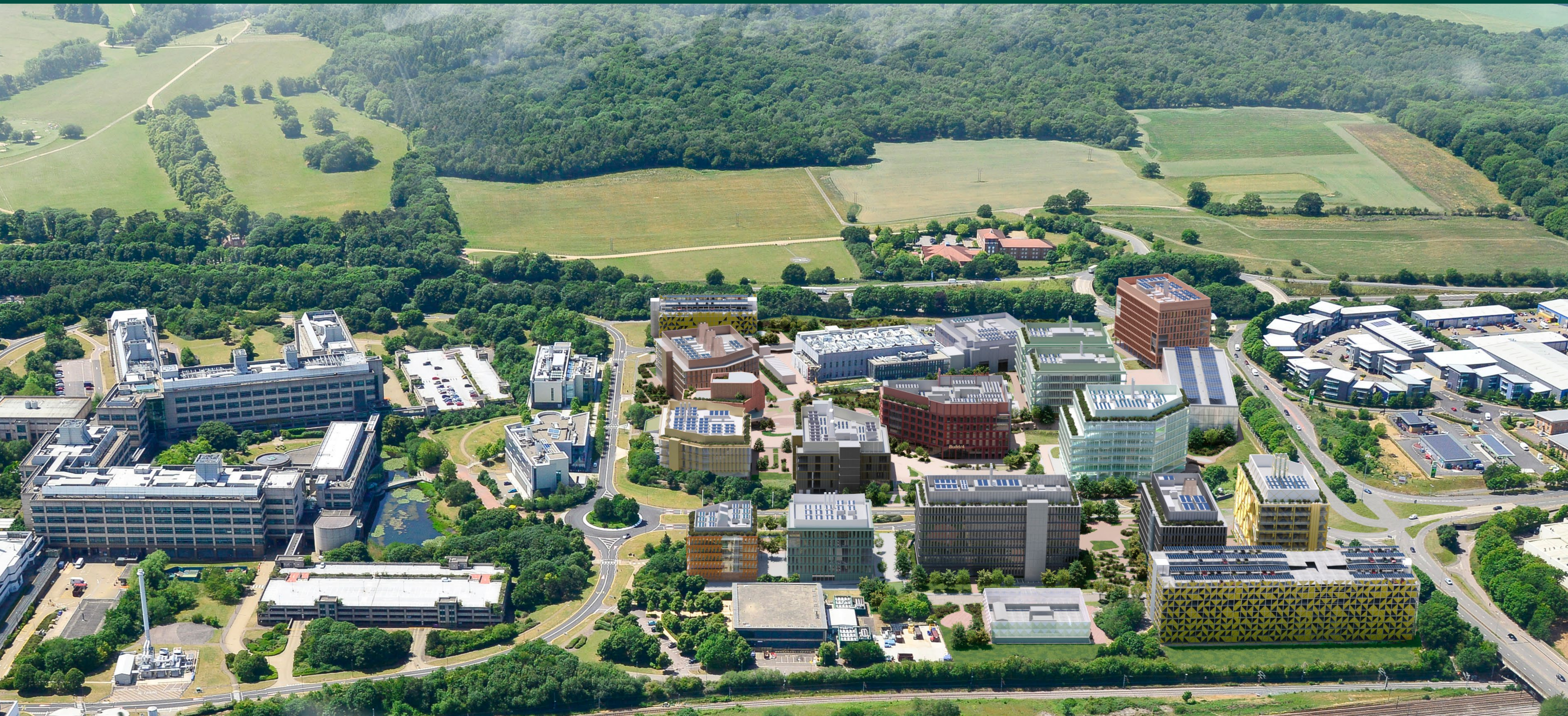


Stevenage

# Elevate Quarter



# Elevate Quarter

## OVERVIEW

Stevenage is already the largest Cell and Gene Therapy Cluster outside the US. Our campus will build on this strength to make it a global leader for research and innovation.

We are on a mission to make Stevenage a globally recognised centre for research and innovation. The world renowned cluster includes our partners and neighbours: GSK, The Cell and Gene Therapy Catapult and Stevenage Bioscience Catalyst.

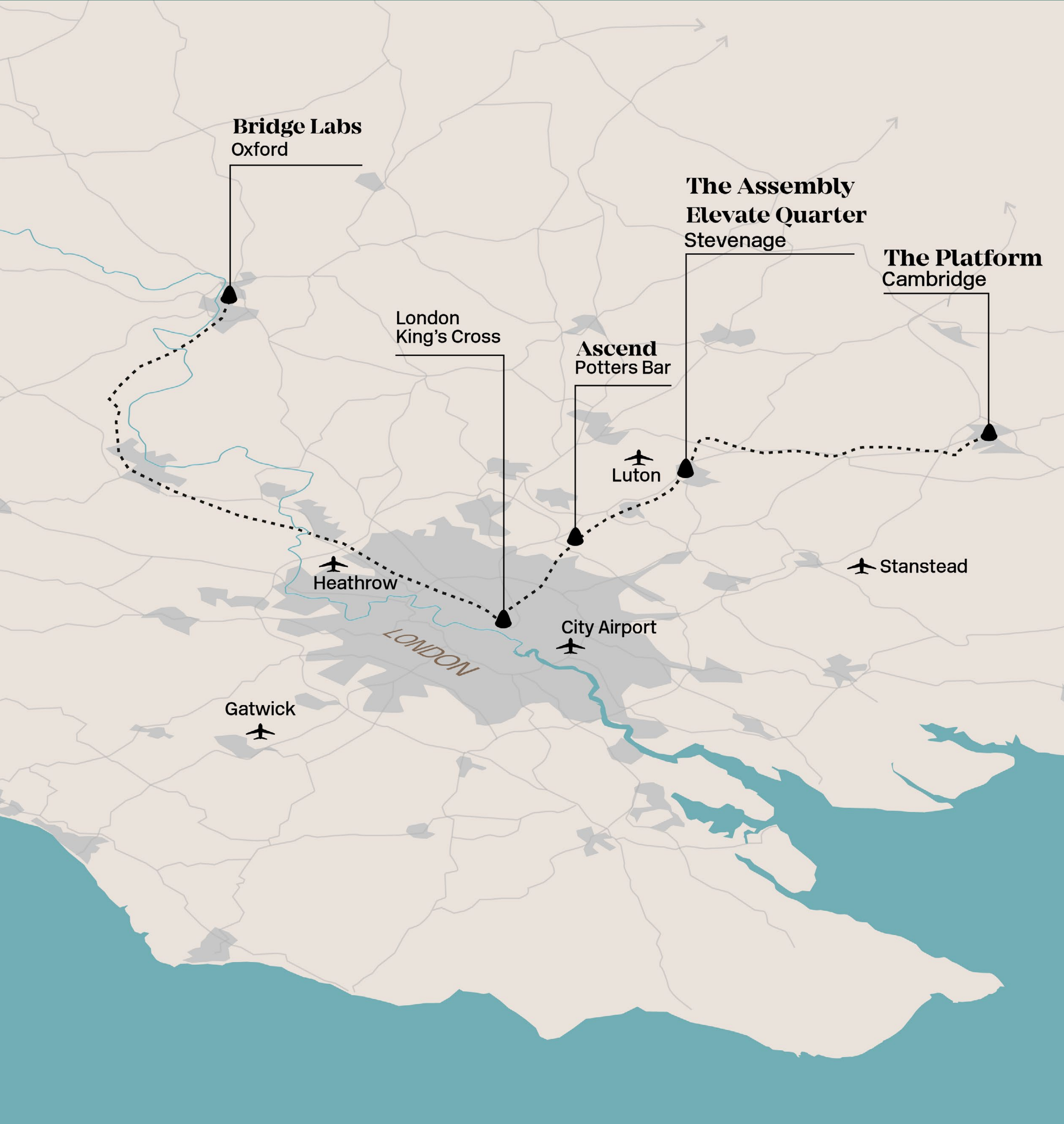
In 2020, private equity investment in R&D activities linked to biotechnology was higher in Stevenage than for the clusters in Cambridge and London, and very close to the figure for Oxford.



# Elevate Quarter

## LOCATION

1.6 million sqft of office, lab and GMP space on one site, just south of Stevenage town centre.



- Cambridge  
The Platform
- Stevenage  
The Assembly & Elevate Quarter
- London North  
Ascend
- Oxford  
Bridge Labs

Together we are developing 1.6 million sqft of office, lab and GMP space on one site, just south of Stevenage town centre and adjacent to GSK European R&D Hub, Stevenage BioScience Catalyst and the Cell and Gene Therapy Catapult.

The new and expanded campus will provide a world-class landscaped setting with a range of amenities and facilities. Health, well-being and inclusivity are at the heart of our design philosophy, alongside our efforts to minimise the impact we have on the planet.

# Elevate Quarter

## SUMMARY

- 1 — 1.6 million sqft of offices, labs and GMP in one location
- 2 — Adjacent to GSK's Global R&D facility, Stevenage Bioscience Catalyst and the Cell and Gene Therapy Catapult
- 3 — An open, green landscaped masterplan with a range of amenities
- 4 — A diverse range of facilities, catering to all sizes of enterprise

## TIMING

- 1 — Phase 1 on site Q1 2024
- 2 — Phase 1 completion Q4 2025
- 3 — Phase 2 completion Q1 2027

## SPECIFICATION

- 1 — Shell and Core and fully fitted options available
- 2 — Volumetric construction for speedy delivery
- 3 — Achieving BREEAM Excellent and targeting Outstanding
- 4 — Floor-to-floor height: R&D 4.2m / GMP 7.5m



# Elevate Quarter

Site Plan  
Scale 1:2000  
@A3

	Total GIA (sqft)	Typical Floor Area (sqft)	Floor to floor height (ft)
<b>Phase 1</b>			
Building 1	79,922	27,173	23.6
Building 2	119,533	29,883	13.7
Building 3	28,800	8,495	14.7
Building 4	135,485	27,097	13.7
<b>Phase 2</b>			
Building 8	59,675	14,919	13.7
Building 9	59,675	14,919	13.7
Building 10	136,400	17,050	13.7
Building 11	208,229	26,374	13.7
Building 14	125,744	25,575	13.7
<b>Phase 3</b>			
Building 12	125,744	15,718	13.7
Building 13	93,775	23,444	23.6
Building 15	68,200	17,050	23.6
<b>SBC Expansion</b>			
Building 5	80,394	13,994	13.7
Building 6	43,906	10,977	13.7
<b>CTC Expansion</b>			
Building 7	55,678	27,839	23.6

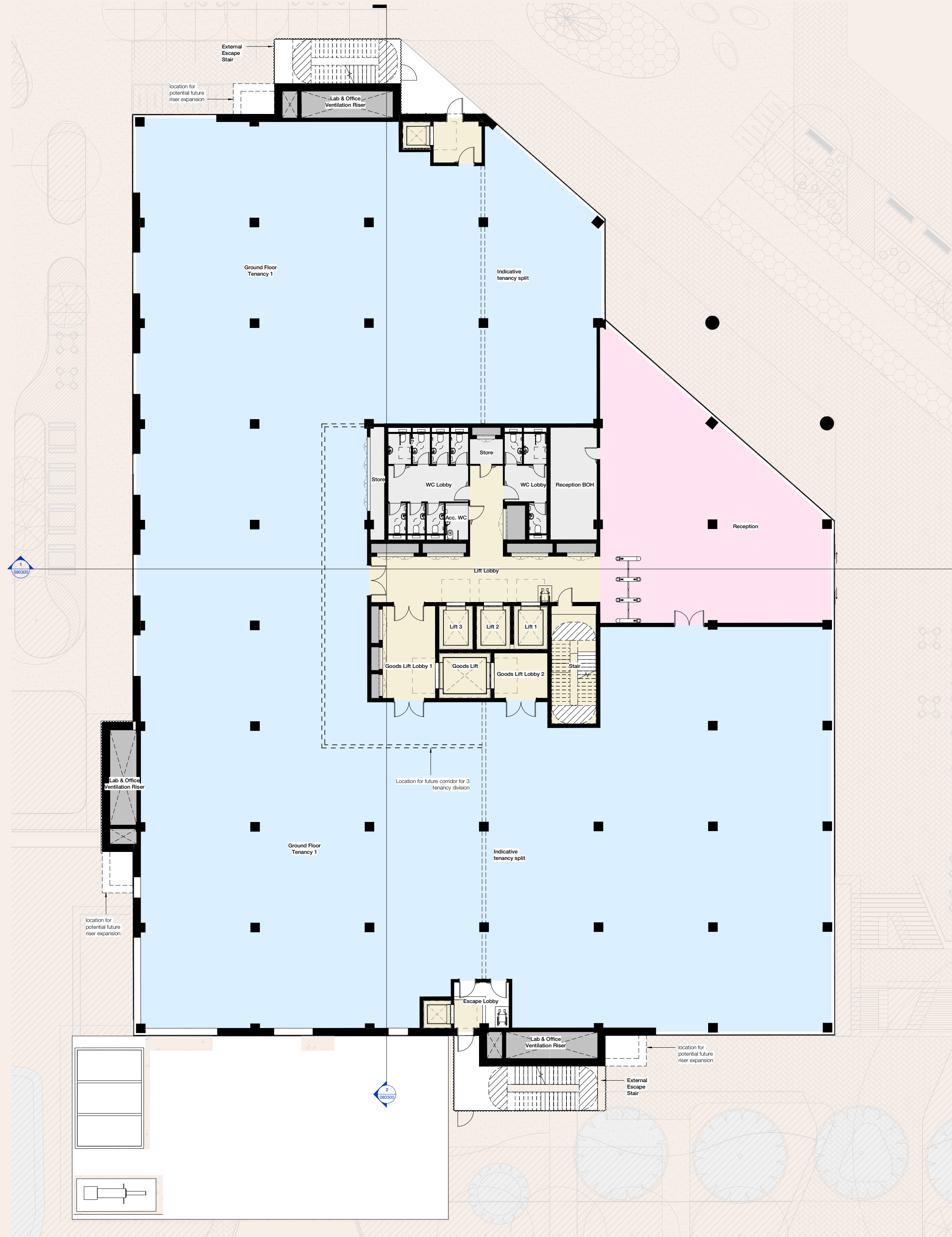


# Elevate Quarter



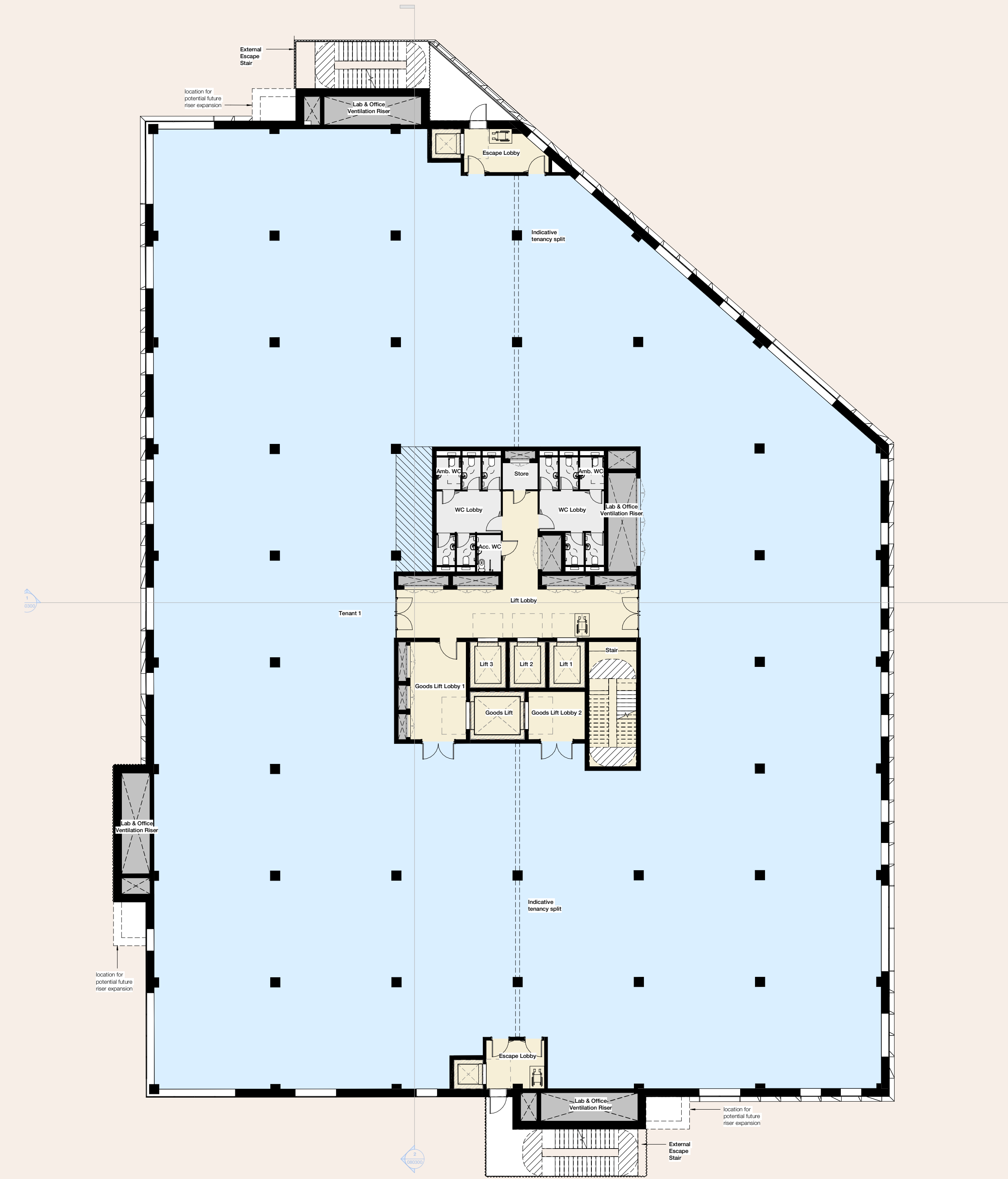


## Building 2 Ground Floor Plan



	Total GIA (sqft)	Typical Floor Area (sqft)	Floor to floor height (ft)
Phase 1			
Building 2	119,533	29,883	13.7
Building 4	135,485	27,097	13.7

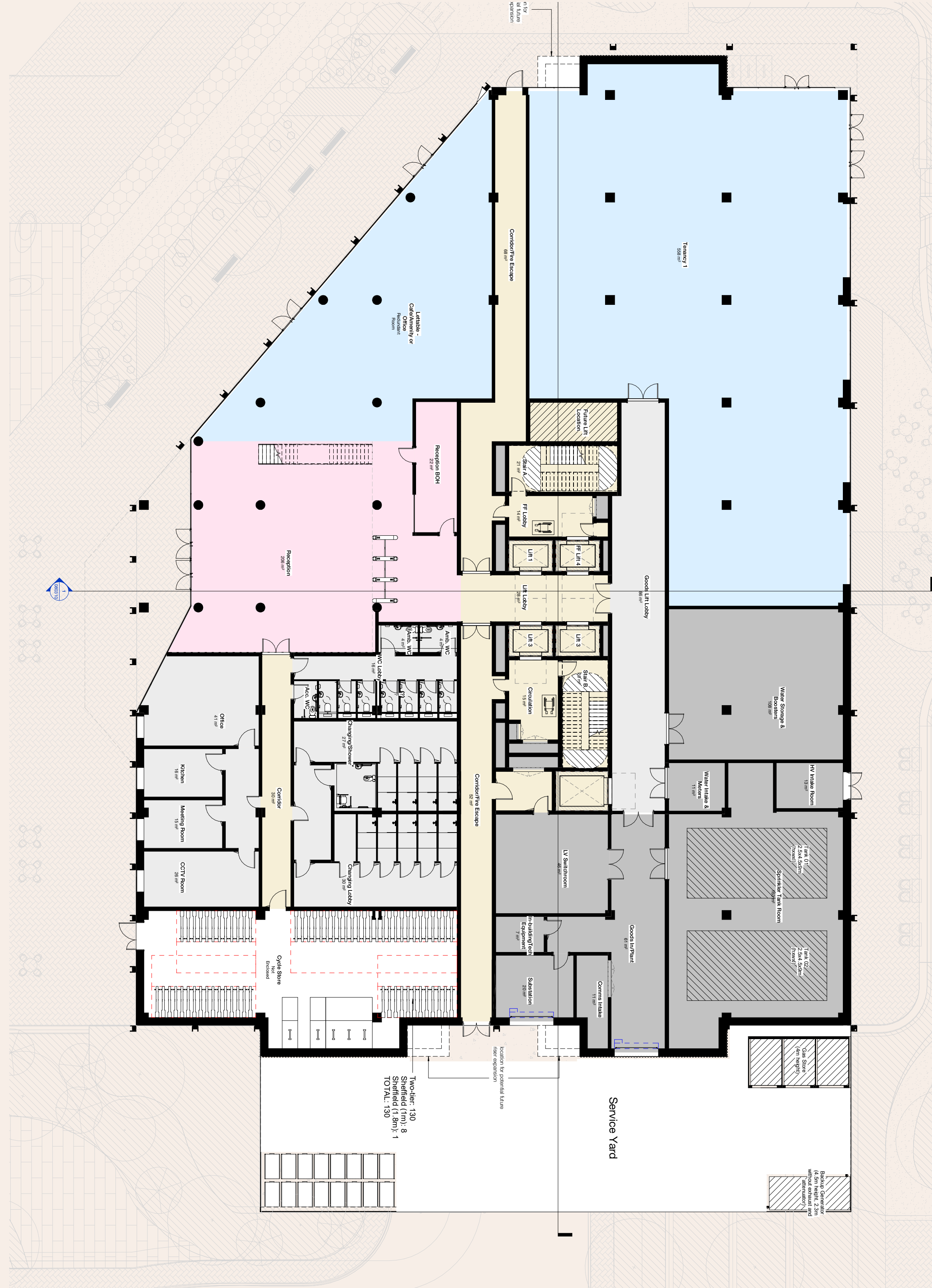
## Building 2 Typical Floor Plan



	Total GIA (sqft)	Typical Floor Area (sqft)	Floor to floor height (ft)
Phase 1			
Building 2	119,533	29,883	13.7
Building 4	135,485	27,097	13.7

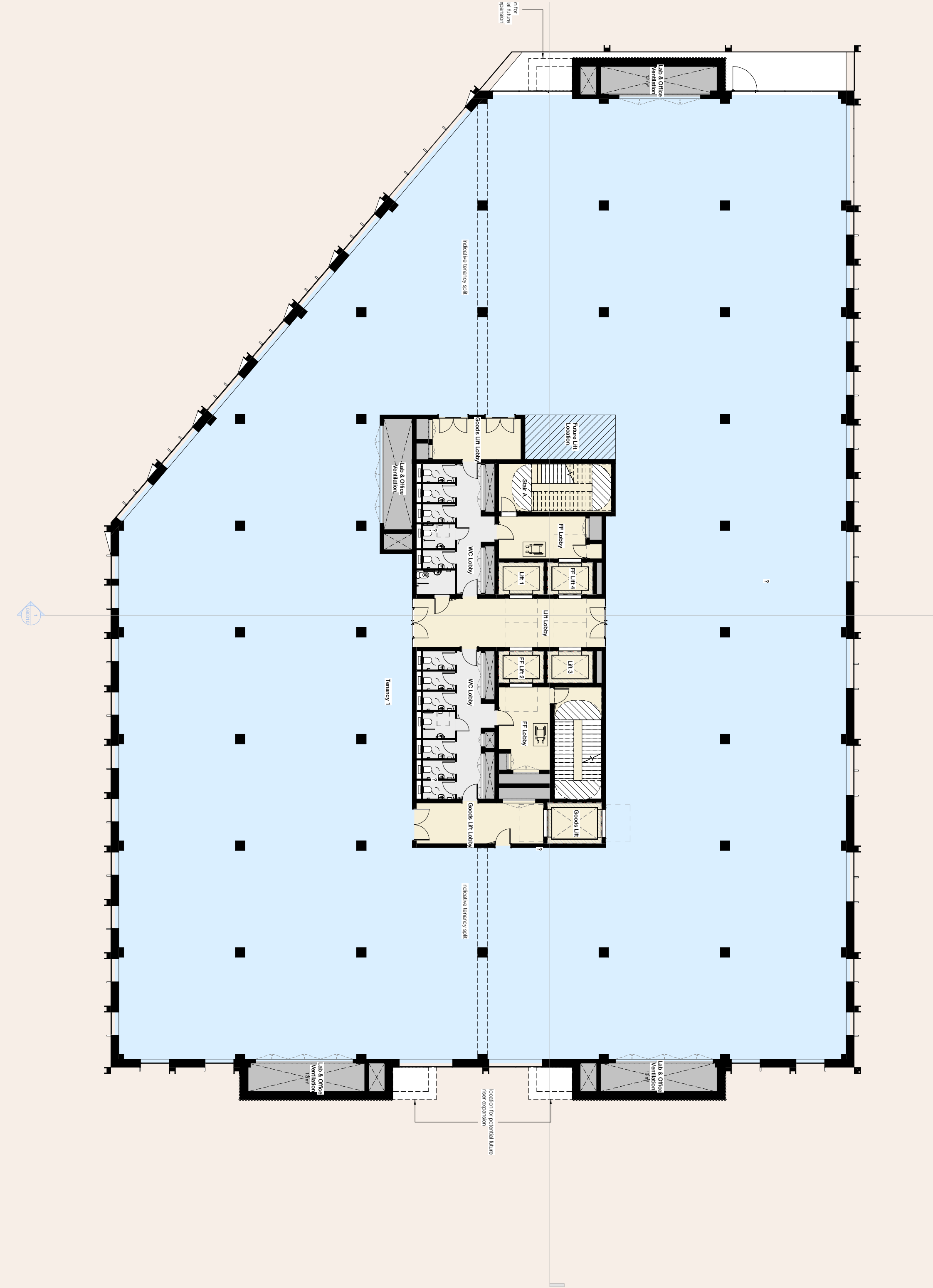


## Building 4 Ground Floor Plan



	Total GIA (sqft)	Typical Floor Area (sqft)	Floor to floor height (ft)
Phase 1			
Building 2	119,533	29,883	13.7
Building 4	135,485	27,097	13.7

## Building 4 Typical Floor Plan



	Total GIA (sqft)	Typical Floor Area (sqft)	Floor to floor height (ft)
Phase 1			
Building 2	119,533	29,883	13.7
Building 4	135,485	27,097	13.7