

Life Sciences and Innovation Track Record

UK Capital Markets Life Sciences and Innovation

The Atom Portfolio

Oxford Business Park, Hammersmith Embankment, Uxbridge Business Park, Gloucester Business Park plus Development Land

Client: Brookfield Asset Management

Price: £714m

Area: 1,700,000 sq. ft.

Purchased: June 2021

Role: Capital markets advisory - purchase



Oxford Business Park, Oxford: Project Atom



Client: Brookfield

Price: £300m

Capital Value: £562 psf.

Area: 533,685 sq. ft.

Occupiers: Oxford Biodynamics, Jazz Pharmaceuticals, Cancer Research UK, Perspectum, Oxbotica

Role: Capital markets purchase advisor



Uxbridge Business Park, Uxbridge



Client: Brookfield

Price: £152m

Capital Value: £458 psf

Area: 331,945 sq. ft.

Occupiers: Amgen, Bristol Myers Squibb
Pharmaceuticals, Lifescan, Daiichi Sankyo

Role: Capital markets advisory / purchase



Manbre Wharf and The Refinery, Hammersmith



Client: Brookfield

Price: £125m

Capital Value: £514 psf.

Area: 243,200 sq. ft.

Occupiers: CRF Health Management, Betfair,
Cathay Pacific

Role: Capital markets purchase advisor



Phase 1000 Cambourne Business Park, Cambridge



Client: Alpha Real Capital

Price: £38.7m

Capital Value: £377 psf.

Yield: 5.50% NIY

Area: 102,781 sq. ft.

Occupiers: Carl Zeiss

Role: Sold to LS REIT



Napp Buildings 194 - 198 Cambridge Science Park



Client: Stanhope and Cadillac Fairview

Price: £85m

Capital Value: £760 psf.

Yield: 4.01%

Area: 108,550 sq. ft.

Occupiers: Napp Pharmaceuticals



Cambridge Research Park, Cambridge



Client: RLAM

Quoting Price: £168.5m

Capital Value: £470 psf.

Yield: 4.25% NIY

Area: 420,000 sq. ft.

Occupiers: Cambs Pharma,
Biochrom, XAAR, Oval

Date: October 2022

Role: Capital markets sale advisory



214 – 240 Cambridge Science Park, Cambridge



Client: L&G

Price: £98.8m

Capital Value: £619 psf.

Yield: 4.21% NIY

Area: 159,904 sq. ft.

Occupiers: Amgen, Bayer Cropscience, Jagex

WAULT: 6.48 years

Role: Capital markets disposal



Chancellor Court, Oxford Business Park, Oxford



Client: L&G

Price: £12.1m

Capital Value: £250 psf.

Yield: 4.21% NIY

Area: 48,492 sq. ft.

Occupiers: Multi-let, 84% vacant

Role: Capital markets disposal



Windrush Court, Oxford



Client: Kodans Science Partner

Price: £60m

Capital Value: £804 psf.

Yield: 5.46%

Area: 74,576 sq. ft.

Occupiers: Oxford Biomedica Plc

WALT: 15.0 years

Role: Capital markets purchase



London Life Sciences and Innovation

White City, WC1

Client: Stanhope PLC/Cadillac Fairview

Area: 500,000 sq. ft.

Occupiers: Include Novartis, Adaptate Biotherapeutics, Autolus Limited

PC: 2022

Architect: AHMM

Role: Marketing and leasing advisors and creation of a new Life Sciences cluster for London



Cavell Street, White Chapel, E1



Client: Lateral and HIG

Size: 135,000 sq. ft.

Role: Joint leasing agent for a new ground up life sciences laboratory building. Due for completion in 2025. Adjacent to the London Hospital and Barts and QMB



The British Library, 96 Euston Road, NW1



Client: The British Library (A Charitable Trust)
Area: 600,000 sq. ft. (100,000 sq. ft. leased back on sold on income strip structure)
Architect: Richard Rogers
Role: Development consultancy



10 Triton Street, Regents Place, NW1



Client: British Land

Size: 120,000 sq. ft.

Role: Consultancy regarding repurposing for life science/laboratory use



85 Gray's Inn Road, WC1



Client: Clearbell

Area: 30,000 sq. ft.

PC: 2022

Architect: BMJ Architects

Role: Marketing and leasing advisors. Lab enabled scheme



105 Judd Street, WC1

Client: Native Land / Ashby Capital

Area: 57,000 sq. ft.

PC: 2025

Architect: Stiff & Trevillion

Role: Leasing and marketing advisors. Lab enabled scheme



Network Building, 95 - 100 Tottenham Court Road, W1



Client: Derwent London

Area: 110,000 sq. ft.

Occupiers:

Architect: Piercy & Company

Role: Development and leasing advisors.

Considered the potential to develop a lab enabled scheme



London Tenant Representation Life Sciences and Innovation

1 Cavendish Place, London, W1



Client: Mereo BioPharma

Capital Value:

Area: 7,399 sq. ft.

Role: Tenant Representation



Golden Triangle Oxford and Cambridge Life Sciences and Innovation

214 – 240 Cambridge Science Park, Cambridge



Client: Brockton Everlast

Size: 10 acres c 600,000 lab enabled development

Service: Leasing & Marketing



Building 2600, Oxford Business Park, Oxford



Client: RLAM

Size: 81,470 sq. ft.

Role: Development consultancy to review repurposing the current building and develop over adjacent car park



White City Place - Novartis



Client: Stanhope / AimCo / Mitsui

Area: 53,725 sq. ft.

Occupiers: Novartis

Service: Leasing & marketing, Landlord advisory



Bicester Arc, Bicester Office Park, Oxford



Client: Sladen Estates

Size: 30 acres with outline planning consent for up to 595,000 sq. ft.

Role: Leasing and development consultancy, positioning the scheme for science and innovation uses



Granta Park , Cambridge



Client: Gilead Sciences

Area: 90,071 sq. ft.

Service: Tenant Representation advisory, pre-let acquisition and project management



Astellas Pharma, Hillswood, Chertsey



Client: Astellas Pharma

Area: 100,142 sq. ft. plus adjacent development site for c. 100,000 sq. ft.

Service: Tenant Representation, freehold acquisition of new HQ and rationalisation/disposal of 3 surplus premises



UK Cities Life Sciences and Innovation

The Spine, Liverpool



Client: Sciontec (Liverpool Council / Bruntwood Sci/Tech)

Area: 160,000 sq. ft.

PC: 2021

Architect: AHR

Role: Marketing and Leasing advisors



Skelton House, Manchester Science Park, Manchester



Client: Yourgene Health UK Ltd

Transaction: Tenant Rep advisory acquiring a new lab and office facility

Rental value: £22 psf.

Area: 43,029 sq. ft.

Landlord: Bruntwood SciTech

Date: September 2022



Project Management and Building Consultancy Life Sciences and Innovation

Granta Park, Cambridge



Client: Gilead Sciences

Area: 93,000 sq. ft.

PC: June 2017

Architect: Scott Brownrigg

Role: Project Management



Members Hill, Brooklands Road, Weybridge



Client: JTI UK

Area: 51,000 sq. ft.

PC: August 2016



Hicks Building, Broomhall, Sheffield



Client: The University of Sheffield

Area: 150,000 sq. ft.

Role: Project management of new laboratory fitout



Chesterford Research Park, Little Chesterford, Walden



Client: BioFocus / Charles River

Area: 24,000 sq. ft.

Role: Project management fit-out



Valuation and Advisory Life Sciences and Innovation

Bath Road Central, Slough



Client: AEW

Area: 28,000 sq. ft. NIA

Occupiers: Lonza, UCB, Ipsen

Role: Valuation advisory



Oxford Business Park, Oxford



Client: TPG / Arlington (pre-sale to Brookfield)

Area: 610,000 sq. ft. NIA

Occupiers: Multi-let including: Cancer Research UK, Oxford Biodynamics, Jazz Pharmaceuticals Ltd



Milton Road, Unit 310 Cambridge Science Park, Cambridge



Client: CCLA

Area: 59,000 sq. ft. NIA

Occupiers: AstraZeneca PLC



Cardiff Edge, Cardiff



Client: UK Bank

Area: 180,000 sq. ft. 27 acres, 45,000 sq. ft. future development

Occupiers: Cytiva, Sure Chill, Defra

