

# Sycamore House, Stevenage

March 2022

## The Background

- Sycamore House is 103,000 sq ft (GIA) facility that is been specifically designed to cater for the unique needs to high growth biotech companies focused on cell therapies.
- Kadans acquired the asset from GSK in 2019 and set about renovating the warehouse. Kadans entered discussions with GSK, Stevenage Bioscience Catalyst (SBC) and the Cell and Gene Therapy Manufacturing Catapult (CGT), to understand their (tenants) vision and needs. It became clear that commercial quality, grow-on space was severely lacking in the cluster and hindering its growth.
- Kadans has supported the tenants through the fitout process and delivered the space at Cat B level to increase speed to market and allow tenants to benefit from cost efficiencies.
- Through this structure a natural alignment and split in 'core' activities was achieved e.g. transfer of the real estate exposure to Kadans allowing tenants to concentrate on undertaking the best possible science.
- Kadans & SBC both bring in additional ecosystem services. Kadans is leveraging its international approach to bring best practice to building and attract other international corporates to the cluster. Kadans will also provide a range of soft and hard services to strengthen the location and ensure the safe and effective operation of Sycamore House.
- The majority of the building is now pre-let to 7 tenants. Kadans has a small amount of space available.

### Key Dates

- *Practical Completion of the main build has now taken place.*
- *Design & Delivery*
  - » Design & delivery process would run for a period of 6 months
  - » Providing occupation in turnkey space for Incoming Tenant by the 1<sup>st</sup> November 2022.

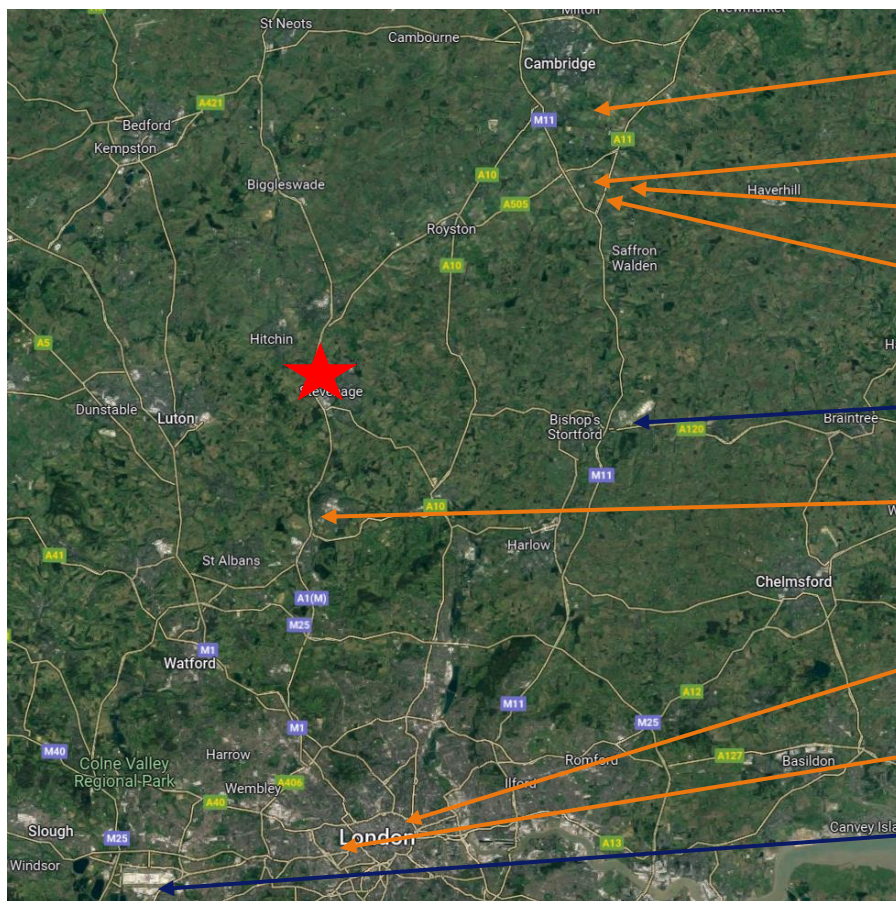


Reception & Café Area at Sycamore House



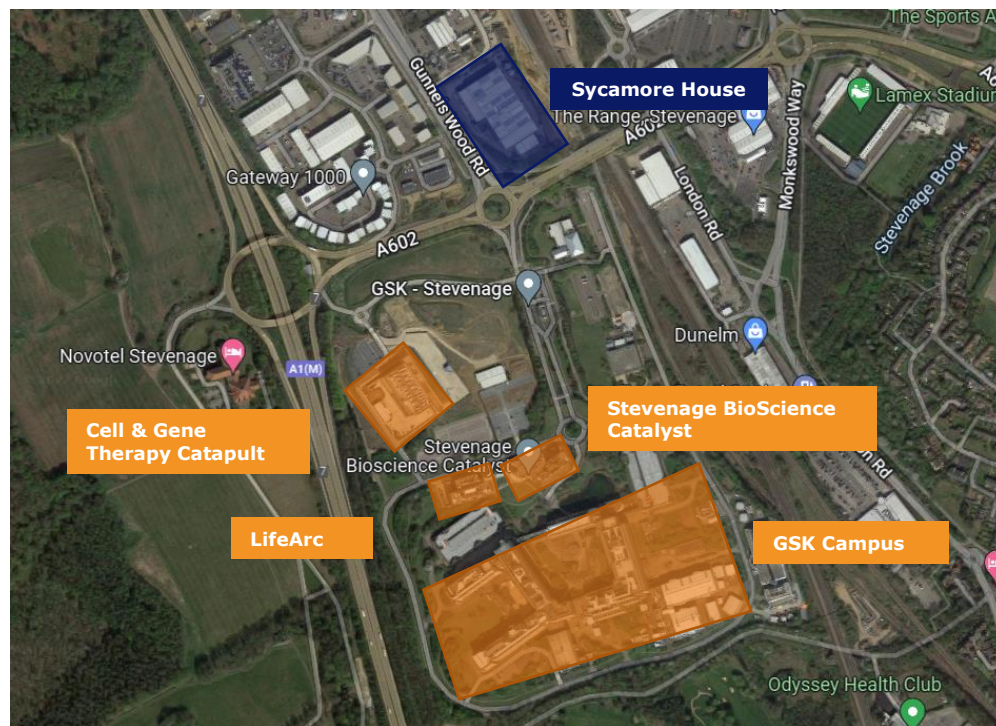
# Connectivity to Other Key Life Science Clusters

Sycamore House offers fantastic connectivity nationally & internationally to other key life science clusters



- Cambridge Biomedical Campus (AstraZeneca, Abcam) - 36 mins
- Babraham Campus (Abzena, Bicycle Therapeutics) - 37 mins
- Granta Park (Pfizer, Illumina, Altos Labs) - 35 mins
- Wellcome Trust Genome Campus (Sanger Institute) - 33 mins
- Stansted Airport - 35 mins
- Welwyn Garden City (Roche/Genentech) - 15 mins
- King's Cross Knowledge Quarter (MSD, The Francis Crick Institute, UCL) - 33 mins
- White City Innovation District (Novartis, Imperial College London) - 50 mins
- Heathrow Airport - 40 mins

# In Good Company...



## Sycamore House Tenants

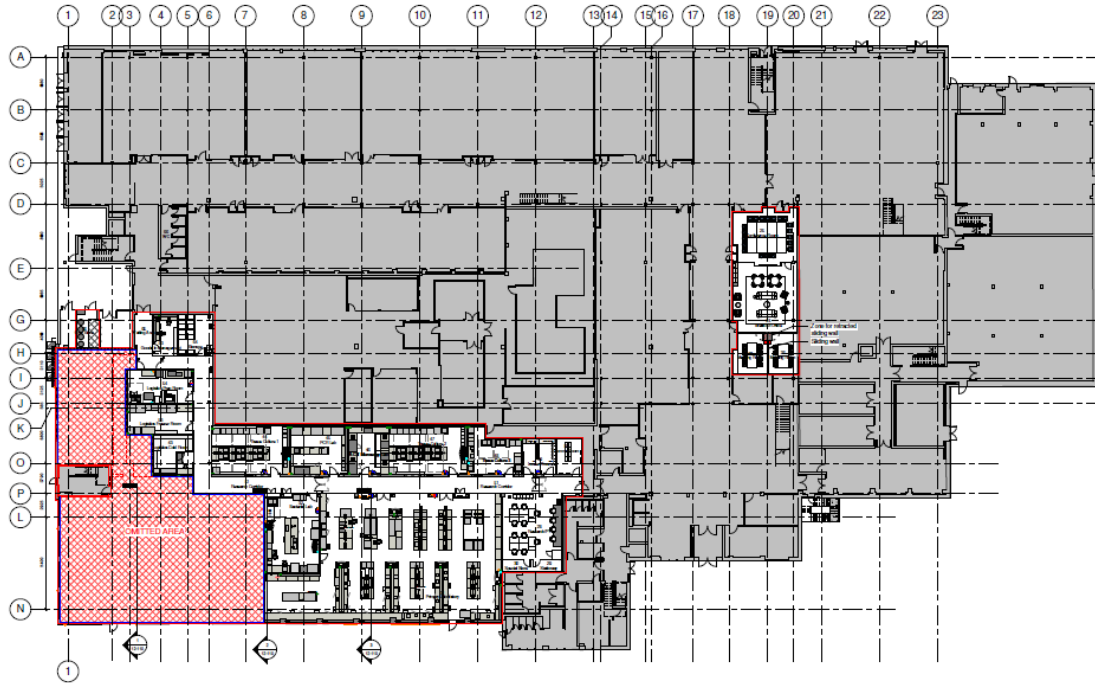


## Selected Tenants from Stevenage Ecosystem



- Stevenage is the largest cluster of cell and gene therapy companies outside of the US and third largest in the world
- The growing cluster has delivered over 1,000 jobs and is home to over 45 companies.
- Cell & Gene Therapy Catapult is a large-scale GMP manufacturing centre, which through collaborations help companies address the manufacturing challenges faced in the cell & gene therapy industry

# Ground Floor – Laboratory Space



## Laboratory Space

5,000 sqft of lab space (hatched in red on plan)

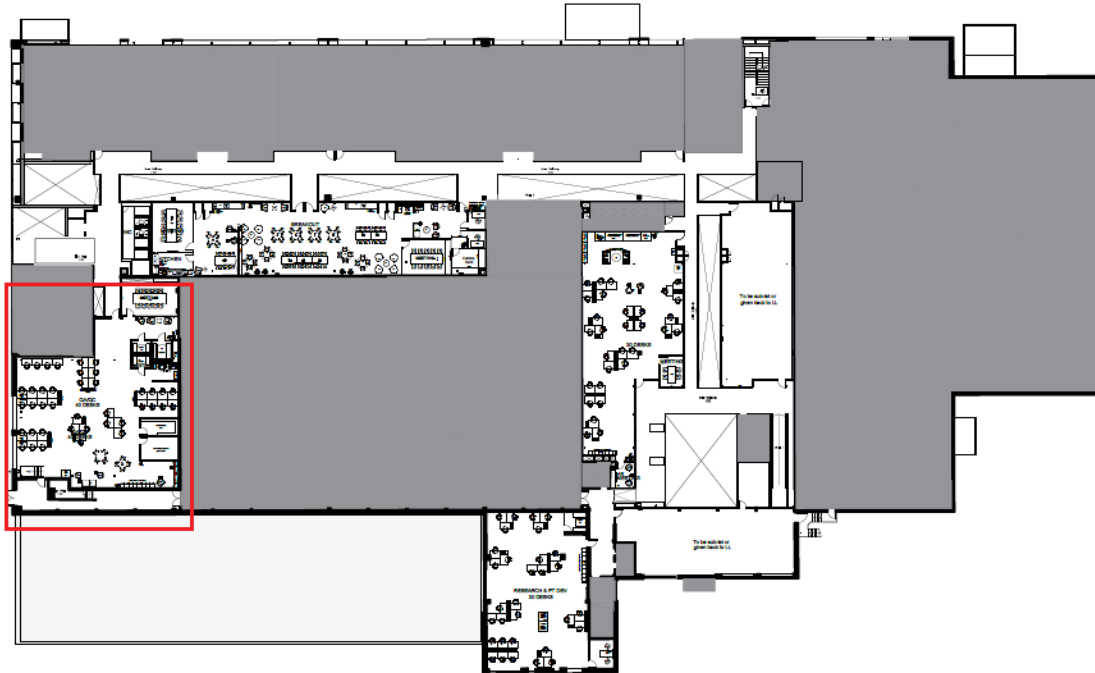
- Shared goods in entrance from Landlord corridor/loading bay area
- Access control to dedicated lab space
- AHU shared with Freeline Therapeutics from LL plant room; 8 air changes per hour. *Can discuss dedicated AHU's*
- Capped services in ceiling void including piped gas infrastructure to LL central gas store
- Concrete slab floor finish
- Access to first floor office via a dedicated (private) stairwell

## Communal Amenity – Ground Floor

- X5 shared meeting rooms
- X2 communal kitchen spaces
- Breakout space
- Staffed reception (8.30-6pm)
- Café (serving breakfast, lunch & snacks)
- Shower facilities & changing rooms

Kadans can provide a full turnkey laboratory to the incoming Tenant. This would involve our development team working with the incoming Tenant team to design the space. If required, Kadans can fund the fit out and amortise this over the duration of the lease. Kadans are flexible in how we build the best product for you.

## First Floor – Office Space



### Office Space

3,700 sq ft of office space (identified with red boundary on plan)

- Access from Landlord communal corridor
- Communal building facilities
- Fit out as per Landlord Developers pack except omission of light fittings
- Stairwell to/from lab at the bottom of the plan as you look at it
- Fire strategy confirms maximum room occupancy of 65 subject to final review
- Additional office space available on request

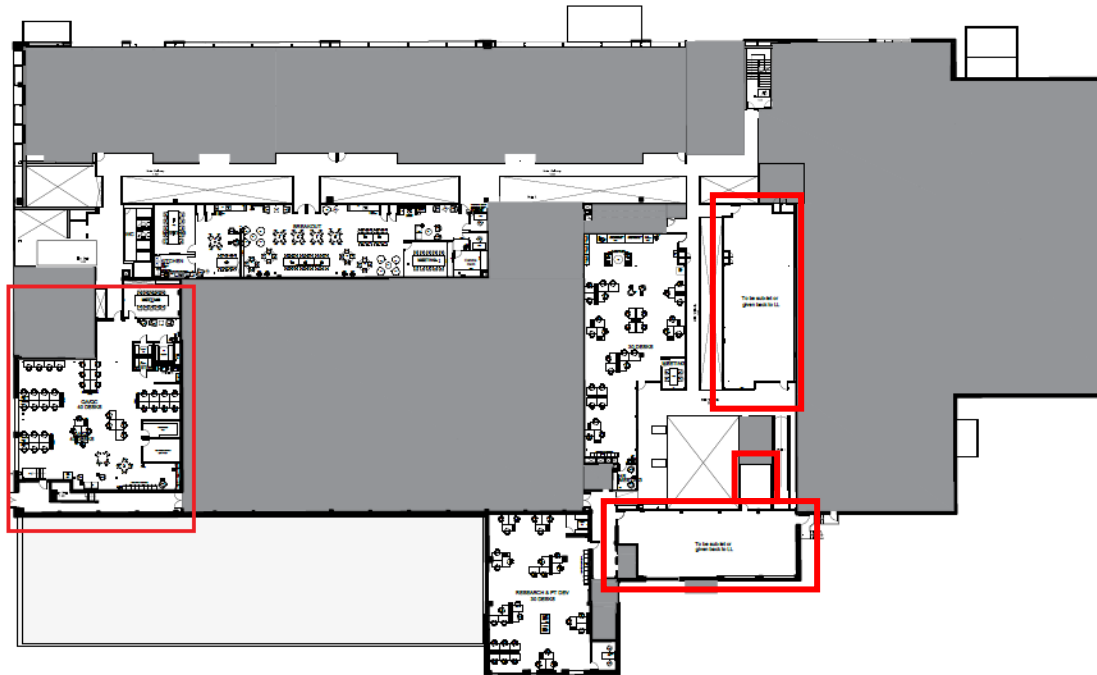
### Communal Amenity – First Floor

- X1 shared meeting rooms
- Breakout space

As with the laboratory space, Kadans can provide a full turnkey office for incoming Tenant's occupation.



# First Floor – Additional Office Space



As with the laboratory space, Kadans can provide a full turnkey office for incoming Tenant's occupation.

## Office Space

2 x 1,250 sq ft of office space (identified with red boundary on plan)

- Access from Landlord communal corridor
- Communal building facilities
- Fit out as per Landlord Developers pack except omission of light fittings
- Stairwell to/from lab at the bottom of the plan as you look at it
- Fire strategy confirms maximum room occupancy of 65 subject to final review

Detailed fitout plans can be provided.

## Communal Amenity – First Floor

- X1 shared meeting rooms
- Breakout space

# Look & Feel



Reception & Arrival Area



The Street – Running North/South through the building

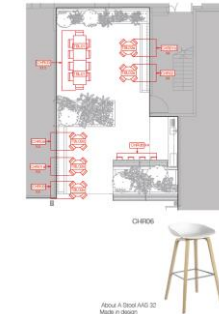


The Communal Wintergardens

## Reception - flooring



## Winter garden 1 furniture



Look & Feel – Reception & Wintergardens



02

**About Kadans  
Science  
Partner**

PLUS VIRA

# About Kadans Science Partner

## Your Partner

**Kadans Science Partner is the European leader investing in the development of ecosystems with a dedicated focus on the knowledge intensive sector. Kadans has invested across various specific areas, like food in Wageningen and life sciences in Leiden, and cell & gene therapy in Stevenage, UK. Kadans provides its tenants with an array of additional services tailored to their specific needs.**

Kadans values connection, proximity, sustainability and human scale. We want to promote innovation by connecting businesses and employees. Both planned and unexpected meetings are promoted.

### Funding

In December 2020, Kadans was acquired by AXA IM Real Assets which has allowed us to significantly accelerate our growth and give further access to capital. AXA is a long-term capital partner.

In August 2021, AXA and Kadans closed an additional funding round €1.9 billion we are well capitalised to deliver the long term ambitions of our strategic partnerships.

As highlighted in our bid, Kadans can fund opportunities entirely through equity. Due to our streamlined set up and funds, Kadans has ability to transact in a proficient major compared to our competitors.

### International Ecosystem

Kadans is currently present on 23 campuses and science parks, in 6 countries, where it operates over 6 million sq ft of space for over 350 tenants, including start-ups, scale-ups, corporates, government bodies and educational institutes. Kadans has a solid view of the developments our tenants and partners are currently working on and which parties in our network could benefit from connecting.



**23**  
CAMPUSES  
ACROSS EUROPE

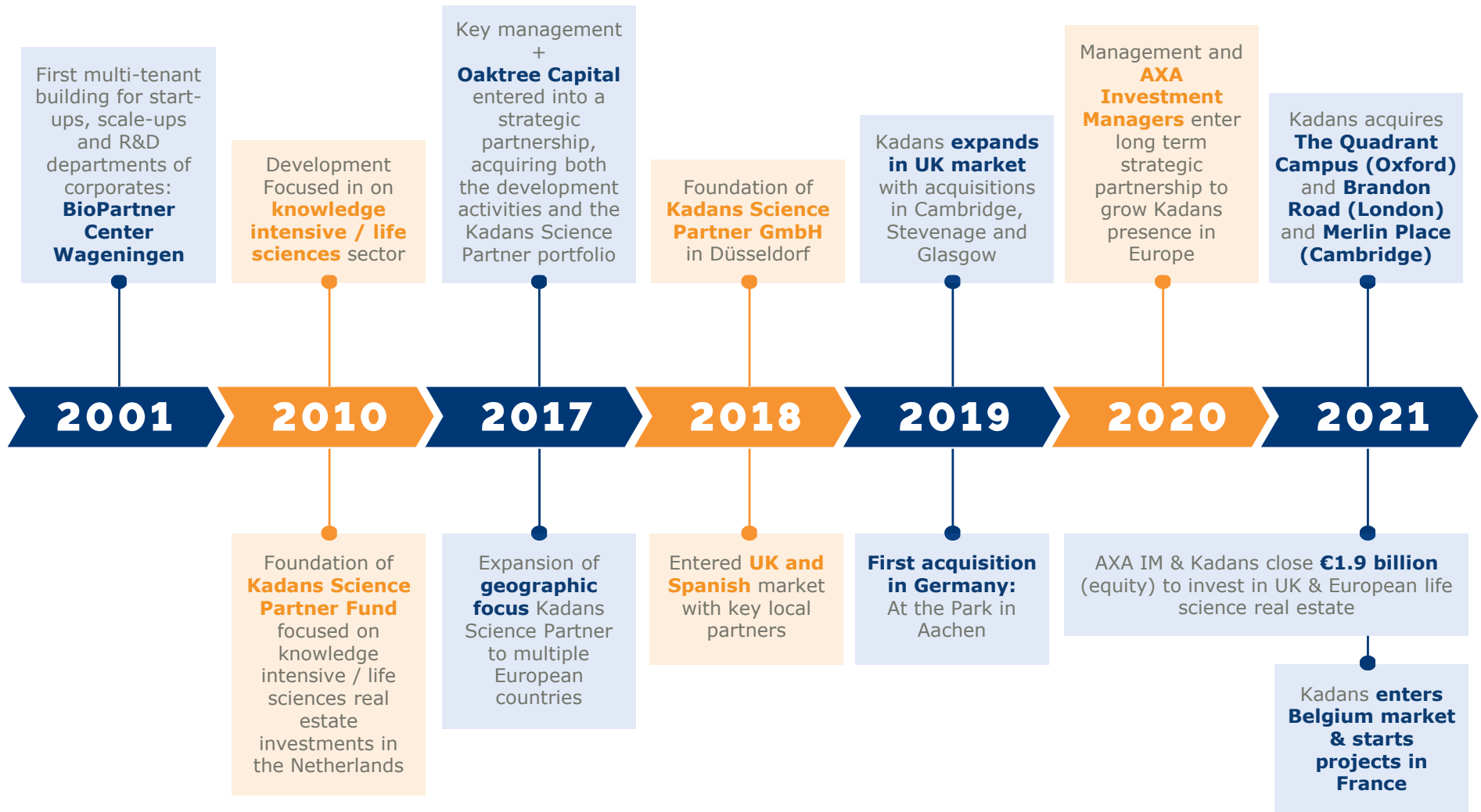
**350+**  
COMPANIES

**6 MILLION+**  
SQ FT LETTABLE  
FLOOR AREA

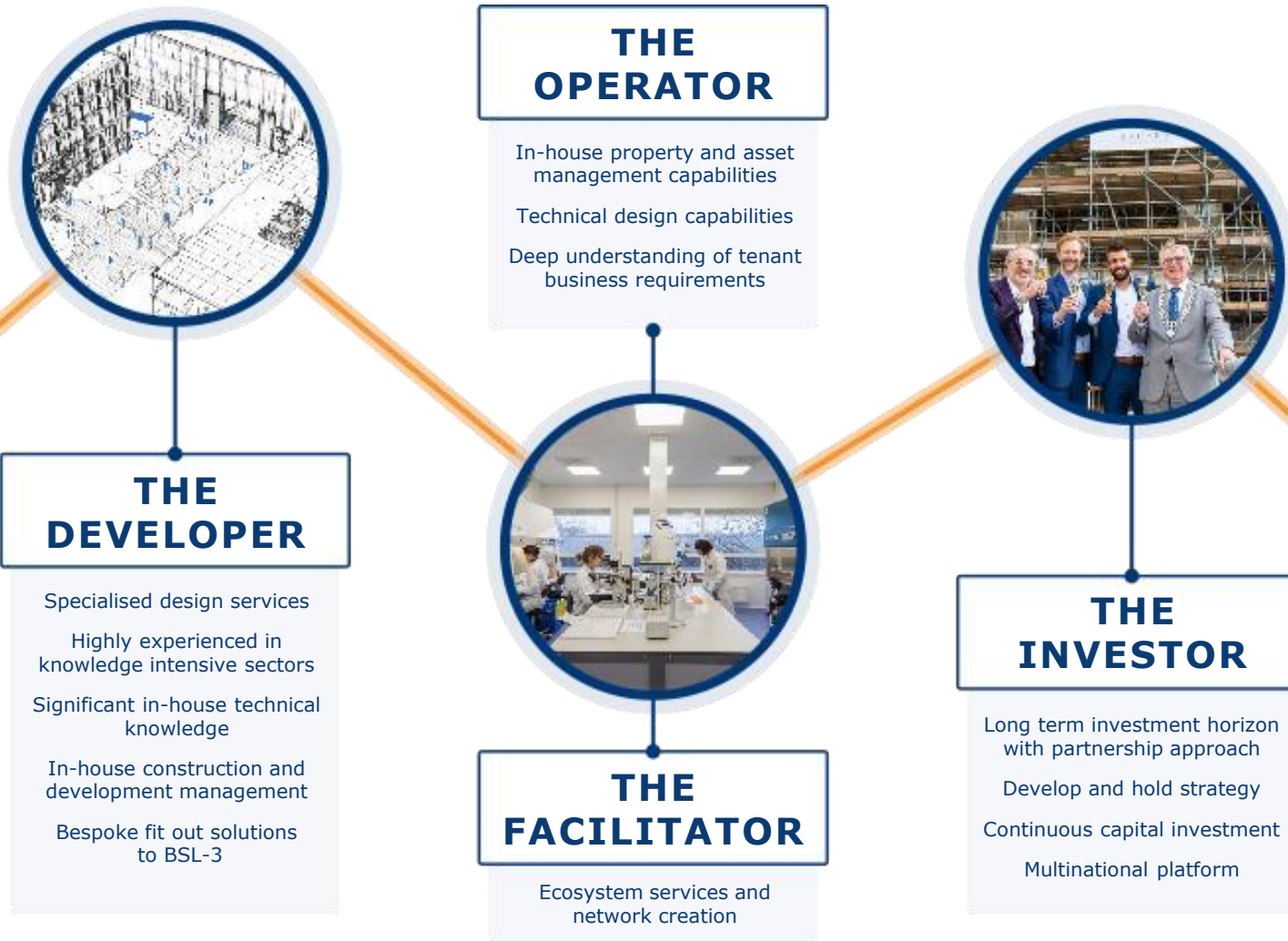
**45+**  
PROPERTIES

**>95%**  
STABLE  
OCCUPANCY

**5 MILLION+**  
SQ FT LETTABLE FLOOR  
AREA IN FUTURE DEVS







# Our BioScience Tenant Reach

Kadans supports the growth of a vast number of the UK & Europe's most innovative bioscience companies.

Our close connection to our tenants gives us the ability to design and curate ecosystems to allow these companies to grow and have a significant positive economic impact on a local area.

## Selected Science & Technology Tenants – Europe



## OUR CONNECTIONS ACROSS EUROPE



ACCESS TO 22+ INNOVATION ECOSYSTEMS IN EUROPE



## OUR PRESENCE IN THE UK

### LOCATIONS

- 1 HIH Building, Govan, Glasgow
- 2 West of Scotland, Science Park, Glasgow
- 3 Merlin Place, Cambridge
- 4 B900 Babraham Research Park, Cambridge
- 5 Brandon Road, Kings Cross, London
- 6 Sherard Building, Oxford Science Park
- 7 The Science Quadrant, Abingdon Science Park, Oxfordshire
- 8 8 Sycamore House, Stevenage

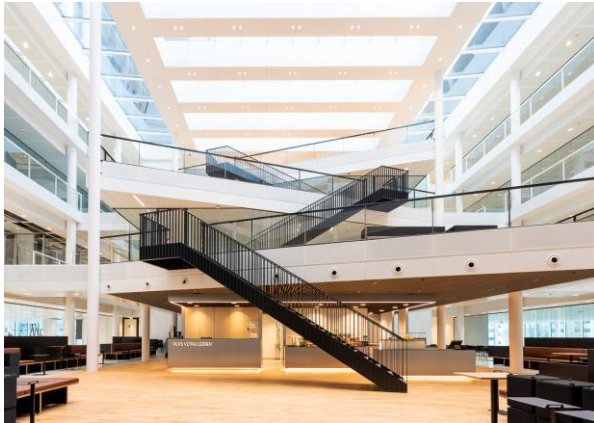


### SELECTED BIOSCIENCE TENANTS - UK





# Portfolio Photos – Kadans Buildings



*Plus Ultra Leiden – Leiden BioScience Park*



*Plus Ultra Leiden – Leiden BioScience Park*



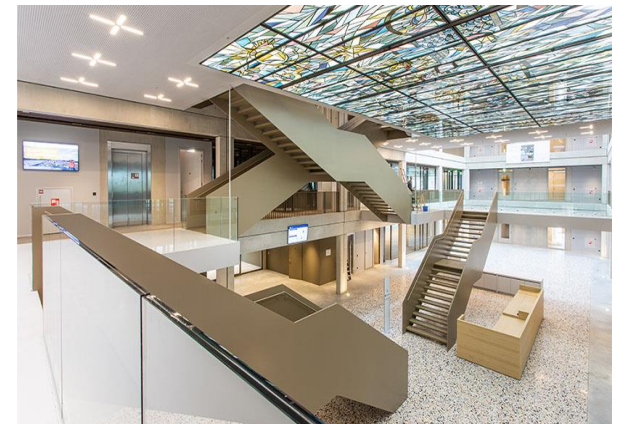
*Plus Ultra I – Wageningen Research Campus*



*Accelerator – Utrecht Science Park*



*Genmab Global R&D HQ – Utrecht Science Park*



*Plus Ultra II Wageningen Research Campus*

Thank you

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