 sq ft scheme, expected to complete by the end of 2024.

Developer Magdalen College Oxford and GIC

Architect Various

OXFORDSHIRE

Projects have been listed alphabetically by project name.

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University College, Oxford



Creating a new residential quarter for its graduates, Univ has acquired a swathe of land between the Banbury and Woodstock roads and has overcome local opposition in obtaining planning permission. With an emphasis on creating a supportive and nurturing environment for the occupants, many of the natural elements of the location will be retained, including an ancient orchard which Univ believes will be just

one way of encouraging its occupants to feel at home.

Developer University College, Oxford

Architect Niall McLaughlin

Wicklesham Quarry, Farringdon



A screening request, submitted to Vale of White Horse District council by Mango Planning & Development on behalf of De Montalt Life Sciences, shows plans for a 420,286 sq ft scheme on the 11.7-hectare former includes research & development, light industrial and distribution units.

Developer De Montalt Life Sciences

Architect Kendall Kingscott Architects

LONDON & BERKSHIRE



SEARCH



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5 – 10 Brandon Road, King's Cross, Camden



Kadans is developing a mixed-use scheme of 114,000 sq ft which will include pilot plant plant, laboratories, and office accommodation. The development offers GMP manufacturing facilities alongside the R&D facilities and is part of the 26 campuses owned and managed by Kadans across Europe.

Developer Kadans Science Partner

85 Gray's Inn Road, King's Cross, Camden



The scheme is a 28,000 sq ft office building set across five floors and situated just south of King's Cross in London's Midtown. The area is known as the 'Knowledge Quarter' as it is home to over 100 academic, research and scientific institutions. The plans include the repurposing of existing space to create lab-enabled space and ancillary offices for immediate occupation from the growing life sciences community, with an expected 2023 completion.

Developer Clearbell Capital LLP

LONDON & BERKSHIRE

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British Library Extension, King's Cross, Camden



The plans will add approximately 100,000 sq ft of new space to the library. The extension would include a bespoke new learning centre and additional event spaces with new entrances. The library will also establish a permanent home for the Alan Turing Institute, the national institute for data science and artificial intelligence.

Developer Stanhope and Mitsui Fudosan

Refinery, Hammersmith, London



The Refinery is a 121,000 sq ft science and tech laboratory building due for completion in 2024. Designed with amenities including restaurants, cafés and event and presentation studios, suitable for science and tech SMEs and multinationals. The scheme includes Motherlab, an accelerator and incubator space that is already more than 60 per cent occupied with a wide range of start-up

companies working in the life sciences sector.

Developer ARC

Architect dn-a

Royal Street, Waterloo, Southwark



St Thomas' Hospital is one of the five UK Academic Health Science Centres alongside Imperial, UCL, Oxford and Cambridge. Stanhope has been selected as the development partner for Guy's and St Thomas' Charity to bring forward a development on a 5.5-acre site opposite St Thomas' Hospital, close to Waterloo Station. The scheme will accommodate the Waterloo Health and Innovation Hub that will provide outpatient facilities,

clinical support spaces, teaching and research spaces where collaboration with industry partners can take place.

Developer Stanhope, Baupost, Guy's and St Thomas' Charity

LONDON & BERKSHIRE

Snowfields Quarter, London Bridge, Southwark



A £350m investment to create a 300,000 sq ft life sciences hub with world-class lab facilities across three new buildings in a prime health innovation cluster. These, together with the foundation and local authority partners, form a central part of an emerging partnership, SC1, which aims to create a new health innovation cluster in the capital. The envisaged project will play a central role in creating the required, and

highly technical, real estate infrastructure to support the emergence of the SC1 innovation cluster.

Developer Guy's & St Thomas's Foundation, Oxford Properties and Reef Group

Tribeca, King's Cross, Camden



The scheme comprises the redevelopment of Royal Mail's former canal side site, including the Ugly Brown Building, fashion brand Ted Baker's head offices for more than 20 years. Tribeca will feature laboratory workspace underpinned by retail, restaurants, and 69 residential units across five buildings. The first phase of development of Tribeca, King's Cross is already underway and is expected to complete in November 2023.

Developer NAPS (British Airway's New Pension Scheme), GIC and Reef Group

Architect Bennetts Associates

Vinegar Yard, London Bridge, Southwark



The scheme will lead the new SC1 life sciences and innovation district at London Bridge, deliver significant public realm improvements and meet ambitious full lifecycle carbon targets. It will have around 370,000 sq ft of commercial space for NHS clinical uses, offices and life sciences research companies. As part of the development, an existing warehouse is being retrofitted for community use to provide ground floor retail and a

first-floor space that can be used for events and exhibitions.

Developer CIT Group and UCP

LONDON & BERKSHIRE

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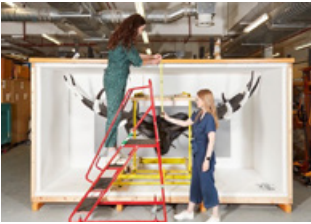
White City Innovation District, Hammersmith, London



Located on the 25-acre site will be an extremely wide range of life sciences to complement the existing facilities which include Hammersmith Hospital, Sir Michael Uren Hub, The Invention Rooms, I-Hub, The Westworks White City Place, The Molecular Sciences Research Hub and the recently opened Scale Space White City.

Developer London Borough of Hammersmith & Fulham and Imperial College

National History Museum Research Centre, Thames Valley Science Park, Reading



This new facility will enable major international scientific collaboration, generate big data and the application of cutting-edge analysis of the world's most significant natural history collection. It will help ensure the collections and the vast data contained in them are safe, accessible and digitally available for researchers all over the world, strengthening the UK's position in finding solutions to the planetary emergency.

Developer National History Museum and University of Reading

Vodafone Headquarters, Newbury



Vodafone Group sold the British headquarters it has owned for three decades and will rent just over half of the site's premises back as it downsizes and cuts costs. Vodafone will vacate three of the buildings and the developer has said those will be modernised and re-designed into highly sustainable workplaces which will contribute to transforming The Connection into a world-class business, science innovation campus.

Developer Iqon Capital and Aljazira Capital

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