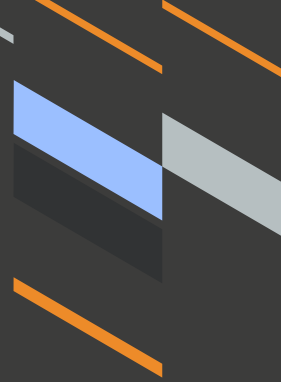




INTRODUCING

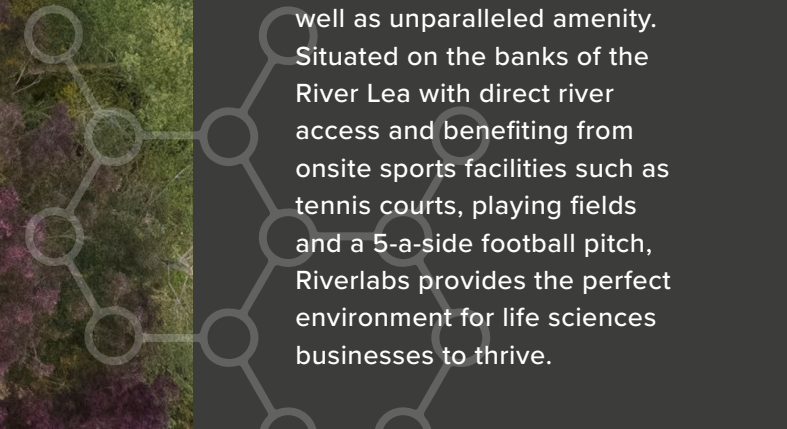
RIVERLABS

LAB SPACE AVAILABLE
FROM JANUARY 2023



Riverlabs, a 28 acre campus delivered in three phases, provides the most affordable laboratory space in the Golden Triangle, situated in Ware between London and Cambridge. It's a unique environment for work and lifestyle balance.

Ware is an established location for life sciences, having been a key strategic site for GSK's R&D in the UK for over 50 years, a legacy that comes with a wealth of expertise on the doorstep.



The site provides highly specified laboratory space as well as unparalleled amenity. Situated on the banks of the River Lea with direct river access and benefiting from onsite sports facilities such as tennis courts, playing fields and a 5-a-side football pitch, Riverlabs provides the perfect environment for life sciences businesses to thrive.

CAMPUS OVERVIEW

RIVERLABS CAMPUS

RIVERLABS PHASE 1

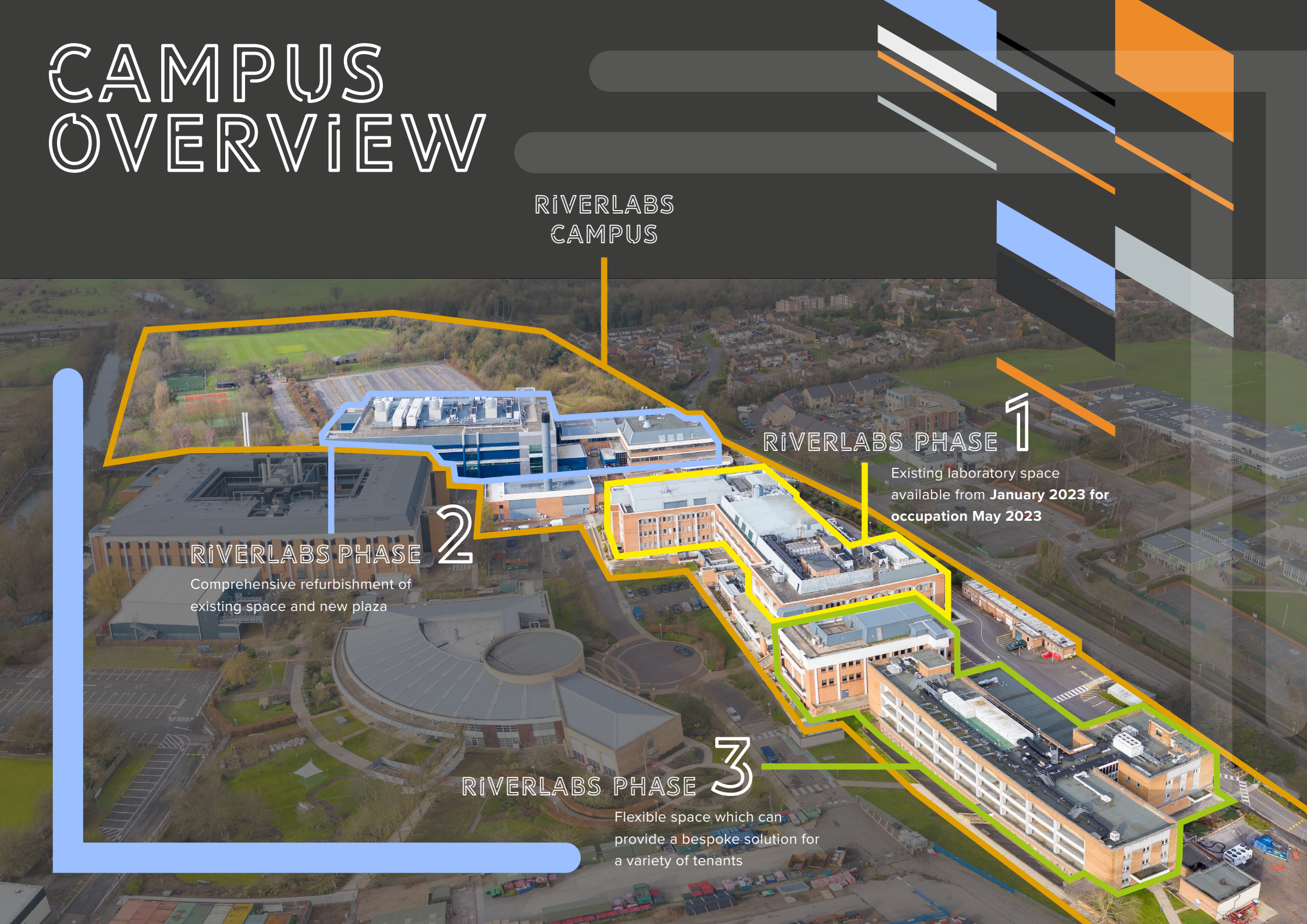
Existing laboratory space
available from **January 2023** for
occupation **May 2023**

RIVERLABS PHASE 2

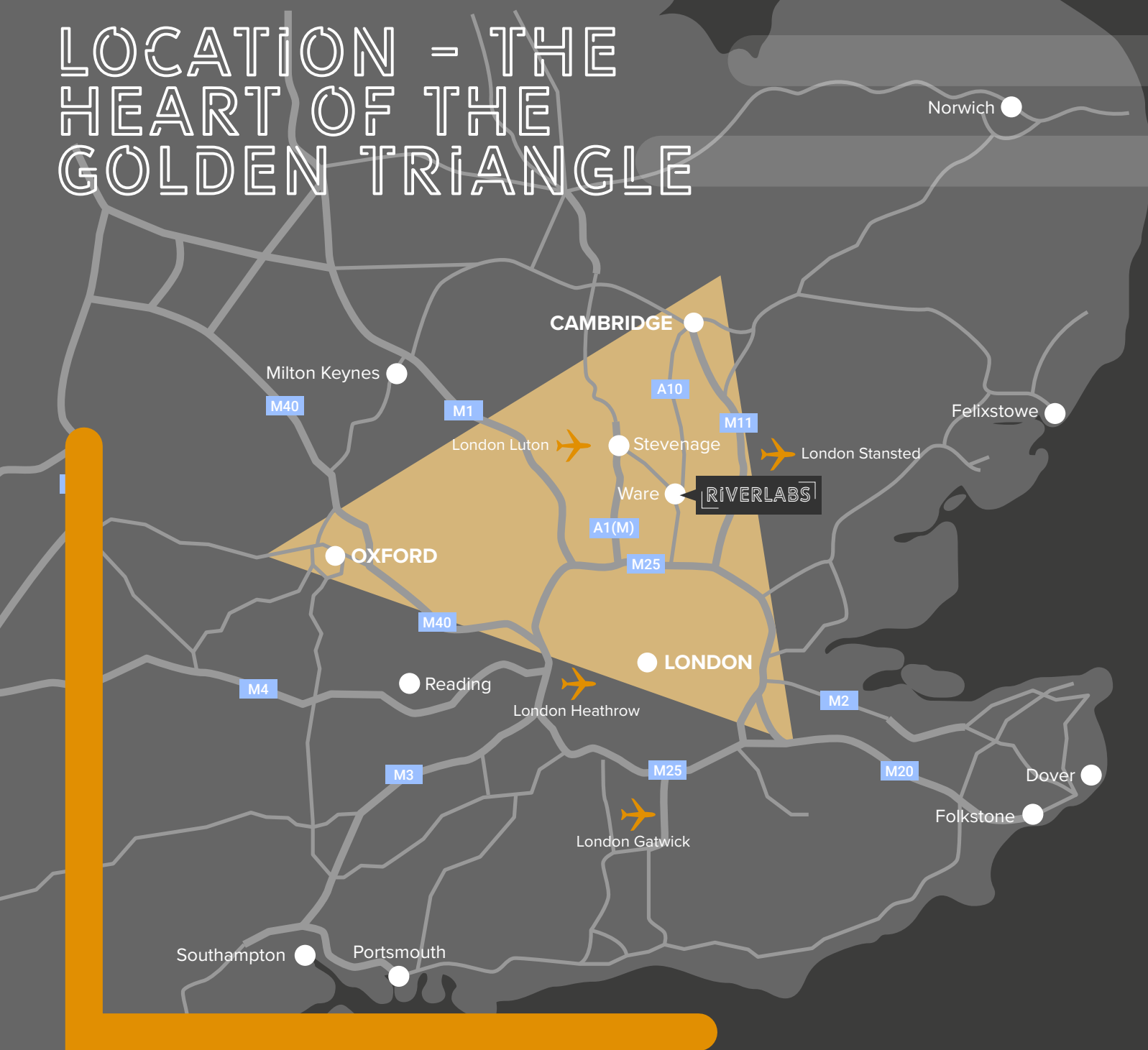
Comprehensive refurbishment of
existing space and new plaza

RIVERLABS PHASE 3

Flexible space which can
provide a bespoke solution for
a variety of tenants



LOCATION - THE HEART OF THE GOLDEN TRIANGLE

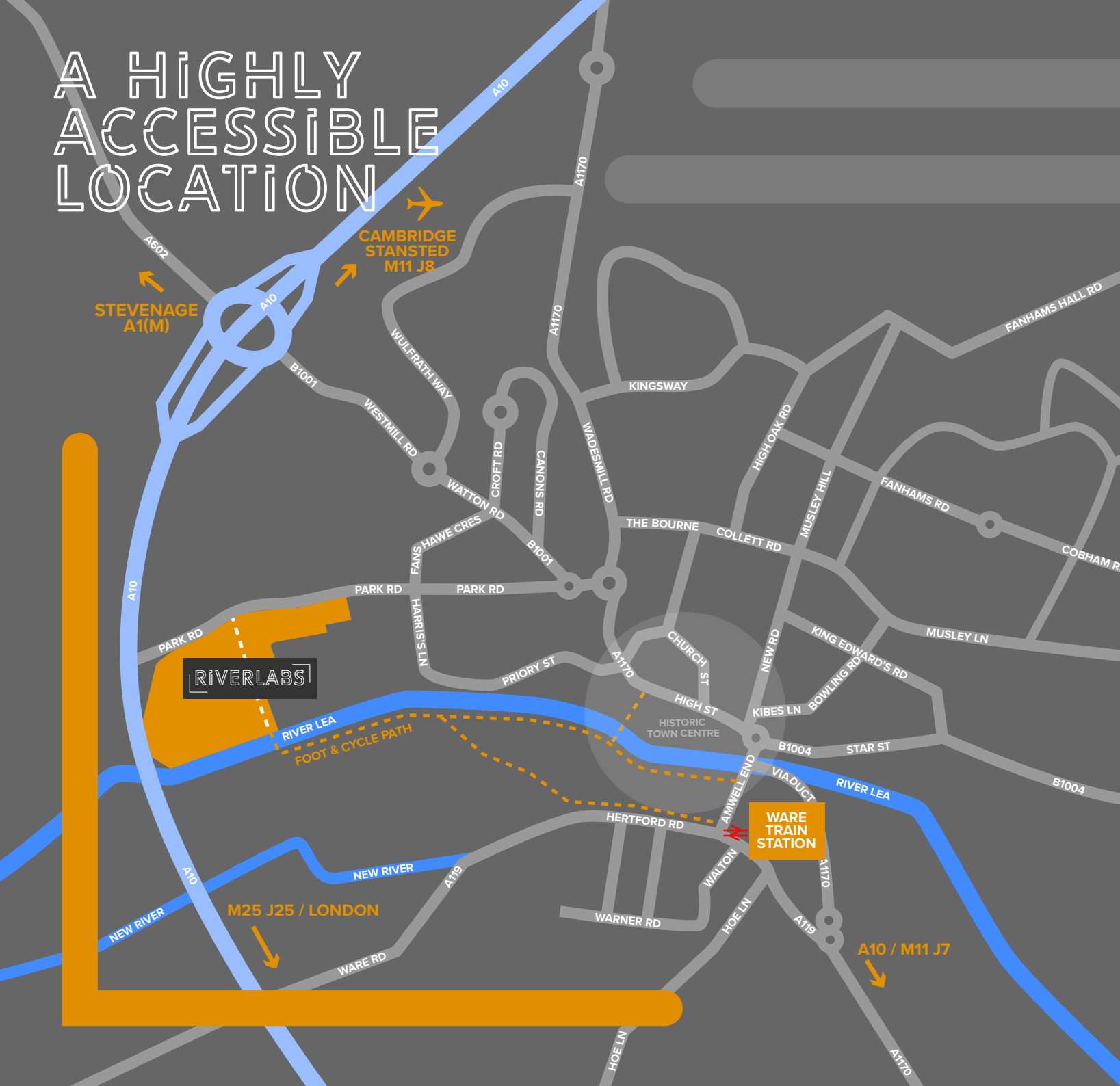


Ware is an established life sciences location having been a strategic R&D location for GSK for over 50 years. Riverlabs lies within the heart of the 'Golden Triangle', made up of Oxford, Cambridge and London, which marks the central cluster of the UK's life science industry.

Ware sits on the emerging Cambridge to Kings Cross life sciences Innovation Corridor within a 45 min radius of London, Cambridge and Stevenage, the established Cell and Gene Therapy cluster. This makes Riverlabs a highly desirable location for fast growing life sciences companies or contract research and manufacturing organisations wanting easy access to customers anywhere in the 'Golden Triangle'.

Located 11 miles from Stevenage and approximately equidistant between the A1(M) and M11 motorways, Riverlabs provides excellent access to London and Cambridge.

A HIGHLY ACCESSIBLE LOCATION



From Riverlabs it's a 15 minute riverside walk to the train station and 12 minutes to the historic and thriving town centre.

By Foot

Town Centre	12 minutes
Train Station	15 minutes

By Road

A1(M)	11 miles
Stevenage	11 miles
M25 J25 via A10	12 miles
M11 J8	20 miles
Cambridge	32 miles
Oxford	78 miles

By Rail

London Liverpool Street	45 minutes
Oxford Circus	58 minutes
London Waterloo	69 minutes

By Air

Stansted Airport	16 miles
Luton Airport	23 miles
London City Airport	32 miles
Heathrow Airport	42 miles
Gatwick Airport	68 miles

THIS IS WARE



Ware is an affluent, leafy town which offers access to a highly skilled workforce, excellent transport links and outstanding local amenity – independent cafes, shops, restaurants, hotels, schools, supermarkets and green spaces.



SIGNIFICANT POOL OF LIFE SCIENCES TALENT



Ware is situated in Hertfordshire's growing life sciences sector, with over 200 life sciences businesses now located across the county. The area is also seen as a leading location for European and UK headquarters outside London and the Western Corridor, drawn by the advantages of competitive costs, access to markets and global connectivity. Hertfordshire has more than 30 significant company headquarters, including GSK and AstraZeneca representing sales of more than £1billion. Hertfordshire has a significant talent pool to recruit from and is home to:



33,847
Scientists



30,645
Laboratory Specialists



17,924
Production Operatives

Source: Hertfordshire LEP

ANNOUNCING RIVERLABS PHASE 1 AVAILABLE FOR FIT- OUT JANUARY 2023



RIVERLABS 1

Riverlabs 1 provides 113,297 square feet (GIA) of ready built, affordable, wet laboratory and write-up space.



Air handling units can be configured to provide **air changes in the ranges of 8 to 10**



Strategically positioned drainage points



Range of floor to ceiling working heights from 2.6m to 3.5m



Load bearing concrete floors



Vinyl over screed floor coverings to laboratory areas



Heating and cooling using variable refrigerant flow and heat recovery systems



Bottled laboratory gases hard piped throughout the buildings



Secure loading and storage yard



Capacity for backup power provision by way of external generators



4MVA to Riverlabs from UKPN

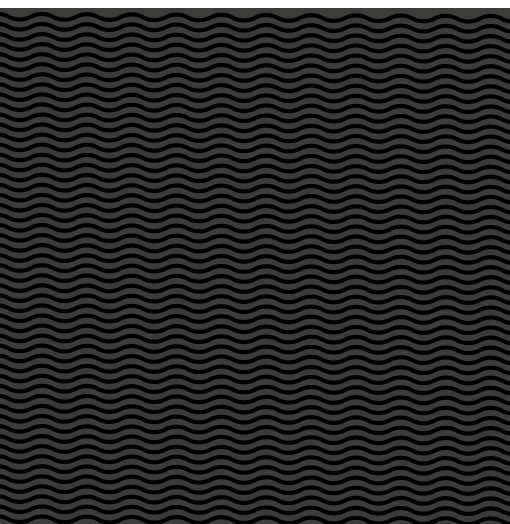
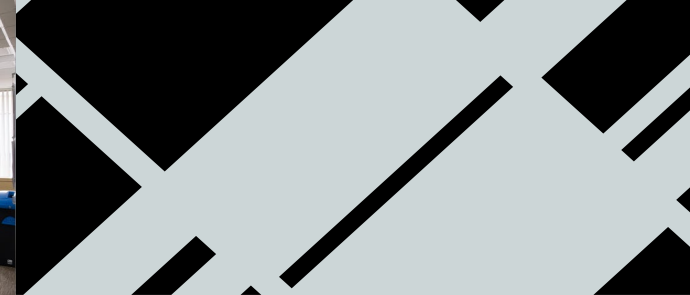


Ducted fume cupboard provision

THIS
IS

RIVERLABS 1

113,297 SQUARE FEET



Riverlabs 1 comprises 113,297 square feet (GIA) of fitted wet laboratory and write-up accommodation across four floors. Previously occupied by GSK, the accommodation will be extensively refurbished to suit tenant needs with the benefit of existing high-quality equipment, including ducted fume cupboard provision. The space addresses the urgent need for fitted space within the golden triangle and will be some of the soonest available, with occupation possible from May 2023.

There is plenty of on-site parking available providing a ratio of c. 1: 375 (NIA), with 200 spaces immediately available for Riverlabs 1.

75%+ carbon savings are being targeted through the reuse of existing buildings, passive design, de-carbonisation of operational M&E using all electric systems and integrating renewables.

A total of c415,000 square feet (GIA) will be realised in three phases as the wider vision for Riverlabs. Proposals include extensive relandscaping with a new entrance, plaza area and restaurant.

RIVERLABS 1

Proposed reception and amenity upgrades to Riverlabs 1 – targeted for completion by May 2023

Riverlabs 1 illustrative CGI

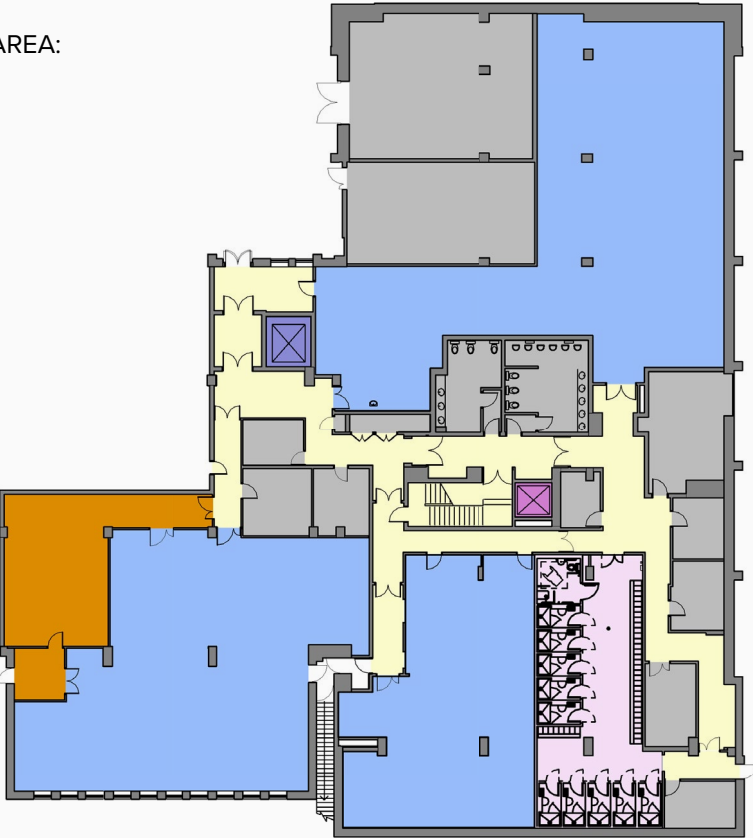


RIVERLABS 1 FLOORPLANS: LOWER GROUND

From plans provided we note the following areas on a square foot basis:

Level	Office (NIA)	Lab (NIA)	Total (NIA)	Total (GIA)
Lower Ground	773	7,107	7,880	15,177
Ground	11,472	12,687	24,159	34,386
First	10,507	12,731	23,238	31,859
Second	15,854	8,993	24,847	31,875
Total	38,606	41,518	80,124	113,297

GROSS INTERNAL AREA:
15,177 SQ FT



- Laboratory
- Office/Write-up
- Proposed New Showers and Changing Facilities
- Circulation
- Goods Lift
- Passenger Lift
- BOH - Support, Plant & Toilets

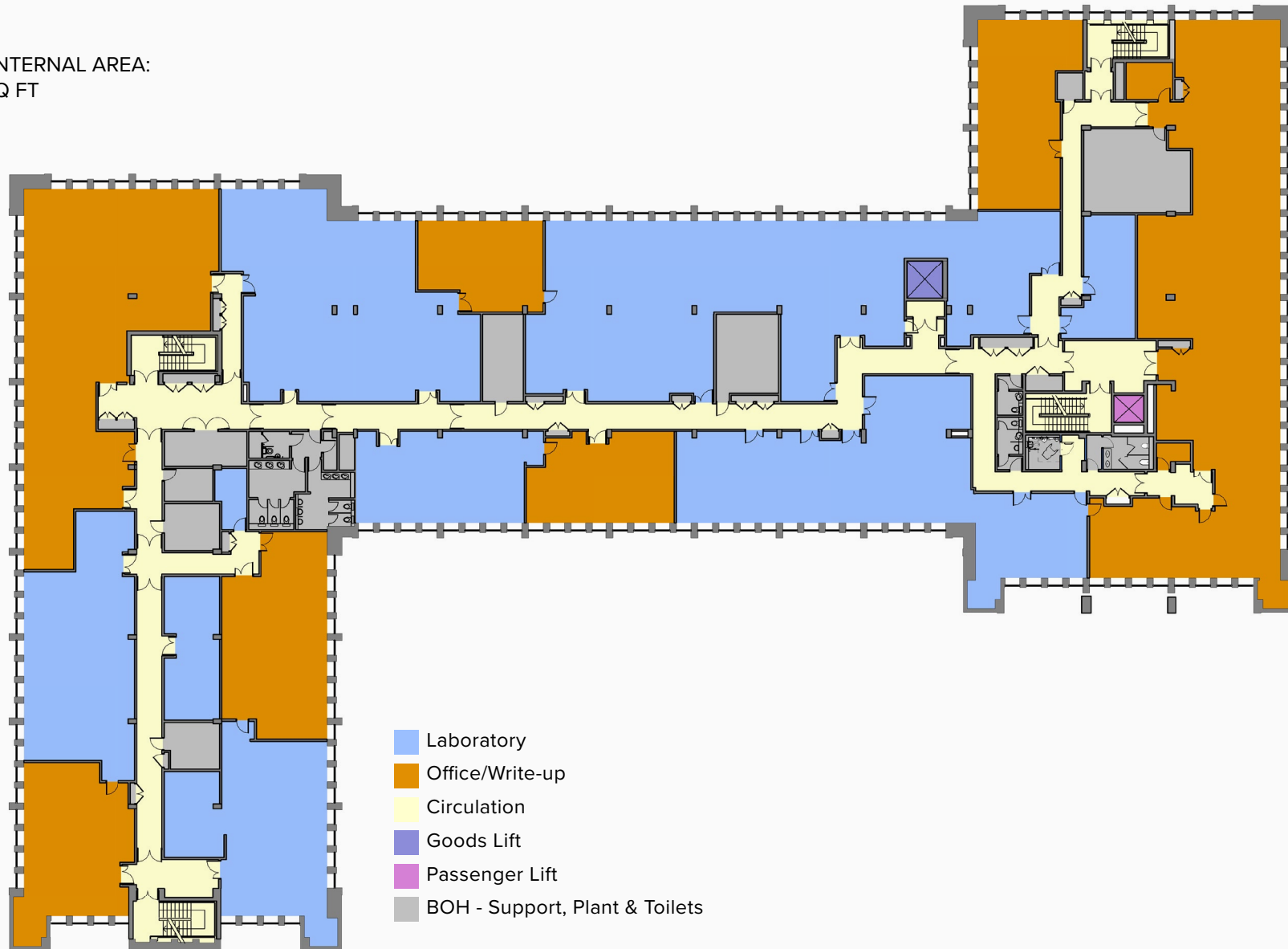
RIVERLABS 1 FLOORPLANS: GROUND FLOOR

GROSS INTERNAL AREA:
34,386 SQ FT



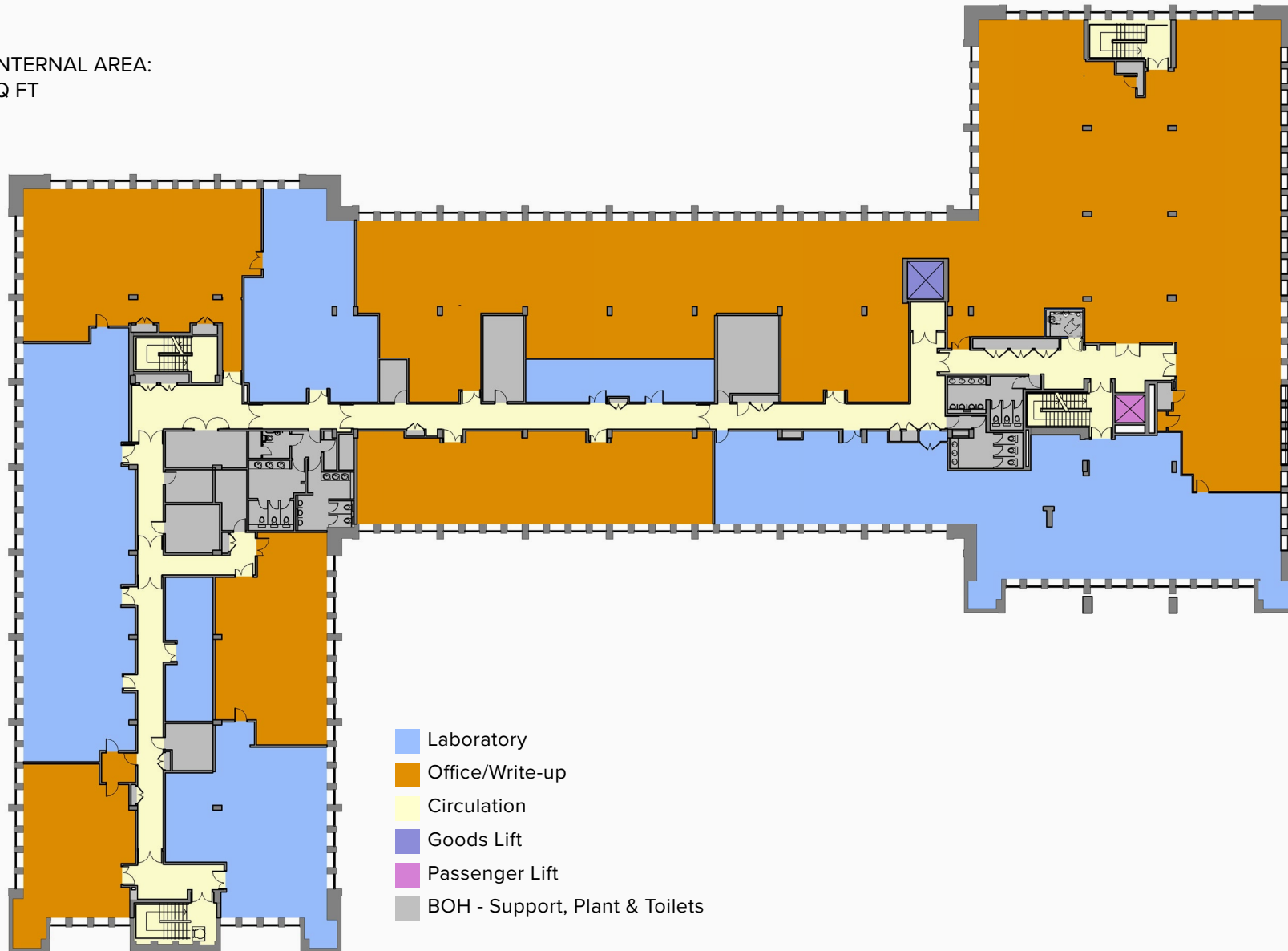
RIVERLABS 1 FLOORPLANS: FIRST FLOOR

GROSS INTERNAL AREA:
31,859 SQ FT



RIVERLABS 1 FLOORPLANS: SECOND FLOOR

GROSS INTERNAL AREA:
31,875 SQ FT



ANNOUNCING RIVERLABS PHASE 2 AVAILABLE FOR FIT-OUT MAY 2023



Riverlabs 2 provides 219,900 square feet (GIA) of ready built, affordable, wet laboratory and write-up space.



Exceptional air handling: units can be configured to provide **air changes in the ranges of 9 to 30**



Strategically positioned drainage points



Range of floor to ceiling working heights from 2.6m to 3.5m



Load bearing concrete floors



Vinyl over screed floor coverings to laboratory areas



Heating and cooling using variable refrigerant flow and heat recovery systems



Bottled laboratory gases hard piped throughout the buildings



Secure loading and storage yard



Capacity for backup power provision by way of external generators



4MVA to Riverlabs from UKPN



Ducted fume cupboard provision

THIS
IS

RIVERLABS 2

219,900 SQUARE FEET

Riverlabs 2, commissioned in 2013, will comprise 219,900 square feet of wet laboratory and write up space over three floors. The first floor is existing fully fitted flex-labs. The remainder of the building will be refurbished to the latest industry standards, targeting 75% carbon saving versus a new build. The labs are suitable for use from CL2 to CL4 with a maximum 30 air changes per hour. Riverlabs 2 has 400 dedicated car parking spaces – ratio c.1:375 (NIA). Available for fit-out from May 23.



RIVERLABS 2

Proposed Riverlabs 2 cafe



Proposed entrance upgrades to Riverlabs 2



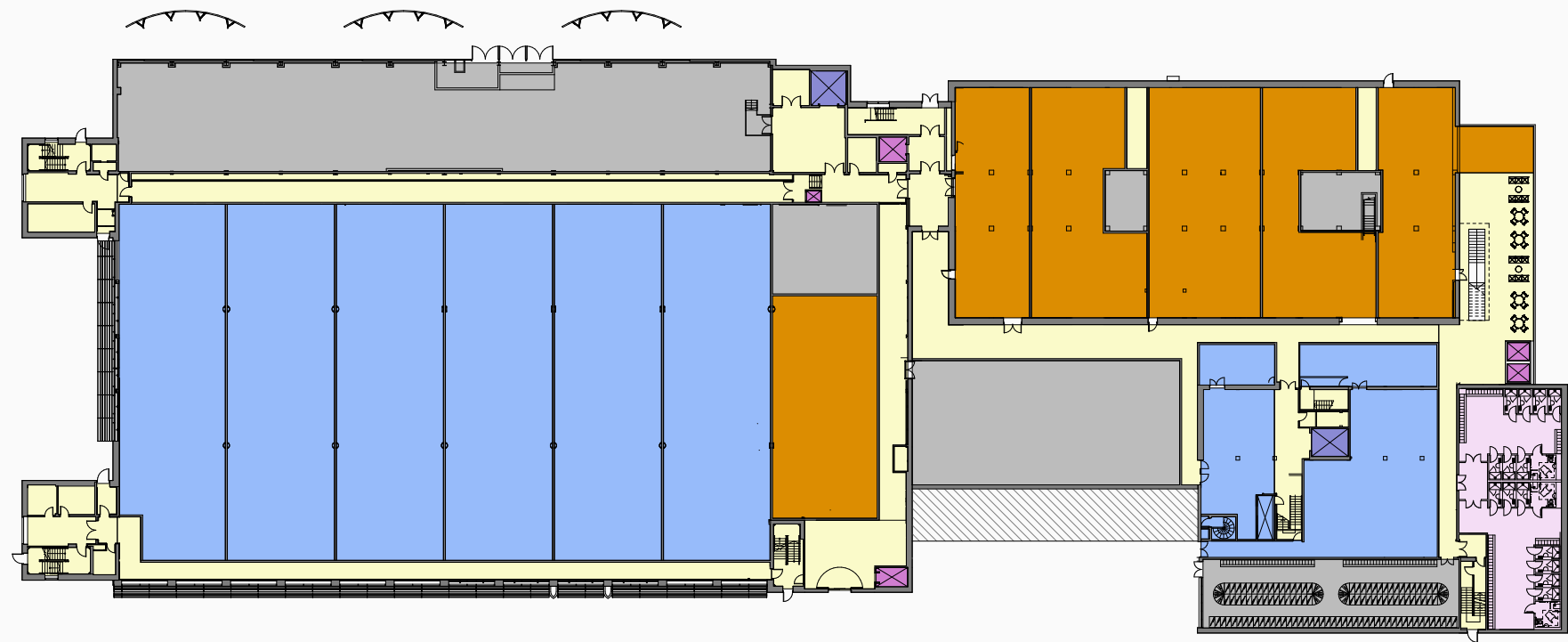
Proposed new public plaza between Riverlabs 1 and Riverlabs 2



Proposed Riverlabs 2 atrium

RIVERLABS 2 FLOORPLANS: GROUND FLOOR

GROSS INTERNAL AREA:
76,000 SQ FT



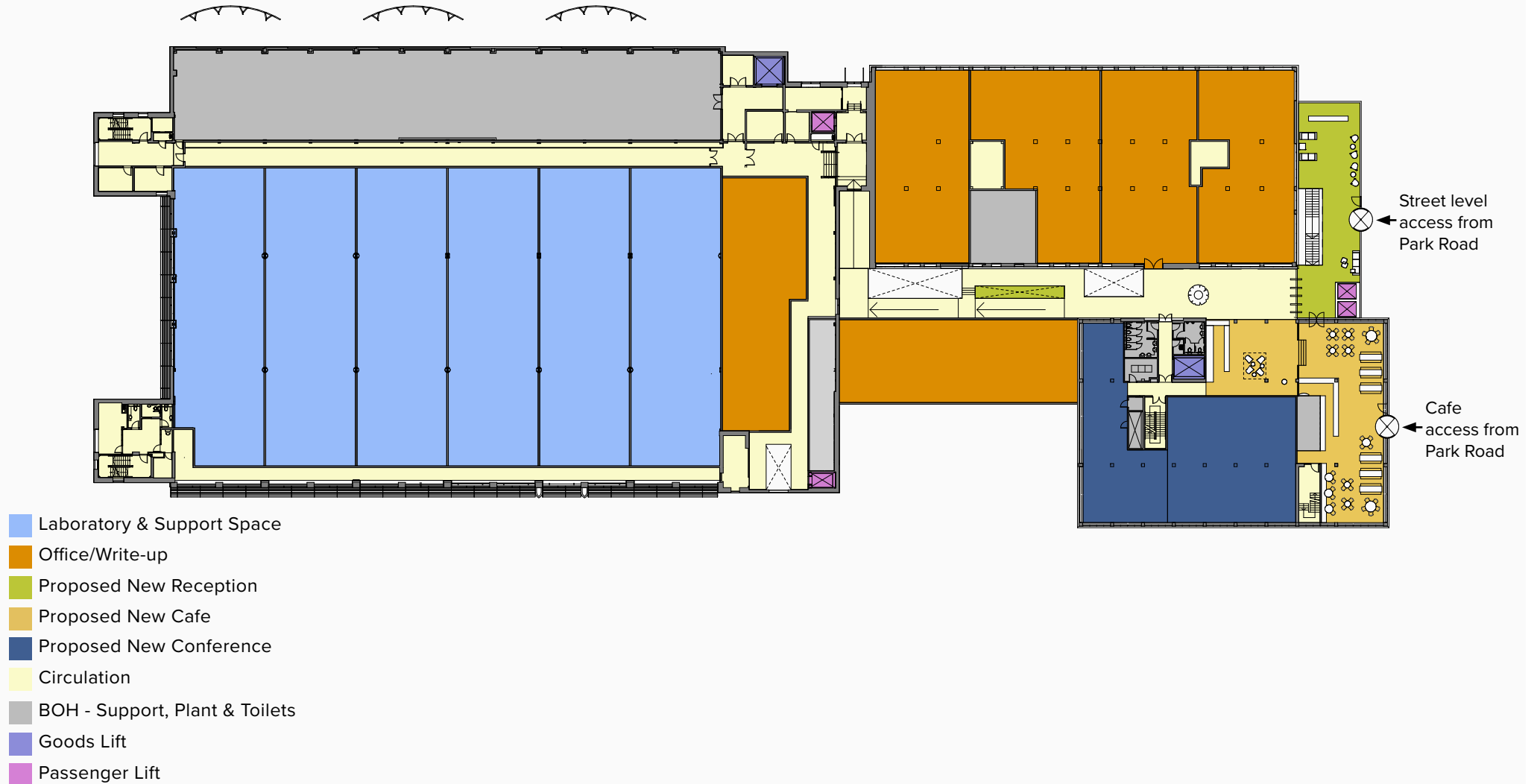
From plans provided we note the following areas on a square foot basis:

Level	Office (NIA)	Lab & Support (NIA)	Cafe (NIA)	Total (NIA)	Total (GIA)
Ground	13,600	24,000		37,600	76,000
First	16,600	24,000	3,390	43,990	72,900
Second	21,200	24,000		45,200	71,000
Total	51,400	72,000	3,390	126,790	219,900

- Laboratory & Support space
- Office/Write-up
- Circulation
- Proposed New Showers and Changing
- BOH - Support, Plant & Toilets
- Goods Lift
- Passenger Lift

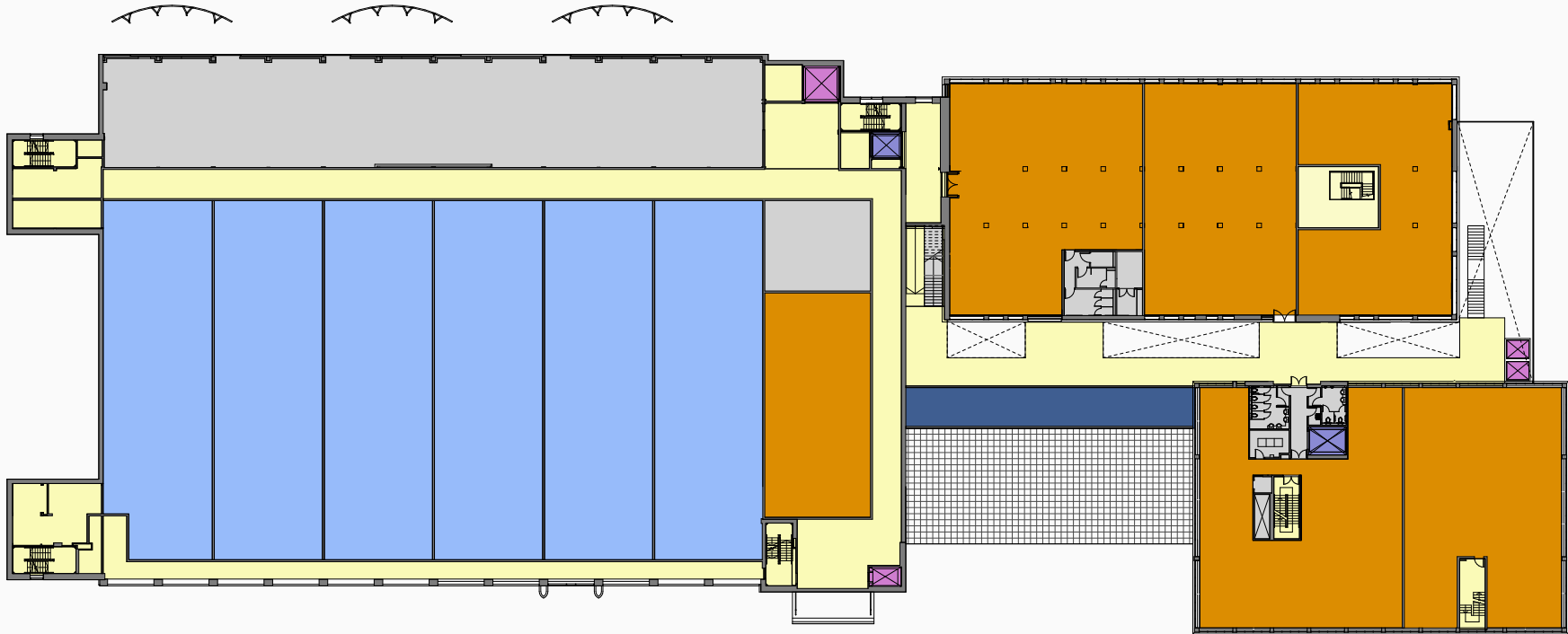
RIVERLABS 2 FLOORPLANS: FIRST FLOOR

GROSS INTERNAL AREA:
72,900 SQ FT



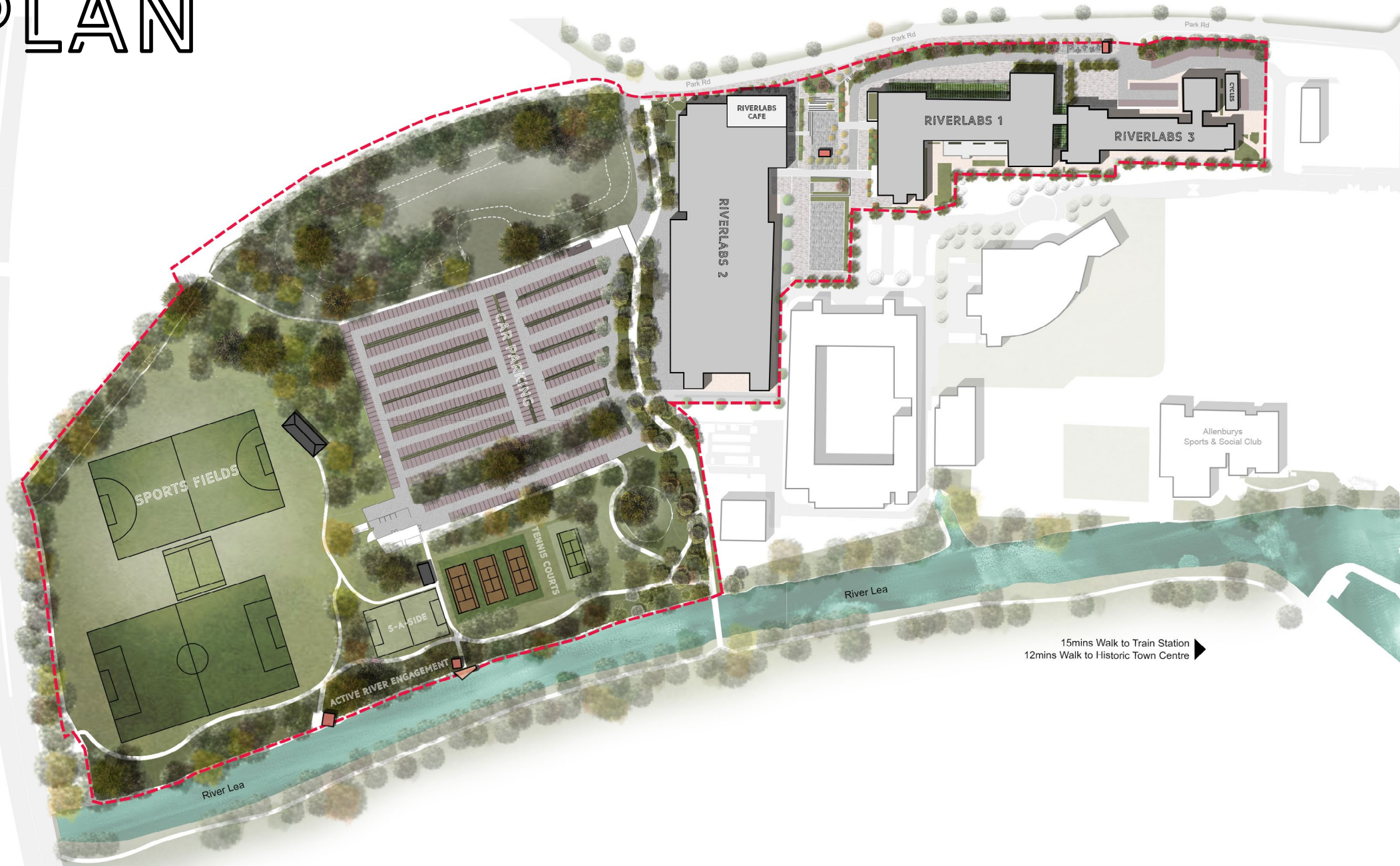
RIVERLABS 2 FLOORPLANS: SECOND FLOOR

GROSS INTERNAL AREA:
71,000 SQ FT



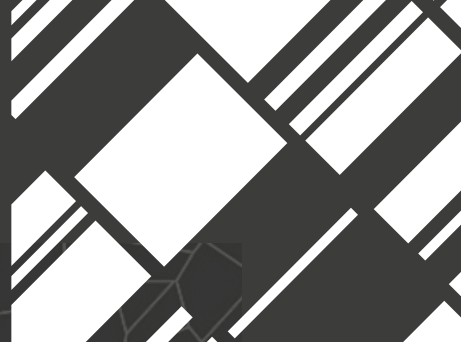
- Laboratory & Support Space
- Office/Write-up
- Circulation
- BOH - Support, Plant & Toilets
- Goods Lift
- Passenger Lift
- Proposed New Conference

CAMPUS PLAN



CAMPUS PLAN 2





RIVERLABS

SUMMARY

- 28 acre campus delivered in three phases set in a green environment with excellent on-site amenity.
- Targeting 75% carbon savings.
- Existing laboratory space with ducted fume cupboard provision.
- Riverlabs 1: 113,297 square feet (GIA) available from January 2023 for May 2023 occupation.
- Riverlabs 2: 219,900 square feet (GIA) available from May 2023 for fit-out.
- Most affordable pre-existing purpose-built lab space in the 'Golden Triangle'.
- Existing labour force in Hertfordshire: 33,847 scientists, 30,645 laboratory specialists and 17,924 production operatives.
- Home to GSK for 50+ years - established life science ecosystem and talent pool.
- Ideally situated - within 45 minute radius of major life science clusters in London, Cambridge, and Stevenage.

Proposed landscape and entrance upgrades



Proposed improvements to river frontage



GET THE LOW= DOWN

Terms

Full details and quoting terms are available upon application.

Business Rates

The occupiers will be responsible for meeting the cost of Business Rates.

Legal Costs

Each party to bear their own legal costs.

Value Added Tax

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

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RIVERLABS



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