THE FORUM.

THE GOLDEN TRIANGLE DEVELOPMENT DIRECTORY 2024





A GUIDE TO THE MAJOR DEVELOPMENTS HAPPENING ACROSS CAMBRIDGESHIRE, OXFORDSHIRE, BERKSHIRE AND LONDON REGIONS

INCLUDING MARKET COMMENTARIES

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Introduction by Matthew Battle

UK PROPERTY FORUMS.

Welcome to our 2024 Edition of The Golden Development Triangle Directory

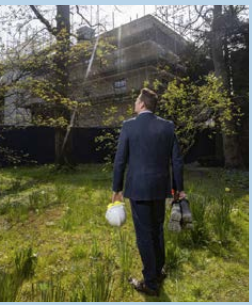
With an election rapidly coming down the tracks in 2024, we asked our sponsors to outline what they would like the political parties to say in their manifestos about the Golden Triangle. We also asked them to explain why they believe support for the Life Sciences sector will provide a key route to greater prosperity for UK plc and what the challenges to its success are. Overwhelming positive about the potential, their views are fascinating and highly encouraging.

Our sponsors' contributions to this year's Golden Development Triangle Directory provide a perfect context for the major schemes planned in the Life Sciences sector. All the developments we described in last year's Directory, which have now been completed, have been removed to enable us to concentrate on the new development pipeline. This has enabled us to provide a unique and comprehensive overview of prospects for the Life Sciences market in 2024 and beyond.

Our events in 2024 will reflect on the growing number of new planning applications across the board. As more schemes come on stream we will continue to monitor the market for tenant activity and the matching of supply with demand.

Finally, we hope you will take a moment to review the geographical spread of the members of UK Prop Social. The diversity and location of the membership is growing and so please contact one of our team for details of the benefits of membership and how to join.

MATTHEW BATTLE,
Managing Director, UK Property Forums



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Chris Pattison, Bidwells

To fully harness the potential of Britain's most promising industries, a comprehensive approach encompassing investment, planning, skills, and infrastructure is crucial. Investment-wise, the government can significantly boost innovation in critical sectors like healthcare by improving incentivisation to invest in R&D.

Such financial support not only promises substantial economic returns and health advancements but also stimulates further investment and innovation in vital public services.

Yet, investment alone isn't enough. The effectiveness of financial subsidies is limited without housing for skilled personnel, modern research facilities, and robust infrastructure. The UK's cumbersome planning system hampers investment by not keeping pace with growth needs, contributing to stagnant productivity rates. A clearer strategic framework across England, but particularly within the Oxford-Cambridge-London triangle is essential. The Government should press on with delivering its Spatial Vision for the Oxford-Cambridge Arc, alongside modernising planning laws for strategic industries like life sciences. Such measures will help accelerate development and productivity.

Skills acquisition is equally vital. Enhancing educational investment and easing visa restrictions for international students are crucial steps to ensure a skilled workforce. This not only supports the industry directly but also reinforces the broader ecosystem required for these sectors to thrive.

Infrastructure development plays a foundational role in sustaining growth. Improving connectivity, exemplified by the East West railway network expansion, not only facilitates access to employment but also bolsters regional economies. Connecting key areas like the Oxford-Cambridge-London triangle more effectively requires further investment.

In summary, realising the full potential of Britain's leading industries demands a holistic strategy that integrates targeted investment, streamlined planning, skills development, and infrastructure enhancement. The full potential for the private sector, academia and government to collaborate effectively in this area has yet to be fully realised. The so called Triple Helix when working in concert could engender innovation of ideas in new manufacturing, greater than the sum of its parts. This coordinated effort is essential for fostering innovation, productivity, and economic growth.

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Michael Ward, Blake Morgan

We need to unlock more housing to drive the success of the Golden Triangle. Life Sciences and the Golden Triangle have long been inseparable. This cluster of talent, knowledge and skills is a triumph for the UK.

In Oxford alone, laboratory space made up 64 per cent of office take-up last year. This amounts to 300,000 sq ft and is the highest total recorded ever recorded in the city. It is no surprise that investment continues to pour into the region's life science sector. Growth begets growth, and rather than saying 'job done', it's important that we keep up momentum.

It has been three years since the Government published its Life Sciences Vision, declaring its ambition to make the UK a world leader in the sector, making it a core part of our economy. With such high hopes, it is crucial that the best possible environment is created for investment – and the Golden Triangle has a big head start.

There are hurdles, though, that must be overcome, especially in this region. Life Sciences is built on ensuring the brightest and best have the opportunity to come together and innovate. Removing barriers to entry is vital, especially to encourage start-ups and spin-outs.

High housing costs are a factor putting some people off the Golden Triangle. As our politicians begin to prepare their manifestos for the upcoming election, what developers need to see is a clear strategy to address this obstacle. House prices in Oxford, Cambridge and London are much higher than in the rest of the country. In Oxford in the year to August 2023, they rose by 6.8 per cent. If housing affordability in this region is not improved, the workforce will be pushed out.

We need to be building more homes, including affordable housing.

While demand for Life Sciences space is currently outstripping supply, occupiers may begin looking to other regions or outside of the UK if their workforce cannot afford to live here. If we want to build a secure future, we cannot be complacent and must ensure that we nurture opportunities in the region.

Accelerated delivering of housing across the triangle would be transformative – along with the delivery of the supportive infrastructure needed like schools and GPs. This isn't a case of 'either homes or labs' – we need both to grow in balance.

The development industry can't do it alone, and from planning reform to unlocking new sites, we must work with Government to unlock the future growth and prosperity we know that the Golden Triangle has to offer.

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Paul Vicary, DevComms

As the UK gears up for the upcoming General Election, it's essential to focus on building a future that underpins the potential for sustained prosperity across the region.

In the unique hubs of innovation and research within the Golden Triangle, the Life Sciences sector holds immense potential for economic growth, technological advancement, and improved healthcare. However, in recent times we have seen the Government step back from its previous commitment to the OxCam Arc and consider the following:

1. Increased Research Funding: A thriving Life Sciences sector depends on robust research and development. A commitment to delivering substantial increases in funding for research initiatives, fostering collaboration between academia, industry, and healthcare institutions is vital to attract top talent, drive innovation, and position these regions as global leaders in Life Sciences.

2. Infrastructure Investment: To accommodate the growth and needs of the sector, comprehensive infrastructure development is imperative. This includes state-of-the-art research facilities, advanced laboratories, technology parks, new homes and full commitment to delivering East West Rail. This is essential to create an ecosystem that nurtures research, development and commercialisation of life-changing discoveries.

3. Collaboration and Networking: Encouraging collaboration between universities, research institutions and businesses is crucial for the success of the sector. Politicians should advocate for the creation of platforms and incentives that facilitate knowledge exchange. This will accelerate the translation of research findings into tangible products and services.

4. Talent Development and Retention: Attracting and retaining skilled professionals is essential for the sustained growth of the sector. Politicians should support initiatives that focus on education, training and the development of a skilled workforce. This includes promoting STEM education, providing scholarships, and fostering partnerships between industry and academia to bridge the skills gap.

5. Regulatory Support: Streamlining regulatory processes is vital for the efficient development and commercialisation of Life Sciences products. Politicians should commit to working with regulatory bodies to create a supportive and agile regulatory framework that encourages innovation.

6. Investment in Digital Health Technologies: In the age of digital transformation, integrating technology into healthcare is paramount. Politicians should champion investments in digital health technologies, such as telemedicine, health data analytics and personalised medicine. Supporting the integration of digital solutions into the Life Sciences sector will improve patient outcomes and drive economic growth.

By designing manifestos to include these critical elements, politicians can make Life Sciences the driving force behind greater prosperity in the region over the next decade.

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Get in touch

Patrick Whetter
Partner - Head of Real Estate Life Sciences

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Patrick Whetter, Freeths

As politicians craft their manifestos for the upcoming election, here's a suggested request regarding the Golden Triangle and the potential of the Life Sciences sector to drive greater prosperity for the UK over the next decade:

Investment in Research and Development (R&D):
Allocate significant resources towards fostering innovation within the Life Sciences sector, particularly in the Golden Triangle region encompassing Oxford, Cambridge, and London. Establish funding mechanisms and tax incentives to encourage private sector investment in R&D, including partnerships with academic institutions and start-ups.

Infrastructure Development:
Commit to improving infrastructure in the Golden Triangle, such as transportation networks, research facilities and digital connectivity to facilitate collaboration and knowledge exchange. Develop specialised zones or clusters within the region dedicated to Life Sciences research and development, providing a supportive ecosystem for companies and researchers.

Talent Development and Retention:
Implement policies to attract and retain top talent in the Life Sciences sector, including scientists, researchers, and entrepreneurs. Support education and training programmes, tailored to the needs of the industry, ensuring a skilled workforce for the future.

Regulatory Support and Innovation Friendly Environment:
Create a regulatory framework that balances safety and innovation, facilitating the efficient development and commercialisation of new therapies, diagnostics, and technologies. Foster a business environment that encourages entrepreneurship and risk-taking, with streamlined processes for businesses.

International Collaboration and Market Access:
Strengthen partnerships with international counterparts in academia, industry, and Government to share knowledge, resources, and best practices. Negotiate trade agreements and collaborations to ensure access to global markets for products and services.

Sustainable Growth and Social Impact:
Promote sustainable practices within the Life Sciences sector, including responsible use of resources, ethical research practices and equitable access to healthcare innovations. Ensure that advancements in Life Sciences translate into tangible benefits for society, addressing healthcare disparities and improving quality of life for all citizens.

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Laura Ludlow, Mills & Reeve

The world-leading technology, Life Sciences and real estate sectors across the Golden Triangle, when working together and supported by a strong advisory community and the infrastructure they need for success, truly become a science and technology superpower.

Oxfordshire's knowledge economy contributes £2.4 billion annually to the UK economy. We witness this success first hand at Mills & Reeve, as legal advisers to some of the region's most successful universities, science parks, investors, Sci-Tech businesses and developers. Yet, Oxfordshire's position in the UK and on the world stage is constantly under challenge. But challenges bring opportunities. With a General Election imminent, there are many ways in which the new Government (of either colour) can support the Golden Triangle.

Talent – essential for the growth of Sci-Tech companies, fuelling job creation and supporting local communities. But talent needs affordable places to live – an acknowledged challenge in the region. Hindered by uncertainty and upheaval in the planning system over recent years, consistency, and encouragement to build affordable homes where they are most needed will help give developers and employers, as well as renters and homebuyers, confidence to create thriving local communities.

Space – high-spec lab and manufacturing space for growing businesses is at a premium. The desire, at an industry and political level, to keep specialist manufacturers here in the UK is driving investment. Again, a new Government needs to stop playing with the planning system. A consistent, long-term approach, allowing for innovative change of use on redundant sites will give investors and developers confidence to bring new schemes forward. Tax incentives can also encourage the redevelopment of properties to create appealing, sustainable spaces to live and work.

Infrastructure – complaints about failings in the region's infrastructure are well-rehearsed. Problems with traffic and lack of grid capacity and water will only be exacerbated by the region's planned growth without Government investment in infrastructure projects to enable development. The long-awaited East-West Rail, promoted by Government as a crucial tool to boost productivity and economic growth in the region, is nearly here. Alongside, we need innovative transport plans, to reduce congestion and improve connectivity between the regional Sci-Tech hubs. Increased grid capacity is also vital, particularly as companies look to electricity as their sole power source in the journey to net zero.

Funding – whilst funding levels in the Sci-Tech sector are high, access to funding can be sporadic. A new administration could consider central funding to support early-stage spin-outs and tax incentives to unlock private investment.

For all of us working in Oxfordshire, we need to tell (sell?) its story as an innovation supercluster, built on talent, innovation, infrastructure, education, connectivity and social inclusion.

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Phillip Campbell, MEPC Milton Park

From re-joining the Horizon Europe programme, to measures enhancing R&D tax relief for SMEs, early signs are positive for the UK to achieve its ambition of becoming a science and technology superpower and creating greater prosperity for UK plc.

Whichever party (or parties!) form the next Government, we hope politicians will seize upon the power of building successful partnerships through close collaboration across public, private and third sectors. Manifesto commitments aimed at providing economic support and stability, in addition to greater certainty around capital and investment for science and technology, would also be welcome.

We must think globally and locally, with a top-down and bottom-up approach to capitalise on the massive opportunities that exists across the Golden Triangle. We must improve our understanding of local needs and work together to tackle headwinds. Indeed, collaboration has been a key focus for MEPC since it acquired Milton Park in 1988 and continues to be very much part of the park's DNA in 2024.

Our partnership with the Vale of White Horse District Council, combined with MEPC's single ownership model, laid the foundations for a pioneering 10-day planning arrangement which streamlines the park's planning process significantly, enabling it to become an incubator for companies of all sizes.

For sustainable travel, working with Oxfordshire County Council, Thames Travel and others, we have made it easier for commuters to travel to the park sustainably, whether via bus, cycling or our car sharing scheme. Together, these initiatives mean that now over half of all commuters to the park are using sustainable methods.

Milton Park was also recently a test-bed for the UK's first fully electric autonomous passenger bus trials, working alongside a consortium of partners including First Bus, Innovate UK, Oxfordshire County Council and the University of the West of England.

Inspiring the next generation into STEAM careers must be at the cornerstone of any growth strategy. We recently celebrated the first anniversary of Explore Milton Park – an initiative which has brought together occupiers and over 1,000 students from the local area to gain practical insight into STEAM-related careers.

Additionally, Milton Park is proud to be a founding member and quantum donor of the Didcot Powerhouse Fund, which has made 35 grants totalling £175,000 to local charities since its launch in November 2021. It's a privilege to foster these partnerships and create a home for companies taking phenomenal steps to address global problems in a region which is at the forefront of innovation.

Partnerships like these will prove key for achieving the scientific superpower ambition and we'll need a team effort to get us there.

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Colin Allen, Morgan Lovell (Southern)

As we approach the 2024 election, it's important to raise the significant potential of the Life Sciences sector and how its growth within the Golden Triangle will have a positive effect on the local and wider UK economy. Implementing a manifesto that prioritises policies that foster and capitalise on the huge opportunities presented by the strategic convergence of science, academia, industry and innovation will generate investment and development which will have a positive effect on the local and wider UK economy.

A key priority here is the investment in research and development within the Life Sciences sector to ensure that our universities and research institutions maintain their leadership in scientific discovery. Boosting funding for research endeavours and collaborative partnerships between academia and industry will increase the translation of scientific breakthroughs into real economic advantages, driving innovation and economic growth.

Moving forward, creating a supportive regulatory framework is essential to encourage investment. Simplifying the regulatory processes, offering incentives for private investment in research and development and safeguarding intellectual property rights will enhance the competitiveness of UK-based Life Science companies. In addition, focusing on measures to attract and retain top talent in the field, including skilled researchers, scientists and entrepreneurs, is also key. Investment in infrastructure and technology will also play a crucial part in unlocking this potential within the Golden Triangle.

This should encompass investment in cutting-edge research facilities and advanced manufacturing capabilities. Of course this is only the start, and by nurturing a thriving ecosystem of innovation and entrepreneurship within this important sector and area, we can create further economic growth that extends beyond the region into the wider UK.

At Morgan Lovell we work closely with our sister company Baker Hicks to support the design and construction of cutting-edge facilities in this important sector. Our latest projects for Stanhope in White City, West London and for the University of Surrey in Guildford, provide brand new creative centres of excellence and are great examples of the work we are doing in this area, and give further evidence of a large and growing market.

In conclusion, as politicians write their manifestos for the upcoming election, recognising the important role that the Life Sciences sector can play within the Golden Triangle in driving economic growth is key. Prioritising investments in research and development, attracting top talent and investing in infrastructure and technology are essential steps to unlock the full potential of this important sector and will help to secure the future for generations to come.

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Kate Sorrell, Rider Levitt Bucknall (RLB)

Investment in R&D – Increased funding and simplification of access to funding, to develop basic research and quicken the transition between academia and business development. This could include grants, tax incentives, public-private partnerships and greater proliferation of funding to access information and guidance.

Infrastructure Development – Creation of new research facilities and technology parks and augmentation of existing enterprises including AI and digital infrastructure to meet cutting edge requirements for the diverse Life Sciences occupations and accelerate R&D processes. Strategic development support, establishment of subsidiary amenities and enhanced connectivity will further encourage interactions between organisations, attract talent and invigorate the local economy.

Talent – Launch of enduring initiatives to attract, develop and retain skilled professionals in this field, including educational programmes, workplace training schemes and international recruitment. This will support the acquisition and development of expert personnel to deliver world-leading Life Sciences activities.

Regulatory Frameworks – Streamline regulatory frameworks whilst maintaining the balance between innovation and delivery improvements, and safety and efficacy standards. Maximise the efficiency of routes to market for new medicines, therapies and devices to induce a dynamic and responsive Life Sciences ecosystem.

Interdisciplinary Collaboration – Leveraging diverse expertise and resources greatly benefits the Life Sciences ecosystem. Enriching personnel interactions, and the cross-pollination of ideas and innovations drives solutions in this research-led industry. This can be stimulated by interdisciplinary research partnerships and knowledge exchange initiatives to foster creative problem-solving environments.

SMEs and Start-Ups – Provision of financial and organisational support to SMEs and start-ups in the form of funding, mentorships, incubator programmes, accelerator and enterprise centres, and regulatory guidance to facilitate sustainable growth, drive job creation and promote industry competition.

The Life Sciences conglomeration is a fast-paced and energetic industry which has the potential to provide significant economic growth and UK market stability. The prioritisation of these keys areas in political manifestos will demonstrate a commitment to support the UK Life Sciences sector to resolve the complex challenges in healthcare and biotechnology, and to become a significant source of prosperity for years to come.

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Tom Fraser, Savills (Cambridge)

Cambridge's potential for growth is underpinned by the city's strength as a global leader in technology and Life Sciences. There was record demand for laboratory space in 2023 with 341,000 sq ft transacted – 61 per cent above the previous highest total recorded in 2019.

But supply constraints continue to hinder the immediate expansion of both office and laboratory markets, as does the affordability of residential property, with the average house price to income ratio increasing from 8.7 in 2011 to 12.4 in 2022. Finding a solution to both will be critical if Cambridge is to retain its position as a world-leading centre of innovation and development.

Clearly, the Government's ambition to build 150,000 new homes can help economic growth. But to achieve this, land needs to be found. In practice, supply will likely come from both newly identified sites, particularly those supported by new infrastructure, and densification of sites already allocated for development. The rate of development would also have to ramp up to around 5,000-6,500 new homes per year, a threefold increase on current delivery.

Beyond areas already identified for development – the likes of North East Cambridge, Cambridge East and the existing Cambridge Biomedical Campus – the greatest opportunities for high volume delivery will be locations supported by public transport infrastructure. East West Rail will open up increased potential for sustainable residential development at the new stations at Cambourne and Tempsford, while Cambridge South could be an important hub for both residential and commercial development. Beyond this, land located close to the city or existing employment clusters, would place the least strain on transport infrastructure, although many of these will require Green Belt review.

Larger sites, meanwhile, are likely to be most suited to denser developments, while densification could also help meet demand for commercial space. Cambridge Science Park has proposed to double the amount of floorspace on site, supporting a further 21,000 jobs, while also increasing green space and reducing surface parking.

If our politicians want any large-scale expansion of Cambridge to be successful, there will need to be greater co-ordination between locally-led planning decisions and the delivery of national strategic infrastructure, bringing together both the public and private sector.

Whether led by the Cambridge Delivery Group or another overarching body, such as Homes England, the growth of Cambridge will only happen with clear timelines for investment and delivery of new infrastructure, aligned with the Local Plan process. Alongside electricity and water challenges, this also has to include the provision of education, health and social care, as well as a range of housing tenures to ensure the city retains its key workers.

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STANHOPE

Victoria Collett, Thomas White Oxford

Since building works started in August 2021, Oxford North, the new innovation district in Oxford, has created 1,025 construction jobs of which 27 per cent were filled by people based in Oxfordshire and 17 new apprentices have been employed through the project's construction partners.

Oxford North is the new £700m innovation district in Oxford and will deliver one million sq ft of laboratory and workspaces, 480 new homes, a hotel, nursery, cafe, bar, three public parks and infrastructure.

The jobs figures are to December 31, 2023 and include Laing O'Rourke which is constructing the Red Hall and first two laboratory buildings, The Hill Group which is building 317 new homes in Canalside Quarter to the south of the A40, and Careys, which is responsible for the A44 improvement works between the Wolvercote and Peartree roundabouts that are being carried out on behalf of Oxfordshire County Council to help promote walking, cycling and bus travel.

Oxford North has agreed a Community Employment Plan with Oxford City Council which sets out how the project will maximise the opportunities created for local people and businesses during the first phase of construction.

Deliverables include a minimum 15 per cent local Oxfordshire employment, 55 apprenticeships, 37 work experience opportunities, 680 hours of volunteering, career events, school engagement and site tours.

Oxford North has a dedicated Jobs webpage which showcases what roles are available and allows people to submit their CVs for consideration for future roles. Current jobs include formwork carpenters, steelfixers, senior engineering and energy manager, sales manager and estate manager.

The project collaborates through its Social Value Steering Group which meets quarterly and includes Oxford City Council, OxLEP, Department for Work and Pensions, Oxford Jobcentreplus, CITB, Aspire, Abingdon & Witney College and Activate Learning representatives, to establish a local resident talent pool which is linked to the job opportunities created.

Victoria Collett, development director, Thomas White Oxford, explained: Since September, we have increased our local employment proportion from 19 per cent to 27 per cent and are creating 10 new apprenticeship roles starting in September 2024. There is always more to do and as the project accelerates, together we will continue this focus on promoting careers in construction through schools, college and community engagement and outreach."

Oxford North has attended Cherwell School's World of Work, OxLEP Skills' Oxfordshire CareersFest 2024, Oxford City Council's Meet the Buyer event and more.

CAMBRIDGESHIRE (+ Hertfordshire)

EASTERN ECHO

SEARCH

The Golden Triangle Development Directory is a listing of the major life science developments in planning or under construction that are in the Golden Triangle (Cambridge, London, Oxford + Berkshire) region of Southeast England.

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.

Alchemy Campus, Fowlmere

Alchemy Campus was granted planning in November 2023 for a 125,000 sq. ft life sciences campus in Fowlmere, South Cambridge. Alchemy will provide 120,157 sq. ft of highly flexible space suitable for use by a diverse range of occupiers, along with a strong amenity offering including a café-deli, co working, gym, conference room, end of journey facilities and dedicated shuttle bus. Construction is due to commence Q3 2024 with occupation from Q1 2026.

Development Manager Gen Two Real Estate
Architect BCR Infinity Architects

ARU Peterborough, Peterborough

A planning application has been submitted for the third phase of ARU Peterborough, a £28m 'living lab' public science centre and is set for completion in September 2024.

As well as catering for STEM (science, technology, engineering and maths) students, will offer an open, interactive science centre and education space to creatively engage people as well as being open to the general public.

Development Manager MACE
Architect MCW

*Information correct at the time of printing

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 Biomedical Campus, (1000 Discovery Drive), Cambridge

Work commenced in July 2022 on the first speculative development of new multi-let lab 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 an expanding ecosystem of clinical, academic and commercial buildings.

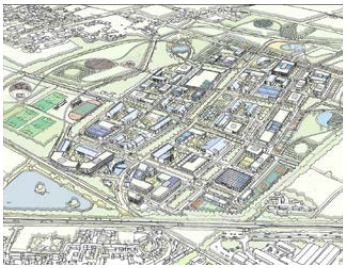
Developer Prologis
Architect Scott Brownrigg

Cambridge International Technology Park, Cambridge

BioMed Realty has received approval for plans to deliver 600,000 sq ft of purpose-built lab 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 first phase will be delivered in 2024.

Developer BioMed Realty
Architect Scott Brownrigg

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 and the 400 acres of parkland will have recreational facilities open to the general public.

Developer Trinity College Cambridge

CAMBRIDGESHIRE +

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 – 127 in late 2021. IQHQ is intended to bring high quality lab and office space to the gateway site. The site, around two acres in size, holds one of the most prominent positions at the Park.

Developer IQHQ

Cambridge Science Park (210 – 249), Cambridge

In 2021 Brockton Everlast purchased the income-producing 210 – 240 Cambridge Science Park with the intention of redeveloping between 500,000 – 800,000 sq ft of brand-new lab-enabled space. 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 and construction to follow.

Developer Brockton Everlast
Architect Sheppard Robson

Cambridge Science Park (420), 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 lab 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 has outline planning consent with the goal to deliver another specialist lab and R&D building in 2025.

Developer Trinity Hall Cambridge

*Information correct at the time of printing

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.

Chesterford Research Park (Sidney Sussex Building), Chesterford

Chesterford Research Park has started the construction of the Sidney Sussex Building, a 60,000 sq ft facility designed to be fossil fuel free. This building, aimed for life science companies, features flexible suites with wet labs and office areas and will be ready for occupation in the summer of 2024.

Developer Aviva Investors & Uttlesford District Council
Architect bcr infinit architects

Dales Manor Business Park, Sawston

Plans for a new lab/office development at Dales Manor Business Park were given the green light in March 2023. Divided into two three-storey buildings, connected by a central core, the scheme aims to deliver affordable labs for the Cambridge area, as well as target net zero carbon and a BREEAM 'Excellent' rating. Bowmer and Kirkland has been appointed as main contractor, with the aim of completion by 2025.

Developer Abstract Securities
Architect Michael Laird Architects

Granta Park (Entrance Scheme), Great Abington

In June 2022 plans were approved by South Cambridgeshire District Council for a new four-storey 120,000 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

CAMBRIDGESHIRE +

Granta Park Franklin Building, Great Abington

BioMed Realty in early February 2024 hosted a public consultation for the refurbishment of the Franklin Building at Granta Park, with existing tenants and the local community. The building, in use for nearly 20 years, is set for modernisation to meet contemporary tenant needs, focusing on sustainability, energy efficiency, and flexible spaces.

Developer BioMed Realty
Architect Cornish Architects

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 have been submitted by BioMed Realty for phase two which will add another 368,000 sq ft in 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

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 the 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

CAMBRIDGESHIRE +

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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 approved in Spring 2024. 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 390,000 sq ft of new office and specialist lab space at a value of £250m.

Developer Bruntwood SciTech

Mill SciTech Park, Hauxton Mill

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 and the city centre and is on key arterial routes for road and rail.

Developer o2h group
Architect Fathom

The Grafton Centre, Cambridge

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

Developer Technology space tenants.
Architect Eric Parry Architects / Nicholas Hare Architects

CAMBRIDGESHIRE +

The Press, Foxton

The 1970s Burlington Press buildings are being refurbished with modern, sustainable, and smartly-designed offices with accompanying R&D / lab space which began in early 2023. Encompassing a café and cycle hub, the redevelopment is expected to be completed within 12-15 months, bringing forward a site that is fit for a sustainable future.

Developer Mission Street
Architect Owers Warwich Architect

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 of a cinema and will generate around 1,850 additional jobs.

Developer Reef Group

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.

Architect Sheppard Robson

CAMBRIDGESHIRE +

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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 labs 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 Ventures

OXFORDSHIRE

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.

ARC Oxford (Plot 2000), Oxford

Formerly known as Oxford Business Park, the new owners have re-branded it ARC Oxford, and commissioned a masterplan of the 88-acre park located in the Cowley district of the city. 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, completion is expected in Q3 2025.

Developer ARC
Architect Hawkins Brown / Macgregor Smith

Begbroke Science Park, Kidlington

Oxford University Development (OUD) and Bruntwood SciTech are completing 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).

Developer Oxford University Development / Bruntwood SciTech
Architect Hawkins Brown

*Information correct at the time of printing

OXFORDSHIRE

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Bicester Arc, Bicester

Property developers Peveril Securities and Sladen Estates have bought a 48-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 development presents an 'excellent opportunity' to provide a high-quality living and working environment.

Developer Peveril Securities / Sladen Estates
Architect Fathom

Botley Road, Oxford

300,000 sq ft new build development. 3 new anticipated buildings in pre-planning stage. Intended to expand the emerging Botley Road cluster for small to medium sized science companies in this part of west oxford. Scheme will replace existing retail units.

Developer British Land
Architect Owers Warwick Architects

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. Phase 3 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

OXFORDSHIRE

Clarendon Centre, Oxford

Work continues on the demolition of the 1980's shopping centre, making room for a new development. In addition to student housing and a research and development centre with lab space and R&D space, these buildings will have retail and office space. The redevelopment will also include retail spaces that provide access to a rooftop area that will house restaurants and cafés.

Developer Lothbury Investment Management
Architect Hopkins Architects

Ellison Institute of Technology (EIT)

Development centre for cancer, wellness, healthcare, and global public health EIT has now expanded across the Life Sciences market to include a broader research capability. 300,000sq ft in size and located on the site of Littlemore House, the project is currently in consultation with planners.

Developer Ellison Institute of Technology
Architect Foster + Partners

Fabrica, 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 warehouses with a new 160,000 sq ft office and lab buildings. 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

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OXFORDSHIRE

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Grove Business Park, Wantage

The 260,000 sq ft Park, which is located south of Oxford, offers a variety of commercial properties that can accommodate the requirements of small and large businesses. The project intends to add 377,000 sq ft of new space with the goal of establishing a life science, innovation and technology hub for this part of Oxfordshire, which will offer a range of commercial buildings to let from 2,500 sq ft to 200,000 sq ft.

Developer TOF Corporate Trustee (OUem)
Development Manager – atlp Consulting **Architect** SRA Architects

Harwell Science and Innovation Campus, Didcot

Underway with seven live projects totally circa 550,000 sq ft including: the new Moderna vaccine centre, their first life sciences building on the Innovation Quarter, the third Quad development and new multipurpose tech boxes.

Developer ARC Oxford

Architect Allies and Morrison, Hopkins, Scott Brown-Rigg, ADP, AJA Architects

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

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 is currently under construction and will open in 2025.

Developer University of Oxford
Architect Hopkins Architects

OXFORDSHIRE

Inventa, 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 2024 providing around 60,000 sq ft of major research and development space in central Oxford, delivering much-needed purpose-built lab space into an under-supplied market on this 5.5-acre site.

Developer BentallGreenOak / Mission Street
Architect Owers Warwick Architects

Life and Mind Building, Oxford

The new 270,000 sq ft Life and Mind Building will allow scientists in the departments of Experimental Psychology and Biology to do more to address important global issues. Upon completion, the building will be the biggest research and teaching space at the University of Oxford. The £200 million facility will provide 800 students and 1,200 researchers with cutting edge research facilities in a prime Oxford location.

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. The development will have the potential to be divided into17 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 MoD buildings.

Developer Oxford Aviation Services
Architect Spratley & Partners

OXFORDSHIRE

Projects have been listed alphabetically by project name.
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Milton Park, Didcot

Milton Park has three million sq ft of offices, labs, 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 lab and office space to support around 10,000 new jobs, new amenities for employees and the local community and a 24/7 sustainable hub.

Developer MEPC plc (Federated Hermes)
Architects Perkins&Will / SRA

Osney Mead, Oxford

The University of Oxford 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 Shepheard Epstein Hunter

Oxford West End, 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 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. 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 R&D lab space, from 17,000 sq ft to 50,000 sq ft.

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

The Oxford Science Park (TOSP), Oxford

The Oxford Science Park (TOSP) is one of Europe's leading locations for research-led life science and technology companies owned in a joint venture between Magdalen College and GIC. With 600,000 sq ft of existing laboratory and office space and a further 650,000 sq ft under development, TOSP will double in size over the next three years. TOSP is home to close to 100 companies ranging from early-stage spinouts to major international businesses and is home to the Ellison Institute of Technology.

Developer Magdalen College Oxford and GIC
Architect Scott Brownrigg / Bogle Architects

OXFORDSHIRE

Projects have been listed alphabetically by project name.
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Trinity House, Oxford

Breakthrough Properties has obtained planning permission for the redevelopment of the site and work has nowe commenced. 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.

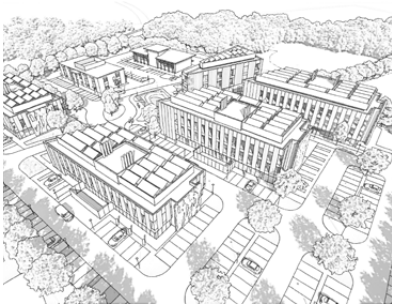
Developer Breakthrough Properties
Architect David Roden Architects

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 quarry which includes research & development, light industrial and distribution units.

Developer De Montalt Life Sciences
Architect Kendall Kingscott Architects

Wootton Science Park, Abingdon



Following the recent completion of the Origin building, a two storey CL2 lab building, a masterplan has been submitted to construct 106, 233 sq ft spread over five new commercial buildings along with amenities such as a gym and landscaping which has been designed to be accessed by the wider community.

Developer Hartwell plc
Architect Scott Brownrigg

BERKSHIRE

Projects have been listed alphabetically by project name.
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Green Park, Reading

Green Park in Reading is part of a suburb located to the south of Reading town centre, which is known for its sustainable design and access to green space and in recent years, as it evolves into a suburb of Reading, its residential and leisure facilities. Preliminary discussions have been held to create additional space for the life science sector which would complement existing tenants such as Bayer plc, who are currently located in 400 South Oak Way.

Developer Mapletree

Thames Valley Park, Reading

Lonza, a Swiss biopharmaceutical company, acquired in November 2023, the former British Gas site at Thames Valley Park for a significant development project. This project involves constructing approximately 400,000 sq ft of office, labs, and industrial space. Lonza will relocated from its current 210,000 sq ft facility in Slough, which currently employs 1,300 people. The planning application is yet to be put forward but is expected.

Developer Various

Ex-Vodafone Headquarters, Newbury

Vodafone Group Plc 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 Igon Capital has said the buildings 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

*Information correct at the time of printing

LONDON

LONDON WEST

SEARCH

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4 Brandon Road, King's Cross

A mixed-use scheme with construction starting in 2024, with an expected completion by late 2025. It's designed for operational efficiency and flexibility, offering multiple floors for different uses, including a rooftop terrace. The site is part of the Knowledge Quarter King's Cross, aiming to support business growth through its technical and spatial design.

Developer Kadans Science Partner

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

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

Developer Kadans Science Partner

*Information correct at the time of printing

LONDON

Projects have been listed alphabetically by project name.
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20 Water Street Lab Space, Canary Wharf

A joint venture between Canary Wharf Group and Kadans Science Partner to develop 20 Water Street into a 121,000 sq ft lab and innovation hub with plans to open in 2024. This facility will offer amenities such as restaurants, cafés, and adaptable event spaces, all to support the aspirations of science and tech SMEs and multinational corporations alike.

Developer Canary Wharf Group and Kadans

85 Gray's Inn Road, Camden

Plans have been submitted to create a 'blend of office and wet labs; in this building which is located close to the London's Knowledge Quarter in Kings Cross.

Developer Clearbell Property Partners

105 Judd Street, Camden

New build scheme 65,000 sq ft developed for the Life Science's sector and due for completion end of 2024.

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

Architect Stiff+ Travillion

LONDON

Belgrove House, Euston Road

A 180, 000 sq ft life science building located opposite Kings Cross Square and St Pancras International in the capitals 'Knowledge Quarter'. Completion expected end of 2025.

Developer Precis Group
Architect AHMM

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

Canada Water, SE16

British Land and AustralianSuper have appointed Stanton Williams to draw up plans for a 300,000 sq ft building with potential to support innovation and life sciences businesses, as part of the second phase of its Canada Water Masterplan in Central London.

Developer British Land and AustralianSuper
Architect Stanton Williams

*Information correct at the time of printing

LONDON

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Refinery, Hammersmith, London

The Refinery is a 121,000 sq ft science and tech lab 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. The scheme will accommodate the Waterloo Health and Innovation Hub that will provide outpatient facilities, clinical support spaces, teaching and research spaces.

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

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 project will play a role in creating the highly technical and real estate infrastructure for London.

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

LONDON

St Pancras Hospital Site

The plans are to redevelop this historic location into a vibrant new location for a mixed-use scheme which includes space to innovate, live and well-being.

Developer Kings Cross CLP
Architect Peter Barber Architects

Tribeca, St Pancras Way

Currently on site and will be London's largest purpose-built life science campus. 600, 000 sq ft of state-of-the-art labs. Space in the heart of London's Biotech cluster. Phase 1 completed in 2023, phase 2 500,000 sq ft.

Developer Reef and BA Pension Fund
Architect Bennetts Associates

Victoria House, Camden

Grade-II listed Victoria House will be converted into 300,000 sq ft, state-of-the-art life sciences hub with first phase due to complete in Autumn 2024. BioIndustry Association signs up to be first life science occupier.

Developer Pioneer Group and Oxford Properties

LONDON

Projects have been listed alphabetically by project name.
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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 exhibition space.

Developer CIT Group and UCP

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 Molecylar Sciences Research Hub and the recently opened Scale Space White City.

Developer London Borough of Hammersmith & Fulham and Imperial College

White City Place

Stanhope and Cadillac Fairview are constructing 24,000 sq ft of advanced lab space in White City Place's MediaWorks Building, expected to complete in May 2024. Designed for life sciences growth, this space includes private labs and offices, catering to companies needing facilities like tissue culture rooms and fume cupboards.

Developer Stanhope and Cadillac Fairview
Architect Allies and Morrison

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