

THE EVOLUTION.

**ROSALIND
FRANKLIN
LABORATORY**

Leamington Spa

A FUTURE-FORWARD OPPORTUNITY

236,231 SQ FT OF STATE-OF-THE-ART,
FULLY FITTED CL2 LABORATORY FACILITIES.

**Vast and flexible. Diversely compatible.
Conveniently accessible.**

Suitable for multiple use across health, MedTech and life sciences, this facility is currently fitted out with 9 lines of CL2 laboratory space. Whether you require to occupy RFL in its entirety or lab by lab, the self-contained space is configured with state-of-the-art facilities and equipment.

The possibilities for repurposing are as numerous as those for collaboration in this sought-after area, with its universities and medical schools, opportunities for local talent, and easy access to Midlands Engine businesses.

RFL is named after Rosalind Franklin, one of the 20th century's pre-eminent interdisciplinary research scientists. This built-for-purpose facility honours her legacy of scientific inquiry for the benefit of humanity. Work together with like-minds, or take it over in a quick move; RFL is waiting to work with you.

Expand your
life sciences
needs at RFL.

THE REGION FOR INNOVATIVE RESEARCH

THE HOME OF DATA-DRIVEN KNOWLEDGE

4.7m

diverse genetic population for the surrounding region, ideal for clinical trials

2nd

largest clinical trials cluster in Europe

6m+

population within a one hour drive time

20%

of the UK's medical students from 7 leading medical schools

8

local leading hospitals

35+

regional centres of clinical research excellence within the West Midlands

2

of the UK's Health Data Research hubs – PIONEER and INSIGHT



20+

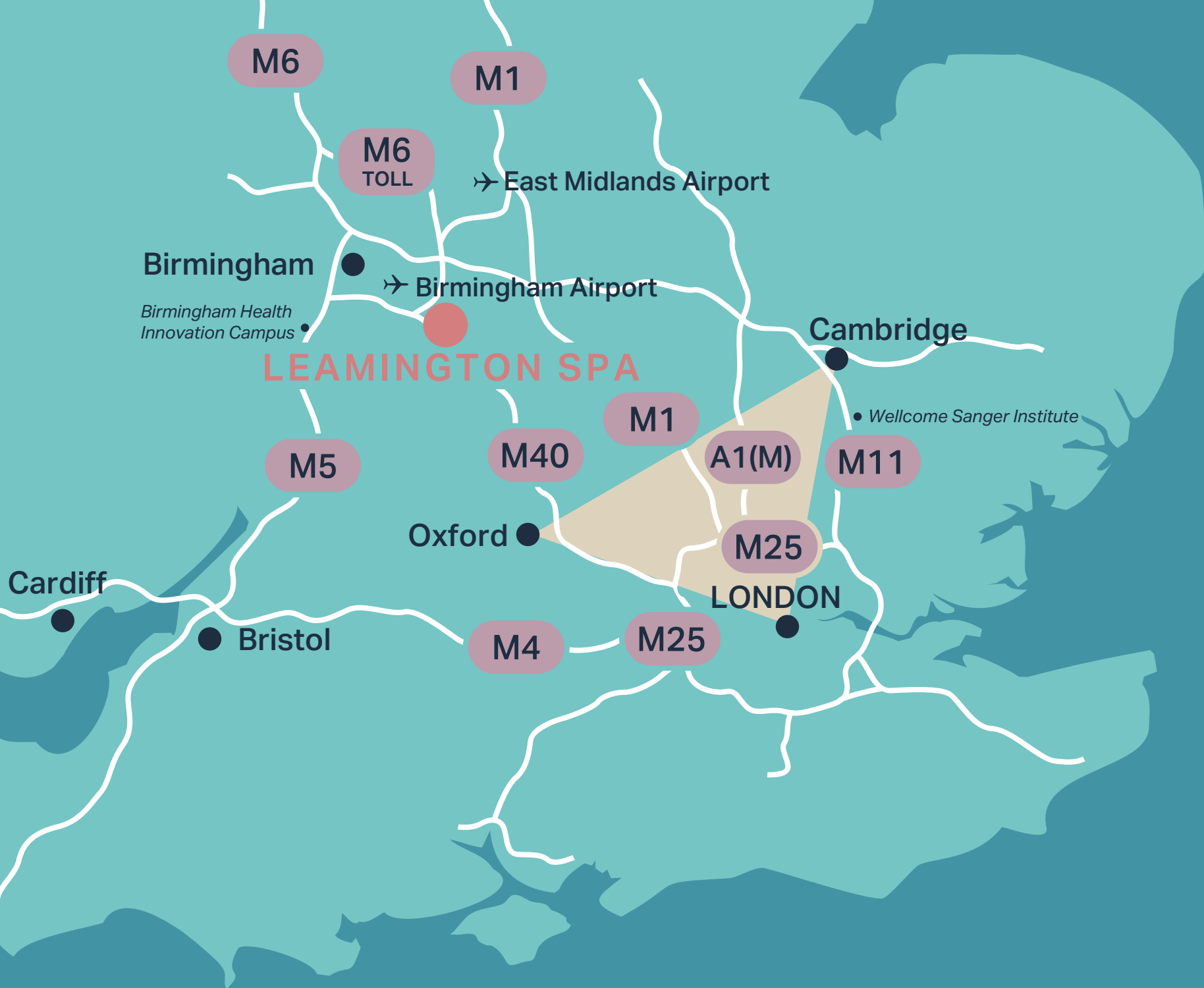
universities within a one hour commute



“A region of huge opportunity for bench to bedside research and development.”

INVEST WEST MIDLANDS





Rosalind Franklin Laboratory,
Royal Leamington Spa,
Warwick CV31 3RG



CONNECTIONS

A STRATEGIC POSITION

RFL's position is between the Golden Triangle of London, Cambridge and Oxford, and Birmingham, the country's emerging tech hub. It has ideal connectivity for national and international travel and collaboration, with 90% of the UK population within 4 hours.

Leamington Spa has excellent motorway links via the M40, and is well-placed within the UK Life Science ecosystem of infrastructure and occupiers.



TRAIN TIMES FROM LEAMINGTON SPA

- Birmingham — 33 mins
- Oxford — 29 mins
- Coventry — 11 mins
- London — 1hr 22 mins



WELL-SERVICED BY MOTORWAY LINKS

- M40 J13 — 3 miles
- M45 — 12 miles
- M6 J2 — 15 miles
- M42 J13 — 19 miles



DRIVE TIMES TO UK AIRPORTS

- Birmingham — 34 mins
- East Midlands — 55 mins
- Heathrow — 1hr 19 mins
- Luton — 1hr 16 mins
- Manchester — 1hr 26 mins



“ A hotspot for UK data-driven innovation. ”
 INVEST WEST MIDLANDS

LOCATION

VIBRANT AND PICTURESQUE

Leamington Spa has a history of prosperity and wellbeing. Regency boulevards and beautiful parks surround a lively centre, full of independent shops and high street brands, as well as welcoming pubs and diverse places to eat and socialise.

Regular seasonal events, festivals and markets bring year-round interest. Ranked by Rightmove as one of the happiest places to live in Britain for its community, affordability and services, offering the perfect place to achieve that work-life balance.



LEISURE

- PureGym
- Nuffield Health
- Jephson Gardens
- Warwick Castle
- Art Gallery & Museum



RETAIL

- Next
- M&S
- Boots
- TK Maxx
- White Stuff
- H&M
- Pandora
- Superdry
- Seasalt Cornwall
- Oliver Bonas



FOOD & BEVERAGE

- Nando's
- Côte
- Giggling Squid
- Turtle Bay
- Las Iguanas
- Zizzi
- Wagamama
- Carluccio's
- Costa
- Starbucks

ROSALIND FRANKLIN LABORATORY

WORLD-CLASS
FACILITIES

A CENTRAL COMMUNITY

A FUTURE-PROOF FIT-OUT

Originally developed by UKHSA to ship and process around 75,000 Coronavirus tests per day, the property represents a rare opportunity for occupiers or operators to adapt and make use of this fully-fitted, self-contained CL2 facility.

In addition to flexible lab lines and dedicated offices, the site offers a large opportunity space as well as breakout areas. The dedicated, secure reception has its own waiting area, meeting rooms and WCs, while barriers ensure additional levels of security.

Within the amenity block is a central community space for staff or a mix of companies to gather, promoting sociable interaction and professional collaboration, including seating areas and a modern kitchen facility. There is also access to locker rooms and shower facilities.



“The largest facility of its kind in the UK, and one of the largest in Europe.”



DEDICATED RECEPTION



SECURE ENTRANCE & EXIT BARRIERS



WAITING AREA



MEETING ROOMS



COLLABORATION AREA



STAFF CANTEEN & COFFEE ZONE



OUTDOOR SEATING AREA



LOCKER ROOMS

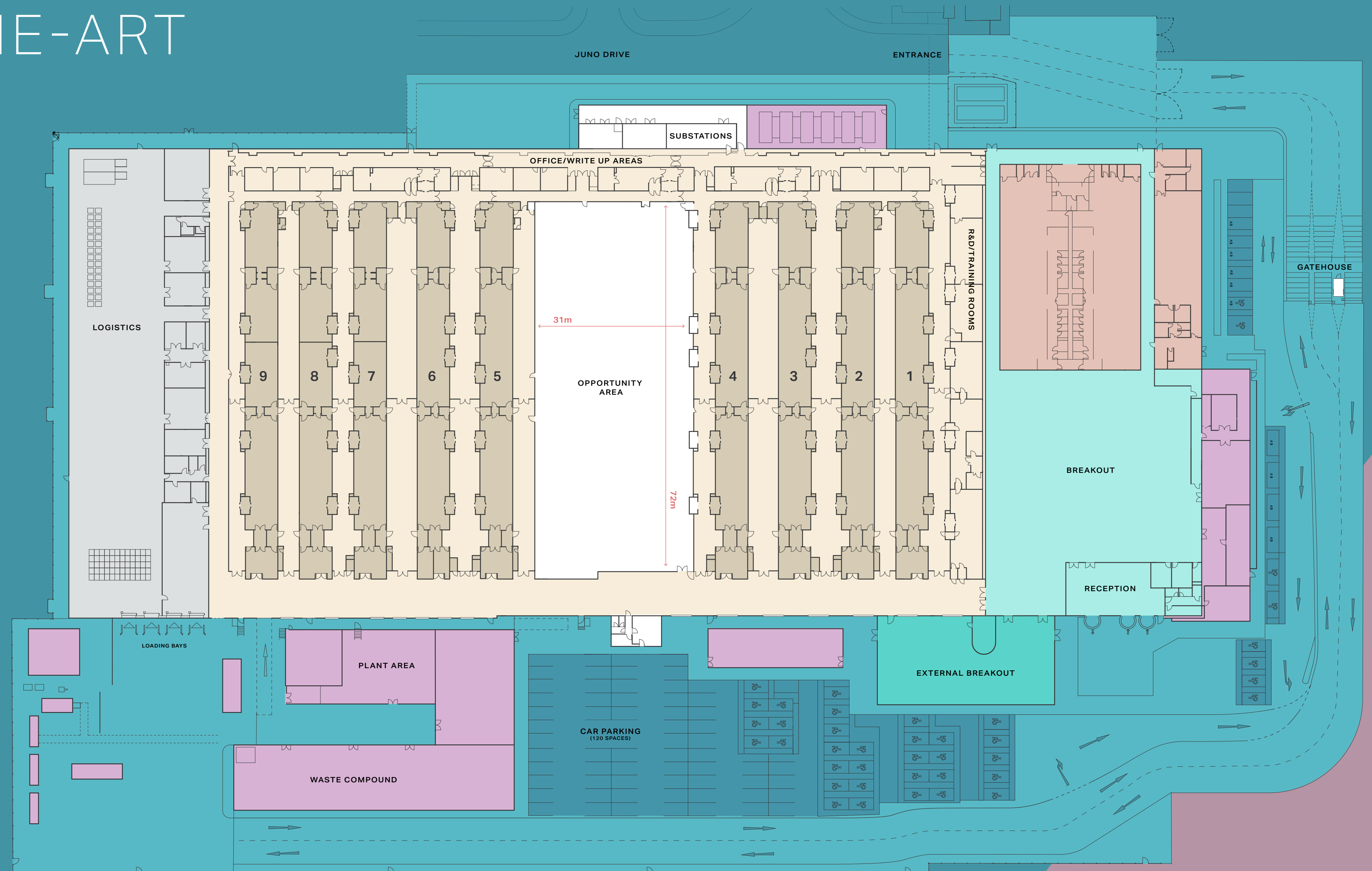


SHOWER & WC FACILITIES

STATE-OF-THE-ART SPACES

TAILORED TO YOUR NEEDS

The scale of RFL has to be seen to be appreciated. Internal and external areas have been designed to allow for maximum capacity, multiple capabilities and real flexibility. The main lab area of 9 lines is supported at each end by logistics and office/welfare facilities.

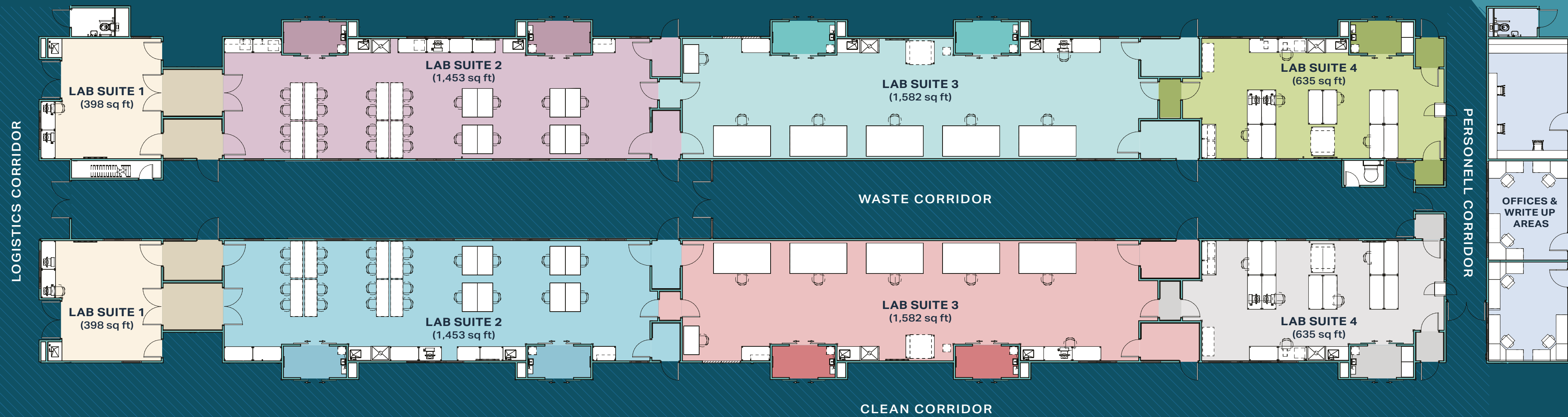
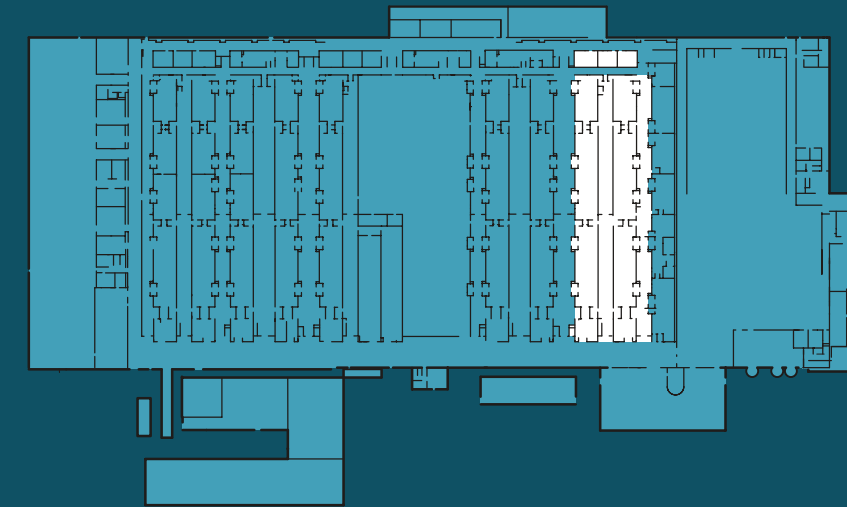


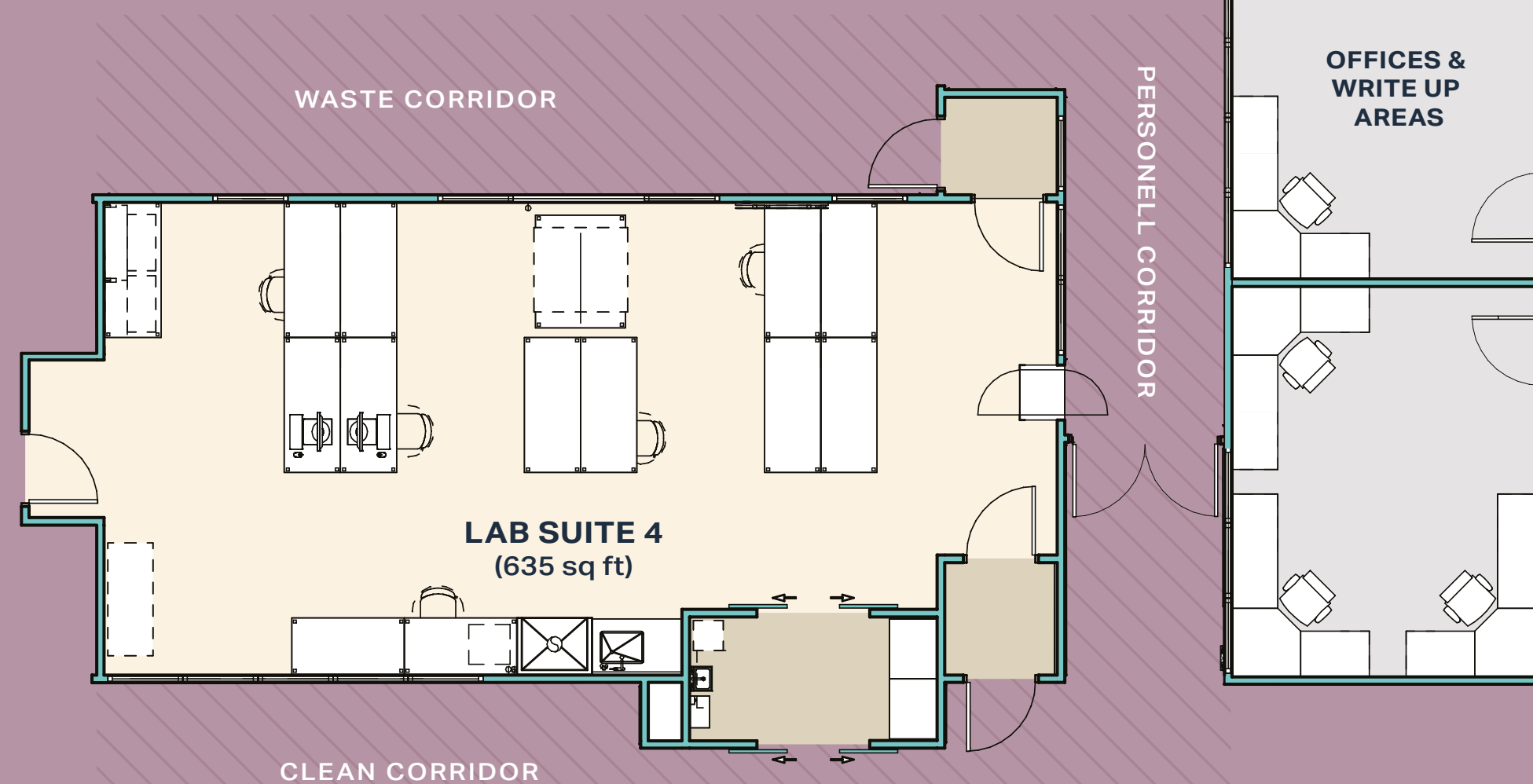
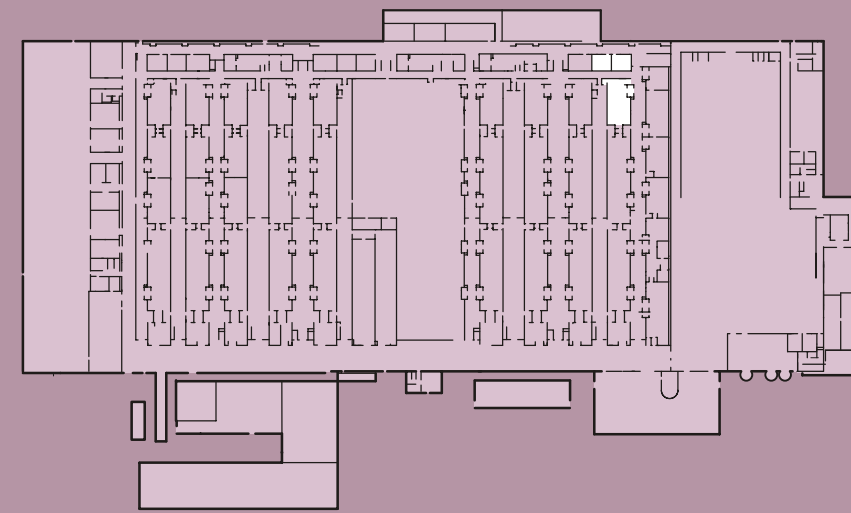
| AREA | SIZE (GIA) |
|-------------------------------|----------------------|
| Lab Lines | |
| Total Lab Area | 146,984 sq ft |
| Breakout | 21,443 sq ft |
| Welfare Block (GROUND FLOOR) | 11,457 sq ft |
| Modular Offices (FIRST FLOOR) | 11,457 sq ft |
| Offices (GROUND FLOOR) | 4,115 sq ft |
| Offices (FIRST FLOOR) | 4,115 sq ft |
| Logistics | 26,273 sq ft |
| Plant Areas | 4,128 sq ft |
| External Breakout | 6,259 sq ft |
| Total | 236,231 sq ft |

LAB LINES

BUILT-IN POSSIBILITIES

Currently fitted out into nine lines of Containment Level 2 lab space, this configuration is entirely flexible. Designed to accommodate change, each individual lab line can also be adapted to different purposes.





LAB SPECIFICATION

- ▶ Containment Level 2 (CL2)
- ▶ Pass-through chambers from laboratory to corridor
- ▶ PPE lobbies
- ▶ Overhead gantry level accessible building service / M&E infrastructure
- ▶ Facial recognition access control system to each lab line
- ▶ Air handling units (minimum of 8 AC/H) within gantry level
- ▶ Tempered fresh air ventilation (HVAC) system with terminal heating/cooling
- ▶ Wet seal anti-static vinyl floors
- ▶ Floor to ceiling height of 3.1m
- ▶ 4.2m to structural steel frame
- ▶ LED LG3 lighting
- ▶ Compressed air
- ▶ Airlock pressure containment lobbies to each suite
- ▶ Flexible and independent air conditional pressure systems (-30 tp + 30) for two-way containment
- ▶ Cooling load 1.05 – 20.2 kW across different areas
- ▶ Diversified electrical load of 1.4 – 22.7 KVA across different areas
- ▶ CAT 5 cold water supply
- ▶ RO water system
- ▶ Lab waste water & vacuum drainage
- ▶ Power sockets within dado rail trunking
- ▶ WiFi throughout
- ▶ Networked environmental monitoring system for cold chain
- ▶ Noise reduction baffles
- ▶ Dirty & clean corridors (4 - 5.75m wide)
- ▶ Flexible goods loading
- ▶ Fire wall between lab & welfare areas

INDIVIDUAL LABS

FLEXIBILITY TO INNOVATE

At RFL, all lab areas are accessible through ante rooms to both clean and waste corridors, conveniently located either side of the lab lines. Each line is designed to optimise linear end-to-end workflows, comprised of four separate biological laboratories. Separate power, lighting and heating/cooling to each lab line brings the reassurance of enhanced resilience to its users. Towards the end of the line are located a mixture of additional labs, tea points, private offices and write-up areas.



8.B

9.B

8.B

9.B

9.D

D

FLEXIBILITY
AT HEART



OFFICE SPACE

READY TO BE RECONFIGURED

A mixture of open plan and meeting rooms makes this a flexible base for desk- and client-facing teams. Three spacious conference rooms provide a comfortable setting for larger numbers of attendees, whilst a selection of smaller offices cater for more private meetings.



- 3 LARGE CONFERENCE ROOMS
- RAISED FLOOR & PERIMETER TRUNKING
- FLOOR TO CEILING HEIGHT - 2.5-2.65M
- PASSENGER LIFT
- GAS FIRED AIR HEATING VENTILATION SYSTEM
- LED LIGHTING
- SPRINKLERS
- CARPETED THROUGHOUT
- 10 GB INTERNET CONNECTION

OPPORTUNITY SPACE

23,940 SQ FT TO MAKE YOUR OWN

This full-height open area comprises approx. 31m x 72m of concrete slab flooring. Located between lab lines 4 and 5, gantries and air handling are already pre-installed. Vehicular access is available via the dock loading bay, making this space suitable for multiple uses or users.

The opportunity space allows for further flexible development of the property's infrastructure. A range of activities and technologies can be supported here, with the potential for an additional three lab lines or the construction of a bespoke CL3 facility.






ON-SITE LOGISTICS

DELIVERIES MADE SIMPLE

A somewhat unique point within this property is its logistical area, a feature of very few other labs. It allows for the storage for medical deliveries with on-site forklifts, as well as floor-to-ceiling racking areas.




Flexible dedicated logistics areas adjacent to waste compounds.


TOTAL OF
26,273 SQ.FT



4 X DOCK LEVEL
LOADING BAYS


2 X RAMP ACCESS
LOADING BAYS


DEDICATED OFFICE &
WELFARE FACILITIES


CONTROLLED MATERIALS
STORAGE AREA


VACUUM DRAIN
COLLECTOR


15M FLOOR-TO-
CEILING RACKING


SPRINKLER
SYSTEMS


FLOOR-TO-CEILING
RACKING



ETHANOL STORAGE AREA(S)



3.25 MVA (FROM THE GRID) & SUBSTATION



DIESEL BACKUP GENERATORS & TRANSFORMERS



COMPRESSED AIR SHED



FIRE WATER TANKS & PUMPS



STORAGE TANKS FOR LAB WASTE



COLD WATER TANK



WASTE MANAGEMENT COMPOUND



SITE OFFICE



SERVICE AREAS

ADDITIONAL INFRASTRUCTURE

Access to the logistics area is separate, beyond the main car park, to free up the flow of traffic around the site. Set up with both dock and ramp loading bays, the area is managed by its own site office and backed up by diesel generators and transformers.

DISCOVER A SPACE
LIKE NO OTHER



ROSALIND FRANKLIN LABORATORY

Leamington Spa

FIND OUT MORE

Visit our website
rosalindfranklin.co.uk
for more information.



VIEWINGS & FURTHER INFORMATION

All requests for inspections and further information should be made to sole agents Avison Young:

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TENURE

RFL is held on a leasehold basis by UKHSA. The building is available as a whole or in multiple part occupation (subject to landlord consent).

EPC

EPC rating B (41)



For further information around skills, funding and wider support, please contact:

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