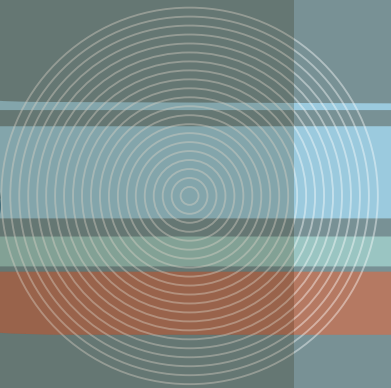
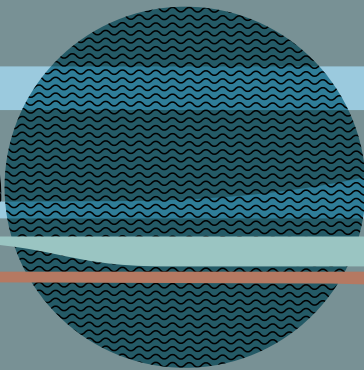




THE SMARTER CHOICE



Exceptional specification CL2/3
refurbished labs, dry labs and
workspace, offering ultimate
flexibility.

From 2,082 sq ft (193 sq m)
up to 96,742 sq ft (8,988 sq m).

Available from December '25

www.riverlabsware.com

VALUE AND CAPABILITY WITHOUT COMPROMISE



Introducing Riverlabs

1

A 28 acre, advanced science & innovation campus in Ware, Hertfordshire in the **Golden Triangle**

Former purpose-built GSK R&D site, set within a beautiful 15 acre riverside campus

Combines world-class **scientific infrastructure** with exceptional lifestyle amenities at an **unbeatable cost point**

Situated between Cambridge and London

191,000+ science and innovation **professionals** within commuting distance

Super-connected: London and Cambridge and three international airports within **an hour**

Easy access to research, scientific services and facilities from **top universities and healthcare settings**

Vibrant and affordable work/life balance

Riverlabs 1 from **2,082 sq ft (193 sq m)** to **96,742 sq ft (8,988 sq m)** high-specification **CL2/3 labs, workspace and manufacturing spaces** available from **December '25**

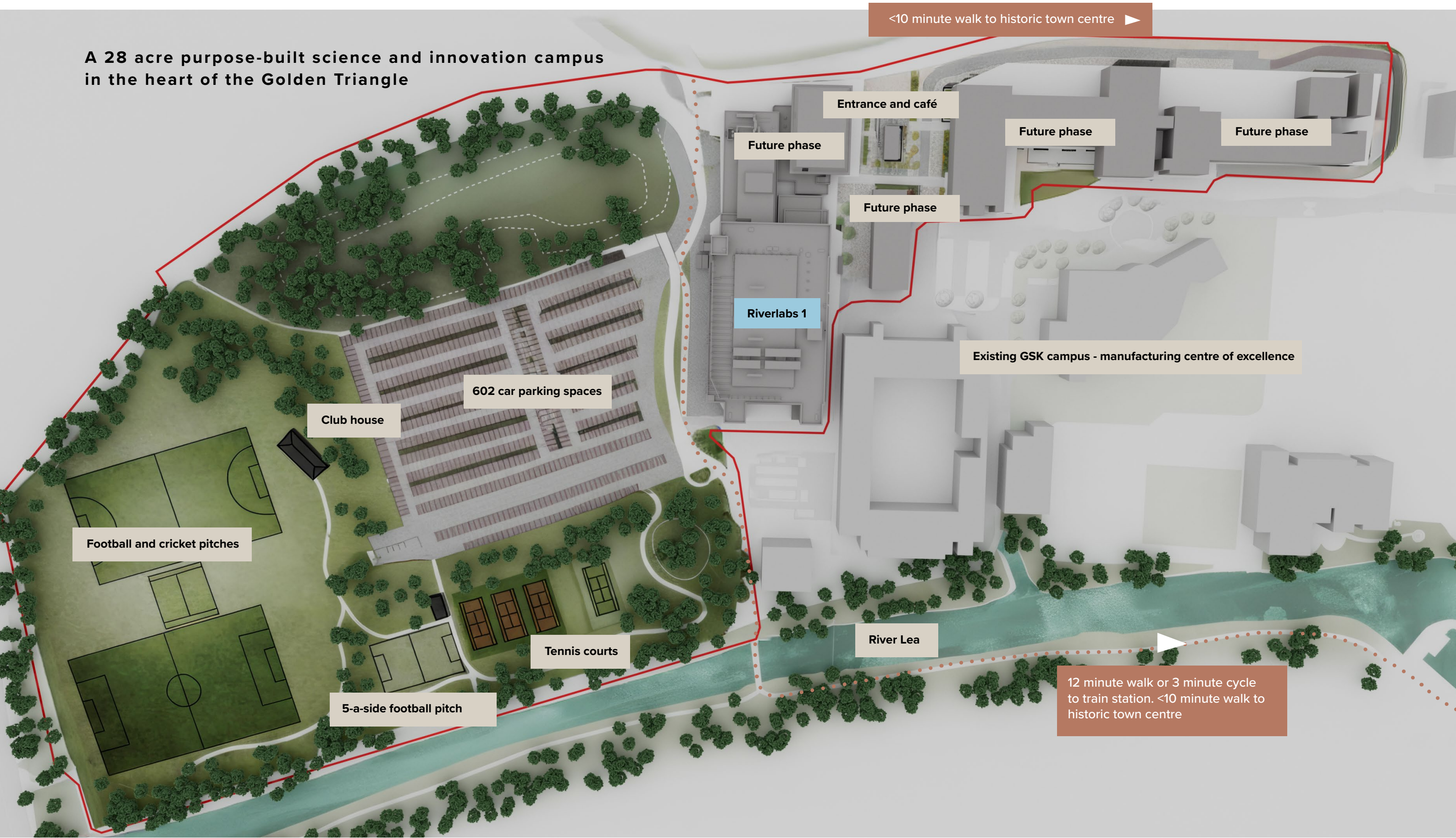
Ideal for **scaling start-ups** to **established** research/manufacturing organisations

Purpose-built to support scientific excellence and growth potential

Riverlabs: the smarter choice.

EXISTING CAMPUS PLAN

A 28 acre purpose-built science and innovation campus in the heart of the Golden Triangle



FLEXIBLE

Ideal for R&D, CRO, CDMO, manufacturing and advanced technology companies

Former GSK facility – full building premium M&E services infrastructure already in place

Shell & core, Cat A and fully fitted options

34,000 sq ft (3,159 sq m) whole floor plates (three in total)

Suites from 2,082 sq ft (193 sq m) to 32,732 sq ft (3,041 sq m)

Unique interstitial floors - walk on floors allow ultimate flexibility, both initially and throughout a lease, as well as:

- Non-intrusive service access - maintenance and upgrades without entering controlled lab spaces
- Operational resilience - noise, vibration and contamination risks fully contained and isolated
- Lower lifetime costs - reduced downtime, faster modifications and sustained uptime
- Sub-division simple to suit different occupier requirements



Interstitial floors (highlighted orange) between floorplates provide ultimate flexibility. Services can be fitted, moved and maintained without disrupting activity.



Riverlabs 1



Riverlabs 1 Breakout area



Air handling units provide up to 28 air changes per hour



Bottled laboratory gases



Strategically positioned drainage points throughout



Secure loading and storage yard



Range of floor to ceiling working heights from 2.6m to 3.5m (slab-to-slab of 5.85m)



Capacity for backup power provision by way of external generators



Load bearing concrete floors 7.5kN/m²



4MVA to Riverlabs from UKPN



Vinyl over screed floor coverings to laboratory areas



High ducted fume cupboard capacity



Primary heating and cooling via highly efficient, electrically driven air/water source heat pumps at roof level

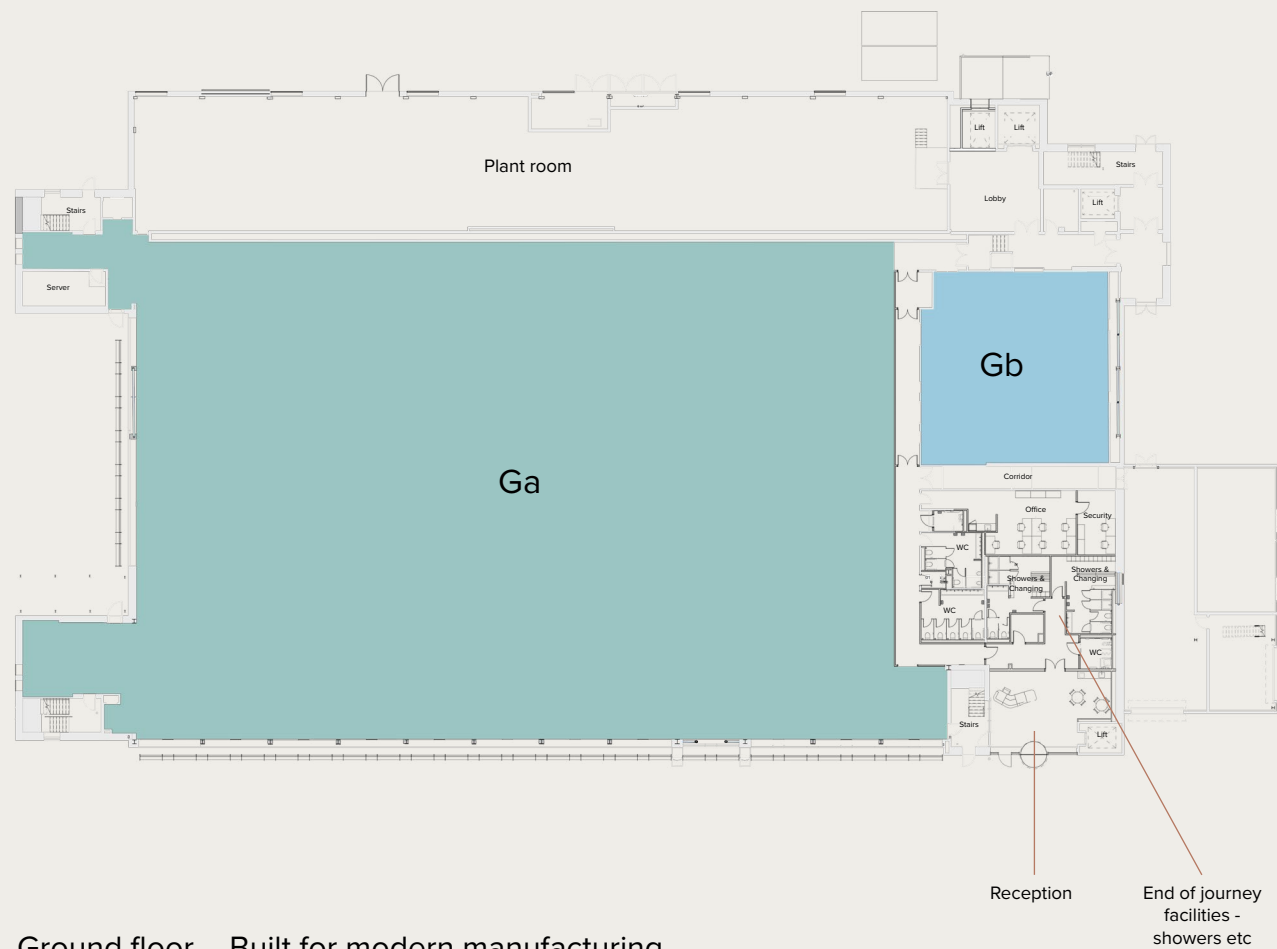


602 car parking spaces

Riverlabs 1: delivering ultimate flexibility.

Example floor plan **Ground floor - whole floor option (Ga) plus additional suite (Gb)**
Total floor 29,322 sq ft (2,724 sq m)

● 26,915 sq ft (2,500 sq m) ● 2,407 sq ft (224 sq m)



Ground floor – Built for modern manufacturing

At a glance:

- Total floor area: 29,322 sq ft (2,724 sq m).
- Floor-to-ceiling height: 2.6m (slab-to-slab 5.85m).
- Air changes: 14.9 ac/hr, although up to 28 ac/hr can be accommodated in some areas.
- Ready for: Biomanufacturing, chemical production, bioprocessing, advanced materials, diagnostics, dry labs and other deep tech applications.

Example floor plan **Ground floor - split floor option**

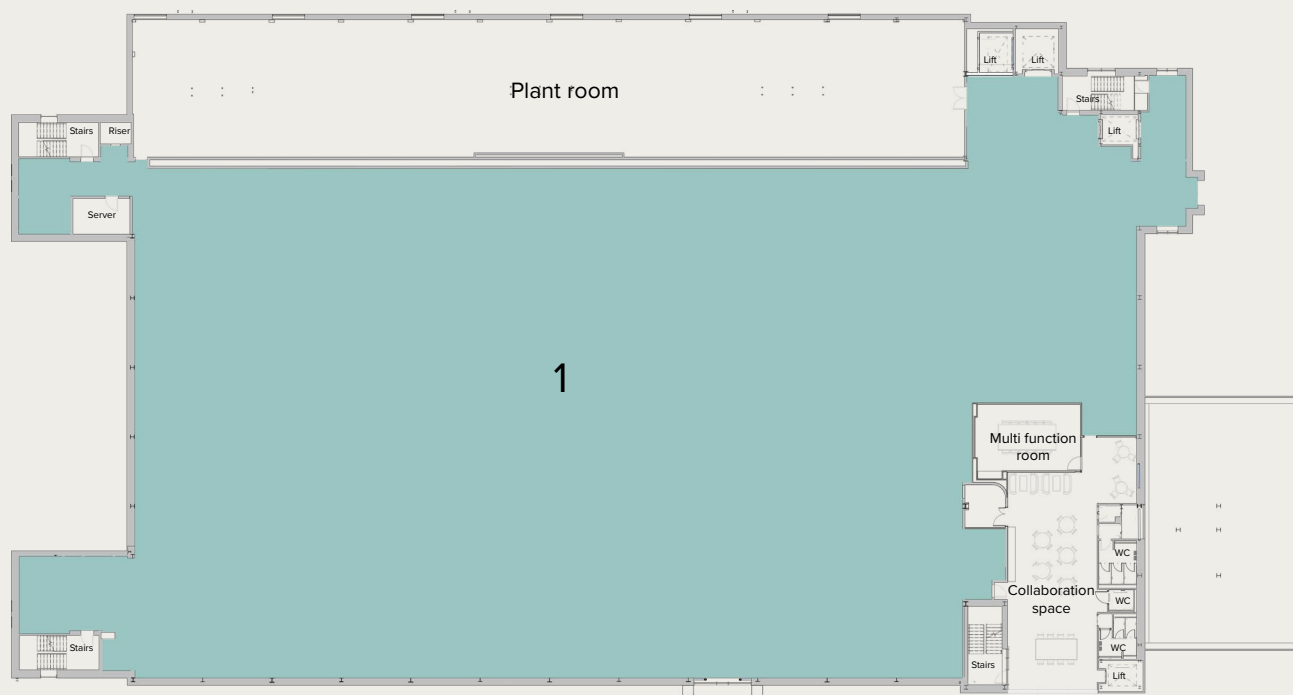
● 10,132 sq ft (941 sq m) ● 8,026 sq ft (746 sq m) ● 6,449 sq ft (599 sq m)
 ● 2,407 sq ft (224 sq m)

or any combination of these areas to suit requirement



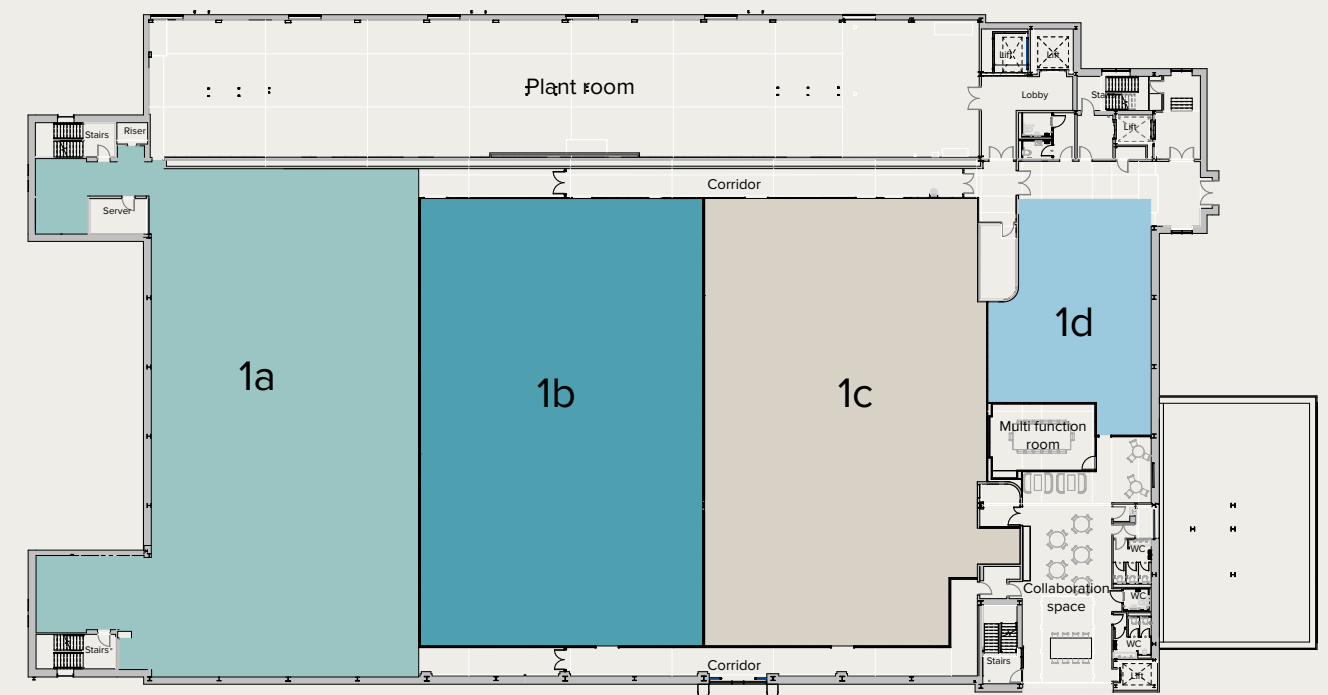
Example floor plan **First floor - whole floor option**

● **32,732 sq ft (3,041 sq m)**



Example floor plan **First floor - split floor option**

● **9,970 sq ft (926 sq m)** ● **8,259 sq ft (767 sq m)** ● **8,061 sq ft (749 sq m)** ● **2,082 sq ft (193 sq m)**
or any combination of these areas to suit requirement



First floor – Optimised for R&D

At a glance:

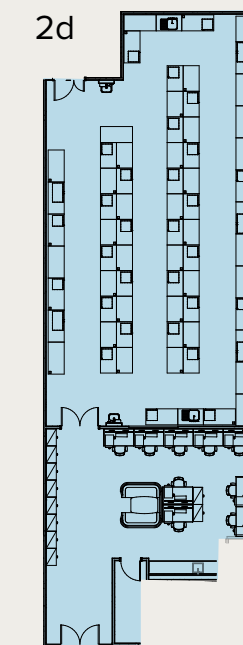
- Total floor area: 32,732 sq ft (3,041 sq m).
Floor-to-ceiling height: 3.5m (slab-to-slab 5.85m).
- Air changes: 11.1 ac/hr, although up to 28 ac/hr can be accommodated in some areas.
- Ready for: CL2 labs, biotech R&D, CRO operations, diagnostics, computational biology, translational research, and advanced life sciences.

Example floor plan **Second floor**

● 12,370 sq ft (1,149 sq m) ● 12,488 sq ft (1,160 sq m) ● 3,915 sq ft (364 sq m) ● 2,759 sq ft (256 sq m)
or any combination of these areas to suit requirement

**Second floor – Tailored for life science****At a glance:**

- Total floor area: 34,688 sq ft (3,223 sq m).
- Floor-to-ceiling height: 2.6m (slab-to-slab 5.85m).
- Air changes: 14.9 ac/hr, although up to 28 ac/hr can be accommodated in some areas.
- Ready for: CL2 labs, CRO operations, biotech R&D, in vivo research, regulated lab environments, and specialised translational studies.



Fully fitted, turn-key CL2 laboratory of 2,759 sq ft (256 sq m) is available, offering immediate, high-quality space for specialist teams.



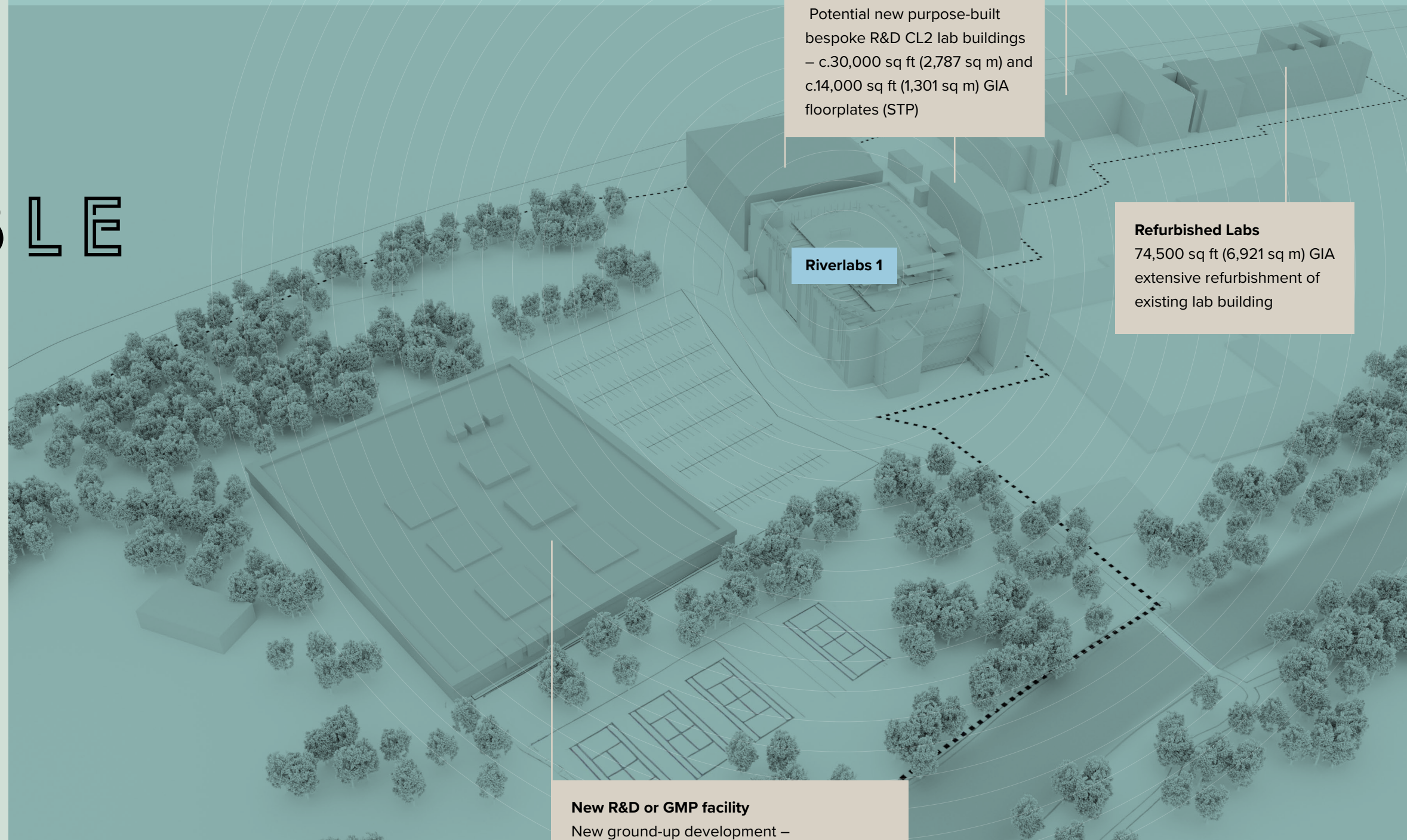


SCALABLE

Beyond Riverlabs 1, up to 460,000 sq ft (42,735 sq m) of existing lab, office, and manufacturing space is available for bespoke refurbishment, plus additional potential ground-up development options, ensuring your facilities can evolve alongside your ambition.

Additional food and drink amenity, well-being and collaboration spaces will be developed as the campus evolves.

Riverlabs: room to grow.

**Refurbished Labs**

140,000 sq ft (13,006 sq m) GIA extensive refurbishment of existing lab building

New CL2 labs

Potential new purpose-built bespoke R&D CL2 lab buildings – c.30,000 sq ft (2,787 sq m) and c.14,000 sq ft (1,301 sq m) GIA floorplates (STP)

Riverlabs 1**Refurbished Labs**

74,500 sq ft (6,921 sq m) GIA extensive refurbishment of existing lab building

New R&D or GMP facility

New ground-up development – c.110,000 sq ft (1,219 sq m) GIA floorplate R&D or GMP facility (STP)

CONNECTED

Easy campus access - with abundant parking, convenient for staff, investors and collaborators

Links to London and Cambridge

Tottenham Hale Underground station 30 mins

London Liverpool Street 43 minutes

11 Miles from Stevenage bioscience cluster

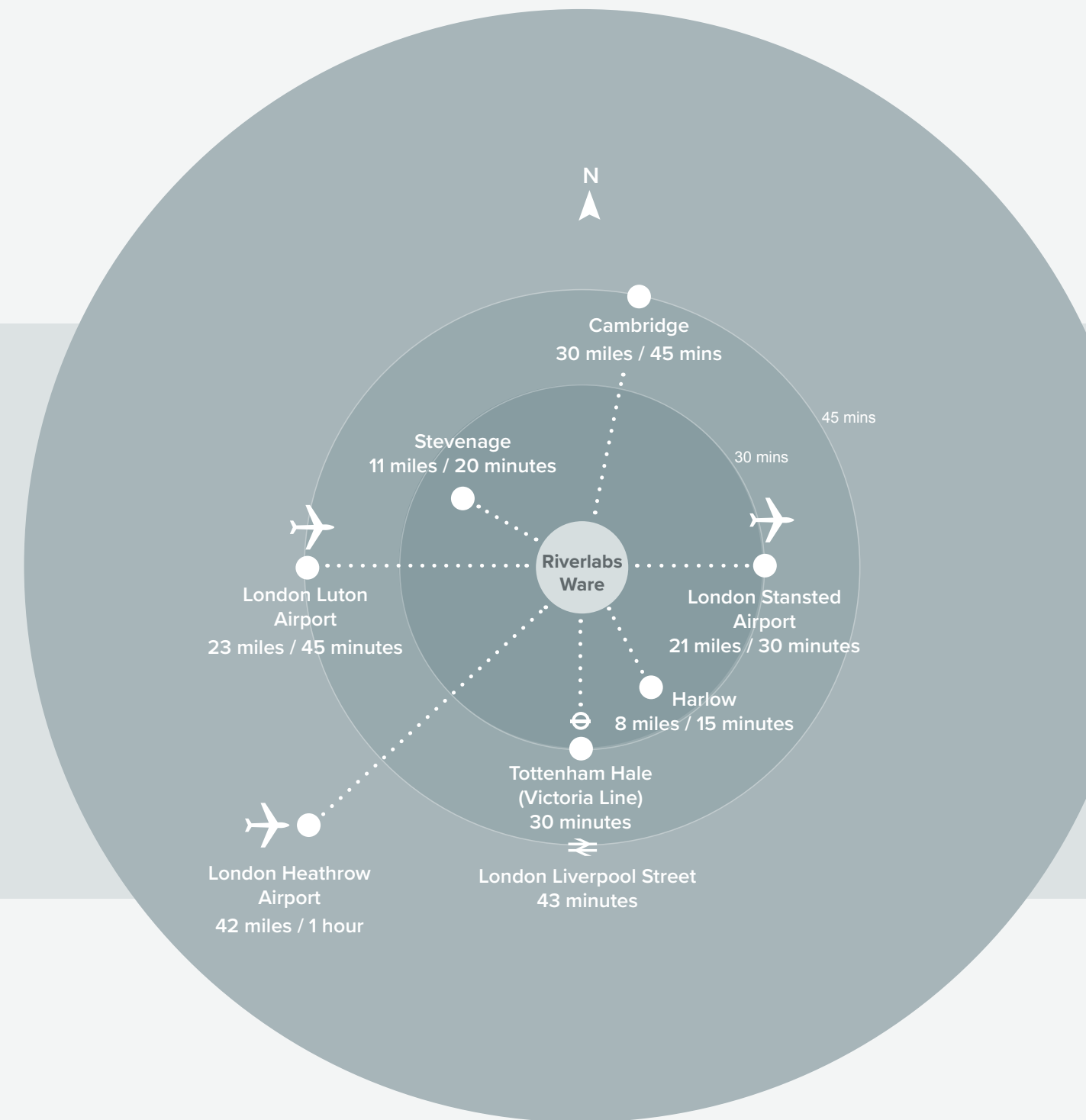
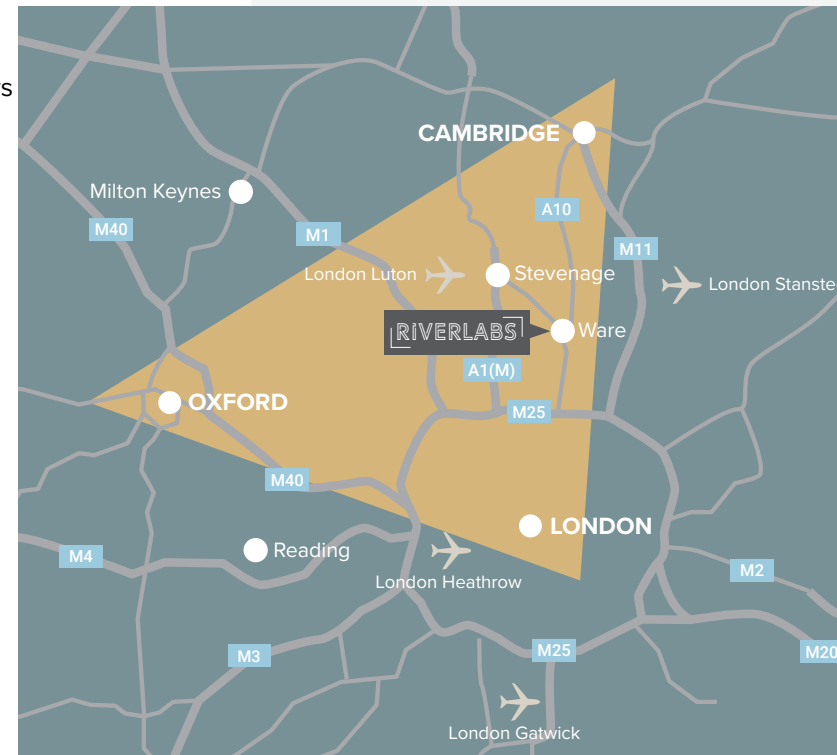
8 miles from Harlow (UKHSA)

Easy access to A1(M) and M11

3 major airports within an hour

Reverse commute from London

Park Road, Ware, SG12 0DP. what3words: fast.spite.dwell



Riverlabs: at the centre of opportunity.

PROXIMITY

Investor access – Reach City of London investors in under 45 minutes

Research powerhouse – 8 top universities within an hour, offering advanced facilities, specialist equipment, and expert support

Clinical network – 14 NHS facilities nearby providing equipment, diagnostics, and clinical collaboration

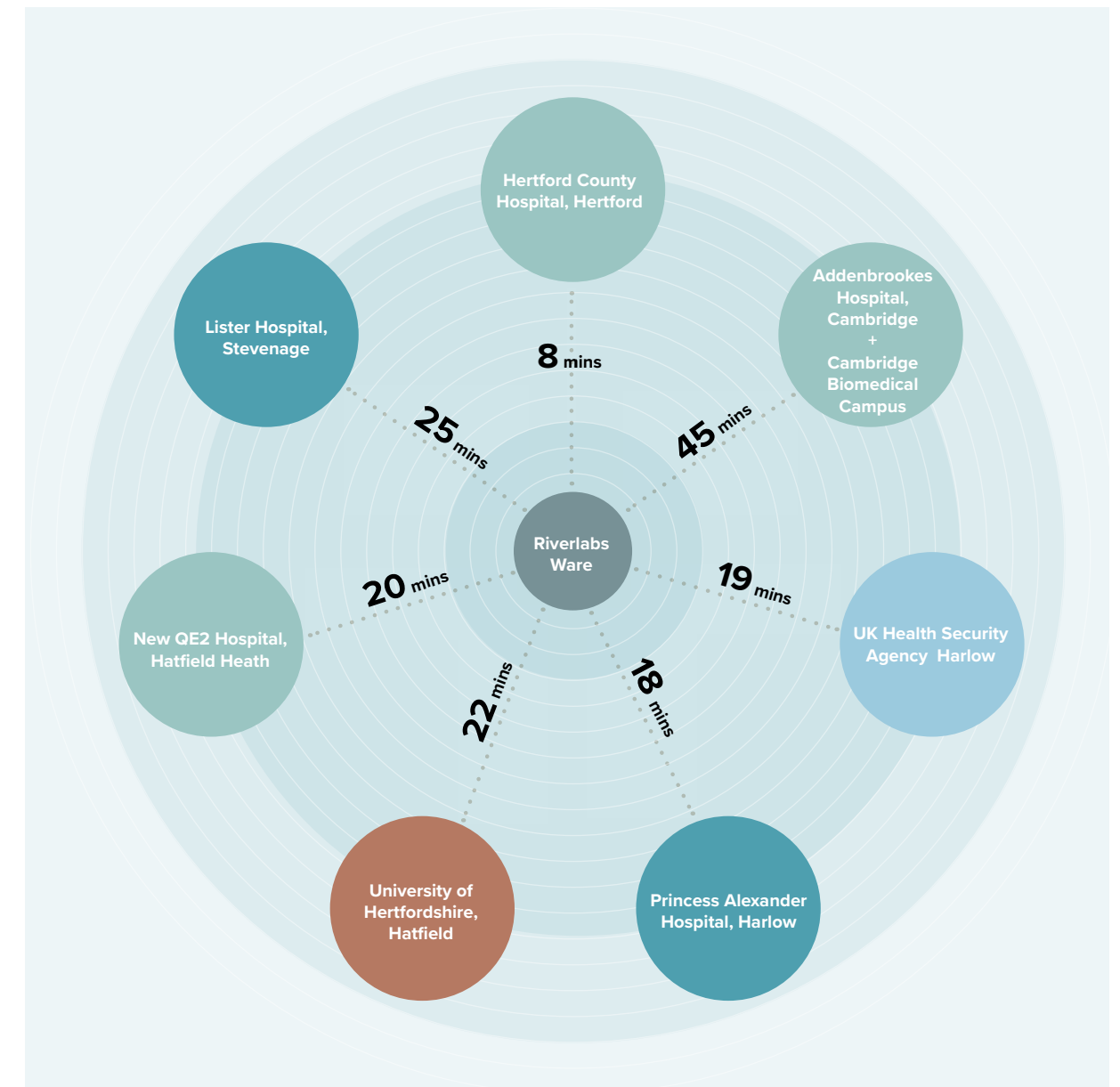
University of Hertfordshire - applied research at your fingertips:

- **World-class research** – 78% rated internationally excellent, spanning bioscience, data, health, and engineering
- **Specialist facilities** – Access to flow cytometry, bioinformatics, toxicology labs, and in-vivo research capabilities
- **Industry-ready expertise** – Consultancy, collaborations, and applied research focused on real-world commercial impact

GSK manufacturing centre of excellence adjacent

Cell and gene therapy - the world's third largest cluster in Stevenage

Riverlabs: at the centre of opportunity.



- Hospitals with diagnostic and clinical research and trial infrastructure and support
- Hospitals with diagnostic services - imaging, radiology, pathology etc

“HIDDEN GEM” FOR TALENT

LinkedIn Talent Insights (March 2025)

191,000+ science professionals in a commutable area

39,000+ actively job-seeking (20.4%) (March 2025)

Talent net gain from Cambridge and Oxford.

1.5 yrs median job tenure – highly dynamic market

Top talent skills available: molecular & cell biology, drug development
bioinformatics, data science (Python, R) oncology, immunology,
stem cell research, regulatory & GxP compliance

“Hidden gem” hiring zone

High talent supply, lower competition than Cambridge or London

Identified as a “hidden gem” by LinkedIn Talent Insights (Mar 2025)

Especially strong in Biotech, Pharma & Research

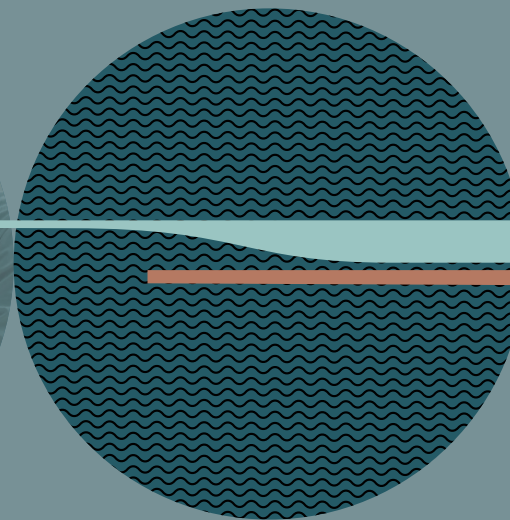
Strategic employer opportunity

Access to leading academic & research hubs: UCL, Cambridge, Imperial, Hertfordshire

Nearby major employers: GSK, AstraZeneca, Roche and many more

Proximity to top early-career + senior scientific talent

Ware delivers on all EVP priorities with access, affordability, and innovation



191,000
science professionals

39,000
actively job seeking

Riverlabs: a recruitment hotspot.

SUSTAINABLE RETROFIT...

THAT WON'T COST THE EARTH

Riverlabs is creating an exemplar sustainable development that aligns with the UN Sustainable Development Goals and the RIBA 2030 Net Zero Climate and Bio-Diversity Challenge. Full electrification of the campus will allow Riverlabs to become an operationally net zero carbon campus. By re-purposing our existing buildings, rather than knocking down and starting from scratch, we estimate embodied carbon savings of c.75% versus the equivalent new build.



Changing from fossil fuel to renewable electric powered air/water source heat pumps



Targeting reduction in energy consumption by >60%



Targeting EPC 'A' rating



Promoting sustainable travel to and from site

15 acres of green space

Riverside setting

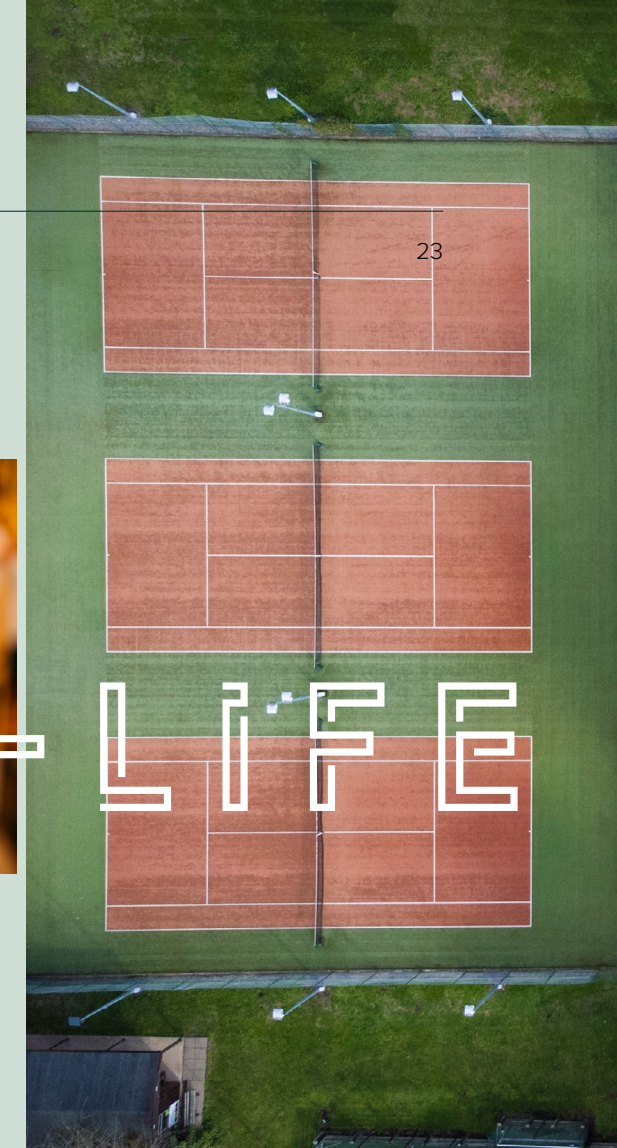
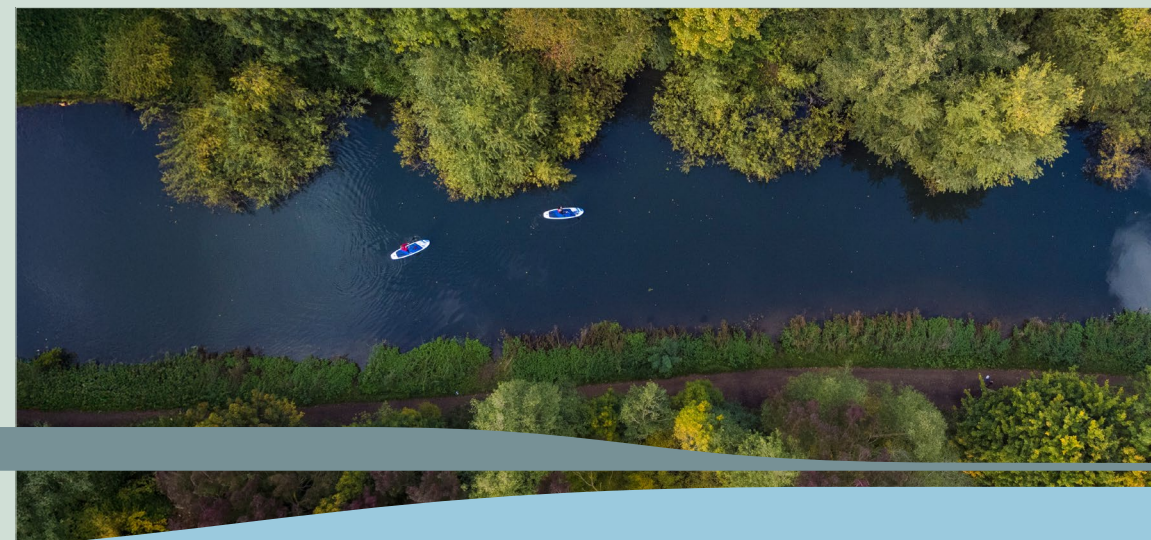
Tennis courts, cricket pitch, football pitch

Proposed campus café

Riverside walks/cycle path

GSK Allenburys Sports and Social Club membership available for Riverlabs tenants

RIVER+LIFE



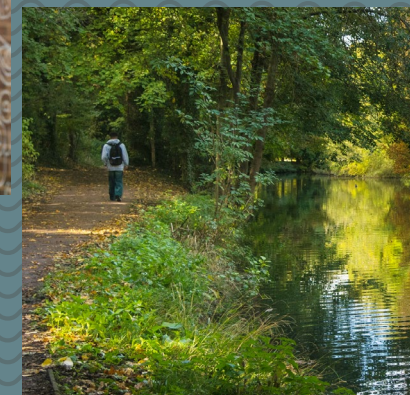
WARE

INNOVATION MEETS INSPIRATION

Riverlabs is an ‘in-town’ campus, putting you within easy walking distance of everything you and your team need: excellent schools, a vibrant mix of independent restaurants, cafés, and shops, quality hotels, parks, gyms, leisure facilities, and even a beautifully restored open-air lido.

It is a rare combination of career opportunity and lifestyle balance. Living and working here means a short commute, a thriving riverside market town atmosphere, and easy access to green spaces and the River Lea for walking, running, or paddleboarding.

All this creates a vibrant and welcoming community, while nearby transport links put you within reach of London’s cultural life, international airports, and global connections.



Riverlabs: in a thriving market town.

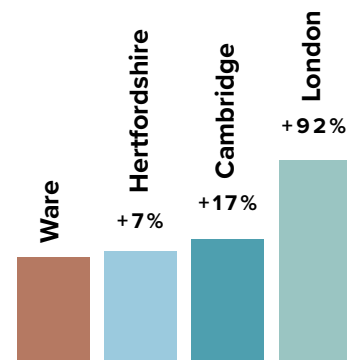
VALUE

IN MORE WAYS THAN ONE

A place your team can call home

It's not just business overheads that soar in London, Oxford, and Cambridge - housing costs for employees are among the highest in the UK. Sky-high rents and property prices can make living close to work impossible, impacting recruitment and retention.

In contrast, beautiful riverside Ware offers a far more affordable lifestyle. Both buying and renting come at a fraction of big-city prices, with quality homes in welcoming neighbourhoods. And with over 5,000 new homes planned by 2028, there's plenty of choice for your team to live comfortably, close to work, and fully enjoy the lifestyle this vibrant market town offers - whilst remaining highly connected to Cambridge and London.

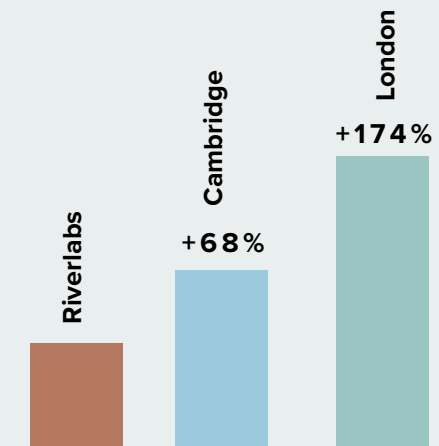


HOUSING COST COMPARISON*

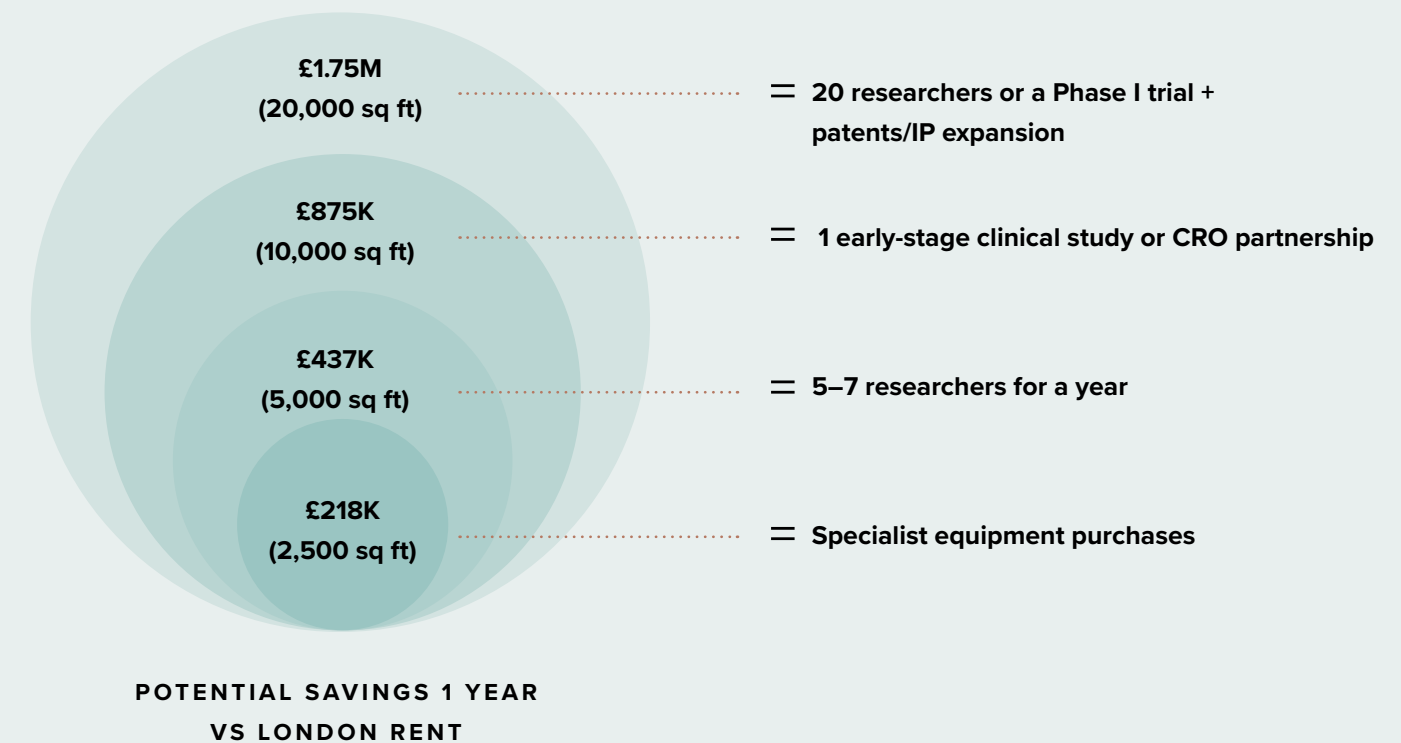


*Source: Rightmove average price (£543,124 in Ware) of semi-detached houses sold in the past 12 months.

Lower rents
Lower business rates
Lower capital expenditure



BASED ON FITTED-SPACE
RENT COMPARISON



POTENTIAL SAVINGS 1 YEAR
VS LONDON RENT

Riverlabs: the smarter choice.

Riverlabs combines affordability, flexibility and connectivity in one of the UK's most exciting science and innovation ecosystems. Whether you're a scaling start-up or an established research or manufacturing organisation looking to relocate or seeking a larger footprint, this purpose-built campus delivers everything you need for scientific and innovation excellence - and more.

WITHOUT COMPROMISE**VALUE**

Occupational costs are 50%+ lower than in London or Cambridge

The most affordable in the golden triangle

Lower living costs offer more affordable staff housing without lifestyle compromise

Talent

191,000+ science and innovation professionals within a commutable distance

39,000 actively seeking jobs (Mar 2025)

Top talent skills available from molecular and cell biology to data science to GxP compliance

Identified as a "hidden gem" by LinkedIn Talent Insights (Mar 2025)

Connected

Easy access to London, Cambridge, Stevenage and Harlow

3 international airports within an hour

Direct train to the City of London and investors/capital

Access to large NHS hospitals for diagnostics, data and clinical trial support

Access to universities, with UoH on the doorstep for research, advanced facilities and support and specialist equipment

Exceptional

Highest specification building purpose-built by GSK

CL2/3 capabilities, high air extract rates (28 a/c per hr), tall ceilings, and column-free bays

Interruption-free - whether servicing, maintaining, evolving or expanding, via interstitial floors

Built-in flow efficiencies for people, waste, goods, and gases

Riverlabs 1 is targeting EPC A and is fossil fuel free

Flexible

One Building. Every Capability. Zero Compromise

Diverse application - chemistry, biology, R&D, manufacturing

Unrivalled flexibility across the full R&D to manufacturing lifecycle

And up to 460,000 sq ft (42,735 sq m) runway for future growth, all without relocation

Life

15 acres of green space, riverside paths, and on-site sports facilities (tennis, 5-a-side football, cricket...)

Amenities of historic town of Ware

Riverlabs: the smarter choice.



For all leasing and general enquiries



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Riverlabs: the smarter choice.

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