
Forge_Kn

 UBS Reef Group

Powering Innovation

The Sites

Stevenage

The Assembly



OVERVIEW

World-class GMP facilities with a one-of-a-kind vibrant town centre situation located in the heart of the Golden Triangle.

The Assembly is part of the largest knowledge cluster in the 'Golden Triangle', comprising 3.16 acres, and will offer a purpose-built home for pioneers and collaborators in the life science and technology sectors.

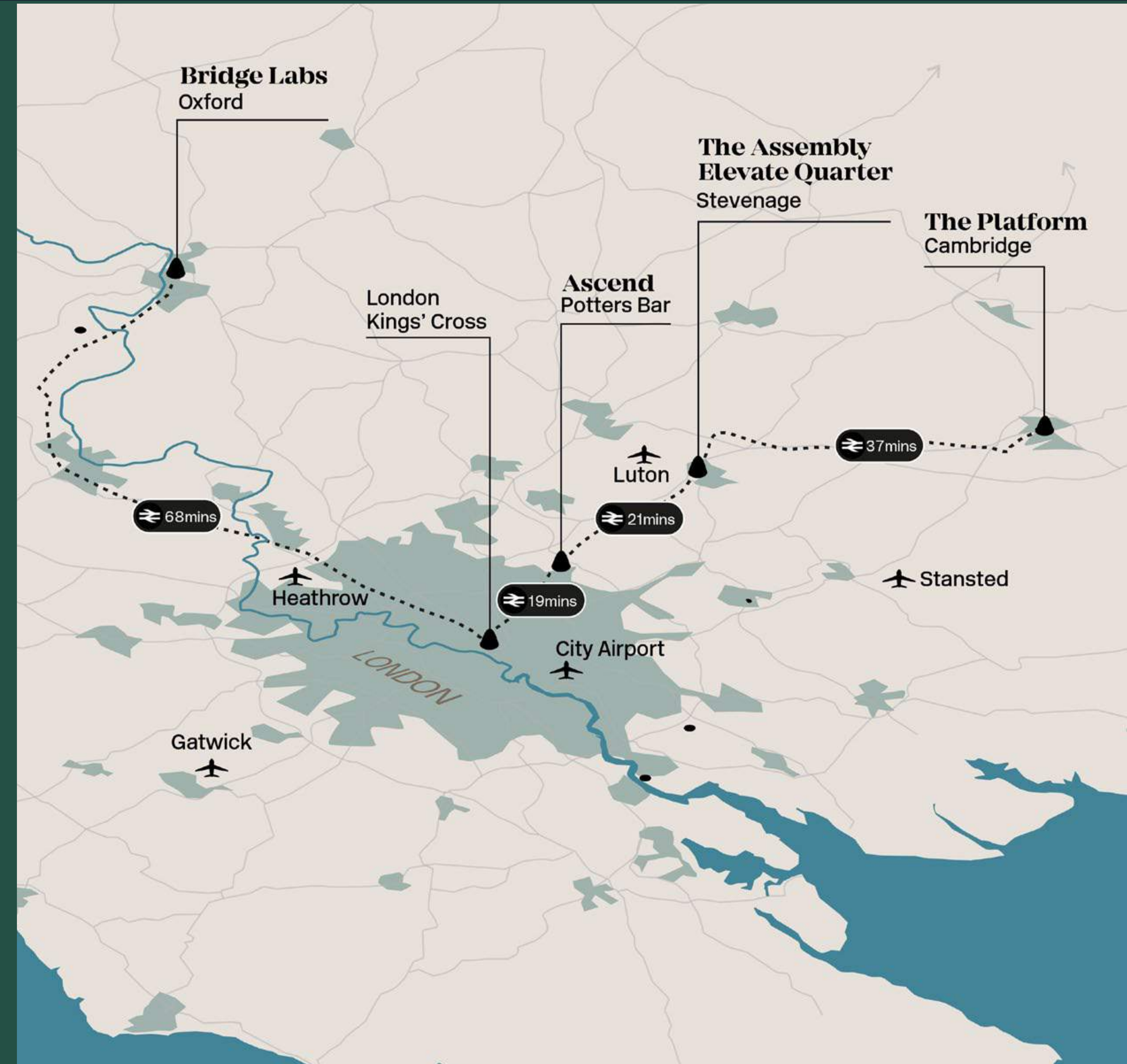
Expected to achieve BREEAM 'Excellent' certification, The Assembly has been designed with whole life-cycle design principles from the outset and is raising the bar for sustainability in an advanced manufacturing facility.



The Assembly

LOCATION

The Assembly is part of the largest knowledge cluster in the Golden Triangle.



Situated at the heart of the Golden Triangle, Stevenage is well connected being 23 minutes from London and 35 minutes from Cambridge by train.

Within The Golden Triangle there are four of the world's top 10 universities for medical and scientific research: University of Cambridge, University of Oxford, Imperial College London and University College London.

The development bolsters the ongoing revitalisation of Stevenage town centre, with restaurant, retail and collaboration spaces at the ground floor level fronting onto a new public square. The introduction of commercial life science space will support existing and future business in the town, increasing footfall and expenditure through the addition of an estimated 1,850 high-value jobs.

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

The Assembly

SUMMARY

- 1 — Vibrant town centre location close to amenity and transport nodes
- 2 — Volumetric construction for speedy delivery, typically halving construction time versus a conventional build
- 3 — Achieving BREEAM Excellent and targeting Outstanding

TIMING

- 1 — Phase 1 on site and pre-let to Autolus
→ First clean rooms were handed over in December 2022. Completion April 2023
- 2 — Phase 2 completion from Q1 2025

SPECIFICATION

- 1 — Shell and core or fully fitted options available
- 2 — Size: 80,000 – 120,000 sqft
- 3 — Floor-to-floor height: 4–8m

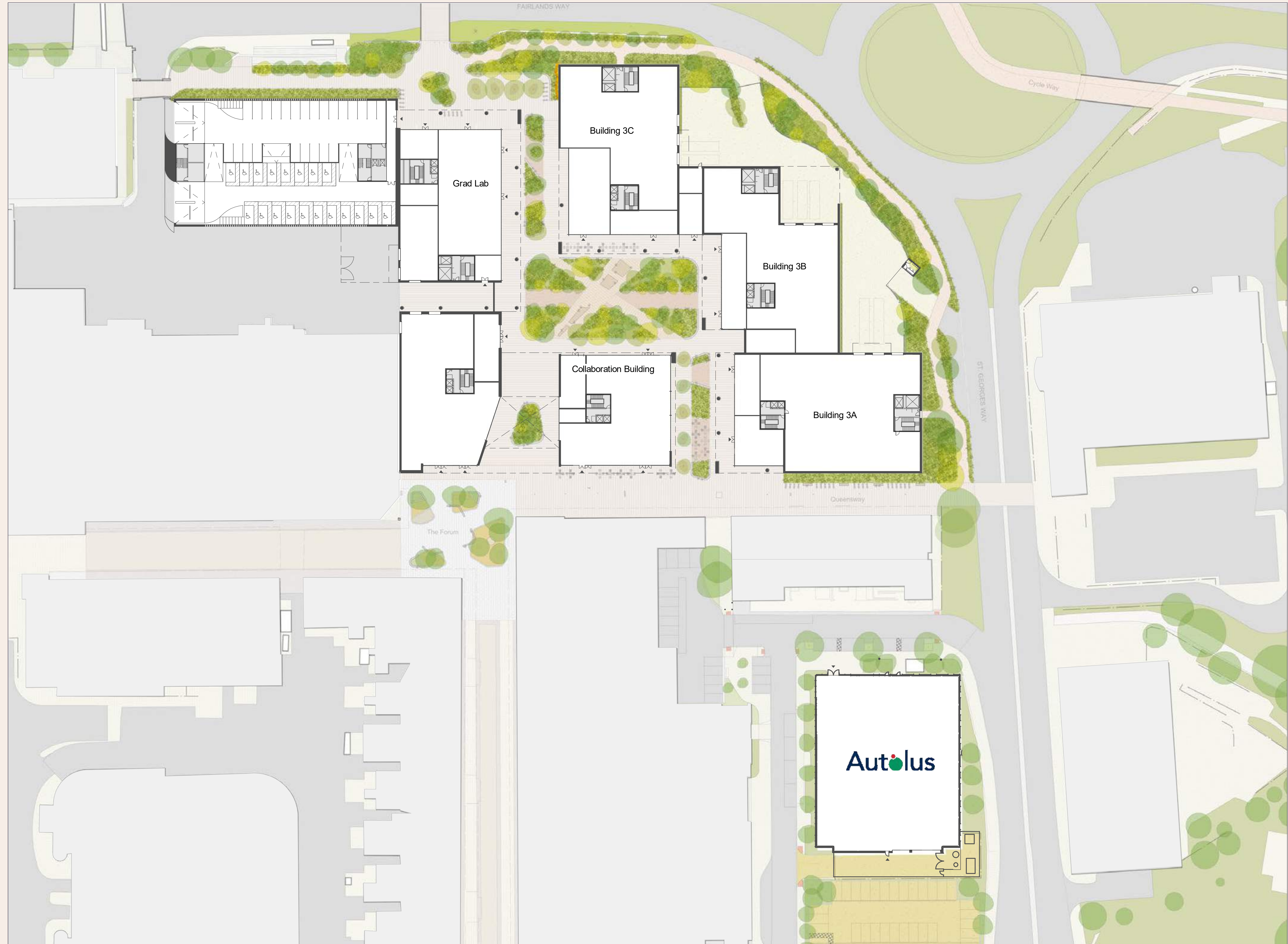


The Assembly



The Assembly

Site Plan
Scale 1:1000
@A3



Key

Building 3A	Building 3B	Building 3C	Building 3D	Collaboration Building	Car Park
Total GIA: 10,003m ² (107,671 sqft)	Total GIA: 10,338m ² (111,277 sqft)	Total GIA: 10,481m ² (112,816 sqft)	Total GIA: 9,099m ² (97,941 sqft)	Total GIA: 7,388m ² (79,524 sqft)	Total spaces - 315
Ground floor plate: 1,438m ² (15,478 sqft) Ground floor dimensions: 159ft x 121ft Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)	Ground floor plate: 1,262m ² (13,584 sqft) Ground floor dimensions: 115ft x 138ft Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)	Ground floor plate: 1,361m ² (14,650 sqft) Ground floor dimensions: 100ft x 144ft Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)	Ground floor plate: 1,000m ² (10,764 sqft) Ground floor dimensions: 87ft x 129ft Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)	Ground floor plate: 1,764m ² (18,988 sqft) Ground floor dimensions: 231ft x 94ft Floor to floor heights: 4m (13.1ft)	

The Assembly

Ground Floor Plan
Scale 1:600
@A3



Key

Building 3A

Total GIA: 10,003m² (107,671 sqft)

Ground floor plate: 1,438m² (15,478 sqft)
Ground floor dimensions: 159ft x 121ft
Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)

Building 3B

Total GIA: 10,338m² (111,277 sqft)

Ground floor plate: 1,262m² (13,584 sqft)
Ground floor dimensions: 115ft x 138ft
Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)

Building 3C

Total GIA: 10,481m² (112,816 sqft)

Ground floor plate: 1,361m² (14,650 sqft)
Ground floor dimensions: 100ft x 144ft
Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)

Building 3D

Total GIA: 9,099m² (97,941 sqft)

Ground floor plate: 1,000m² (10,764 sqft)
Ground floor dimensions: 87ft x 129ft
Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)

Collaboration Building

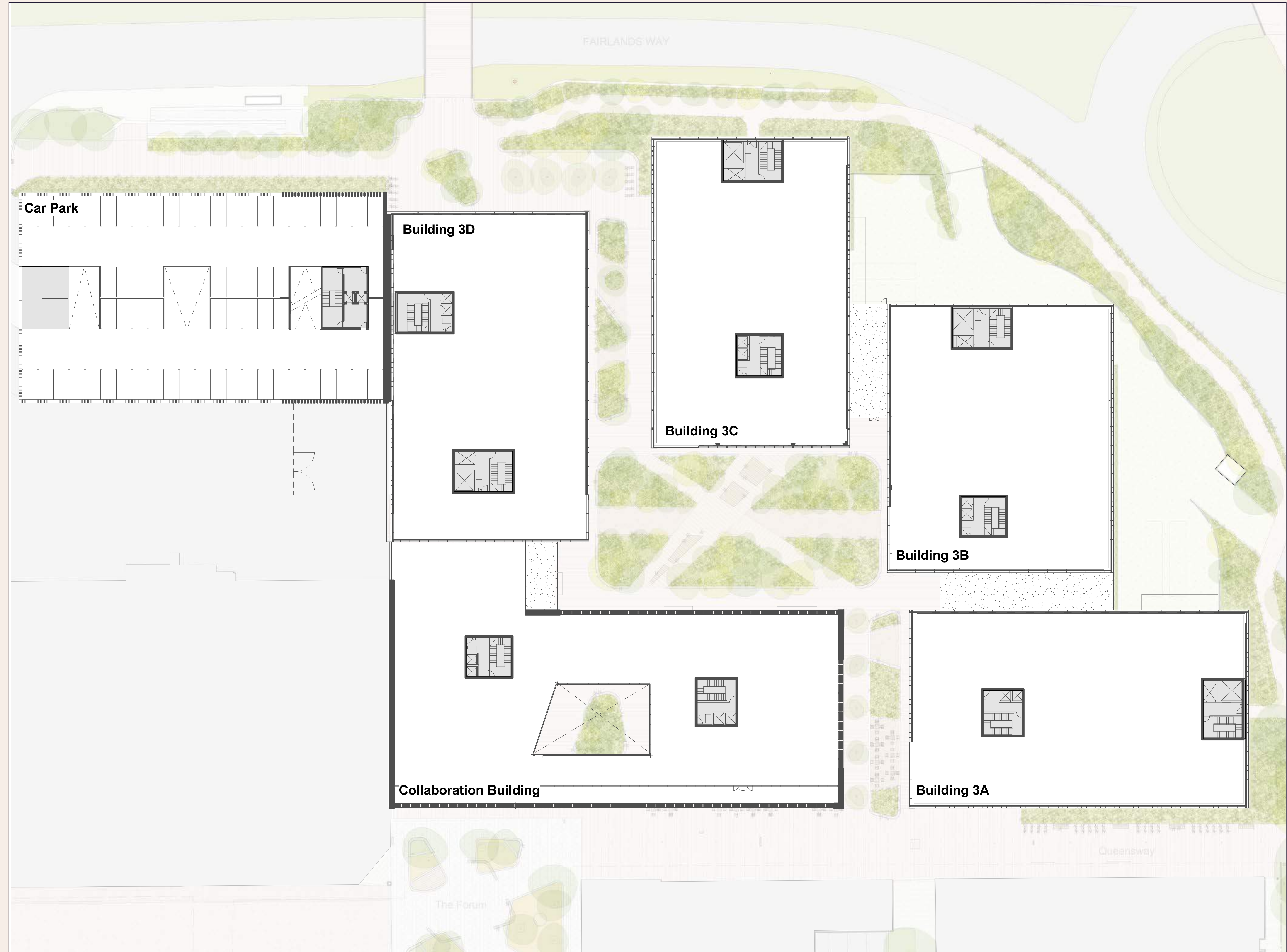
Total GIA: 7,388m² (79,524 sqft)

Ground floor plate: 1,764m² (18,988 sqft)
Ground floor dimensions: 231ft x 94ft
Floor to floor heights: 4m (13.1ft)

Car Park

Total spaces - 315

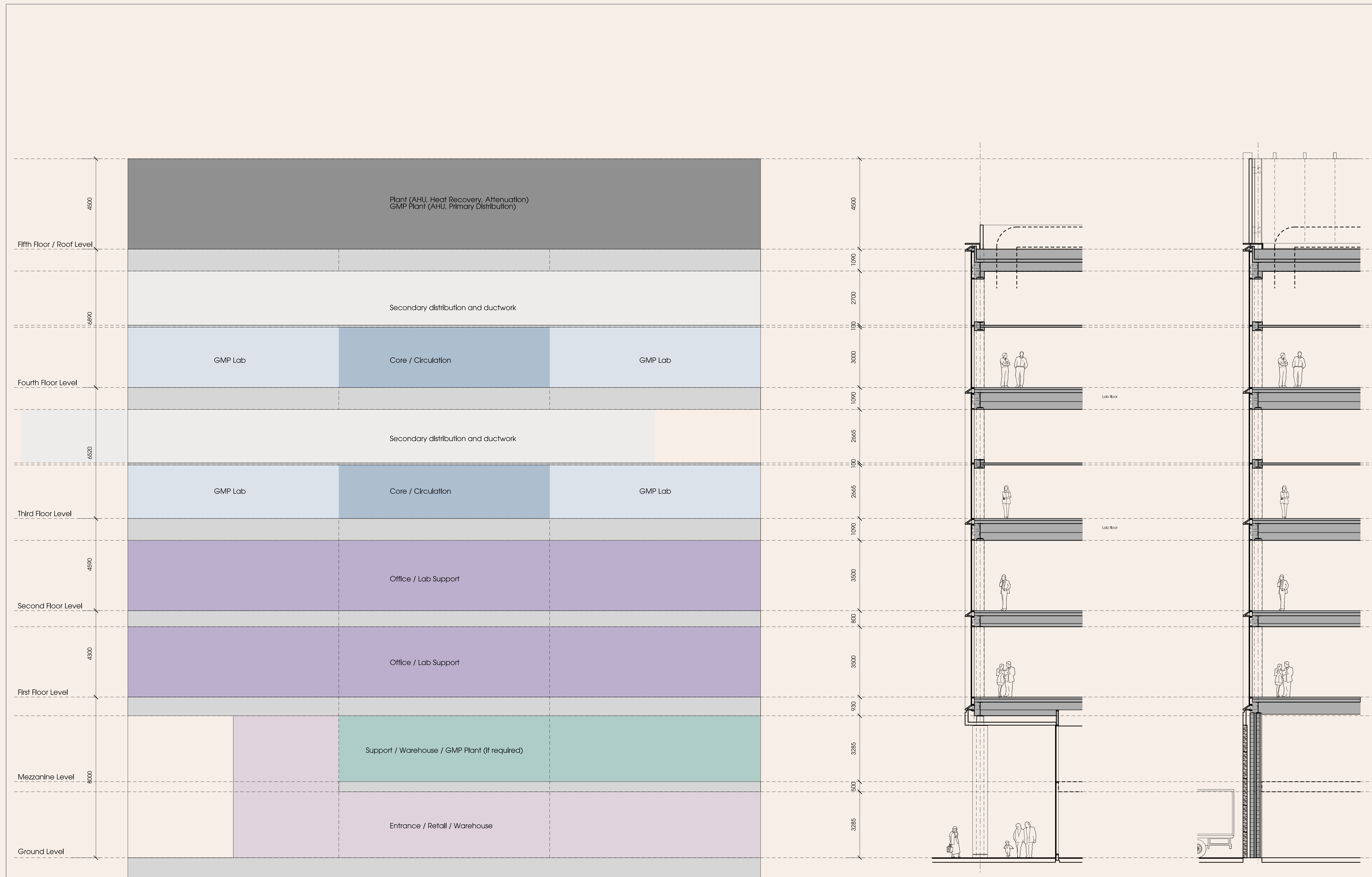
First Floor Plan Scale 1:600 @A3



Key

Building 3A	Building 3B	Building 3C	Building 3D	Collaboration Building	Car Park
Total GIA: 10,003m ² (107,671 sqft)	Total GIA: 10,338m ² (111,277 sqft)	Total GIA: 10,481m ² (112,816 sqft)	Total GIA: 9,099m ² (97,941 sqft)	Total GIA: 7,388m ² (79,524 sqft)	Total spaces - 315
Typical floor plate: 1,575m ² (16,953 sqft) Typical floor dimensions: 172ft x 98ft Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)	Typical floor plate: 1,423m ² (15,317 sqft) Typical floor dimensions: 115ft x 138ft Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)	Typical floor plate: 1,440m ² (15,500 sqft) Typical floor dimensions: 98ft x 157ft Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)	Typical floor plate: 1,530m ² (16,469 sqft) Typical floor dimensions: 98ft x 167ft Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)	Typical floor plate: 1,972m ² (21,226 sqft) Typical floor dimensions: 232ft x 98ft Floor to floor heights: 4m (13.1ft)	

Building 3A Section Scale 1:100 @A1



Key

Building 3A

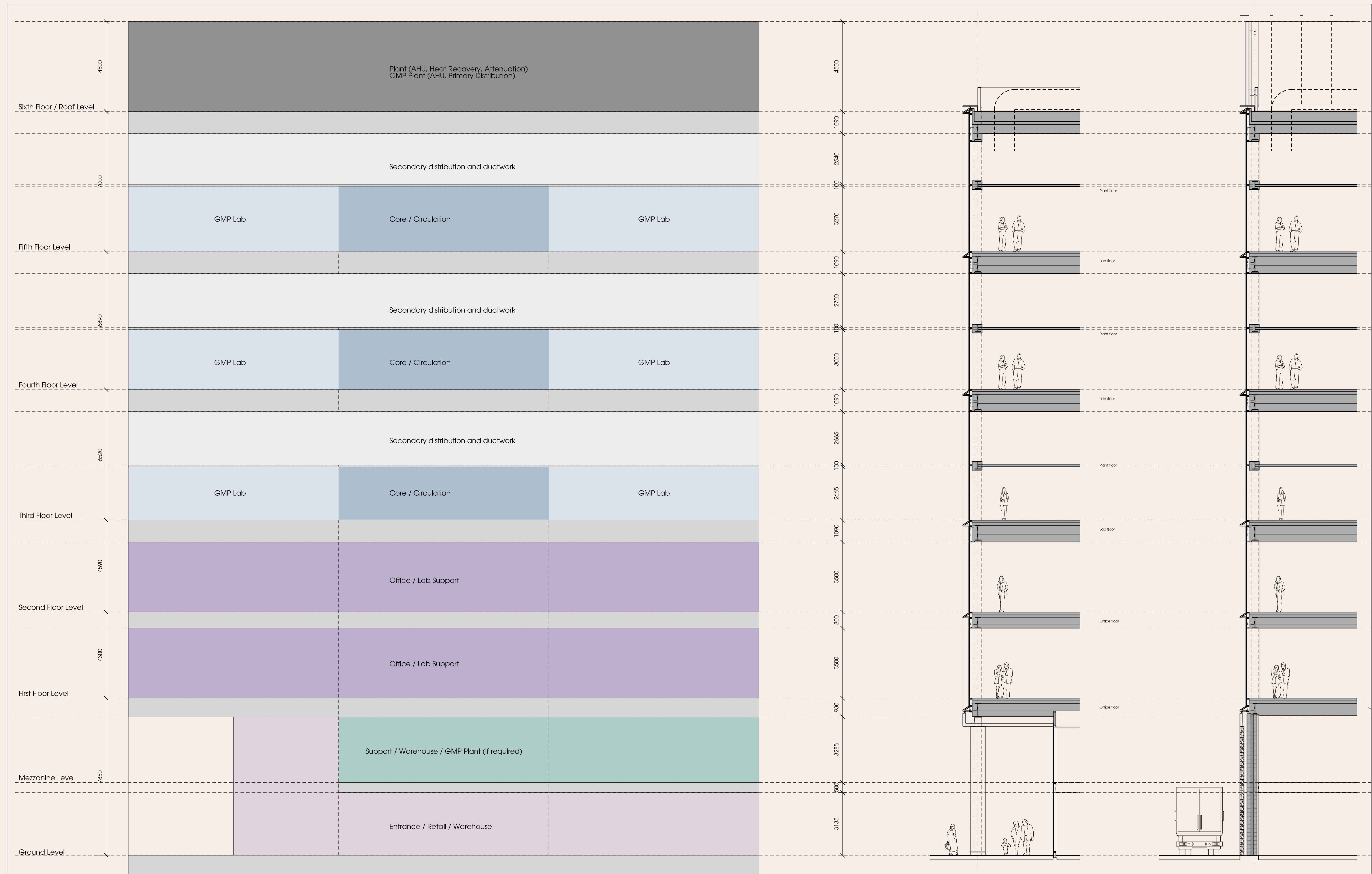
Total GIA: 10,003m² (107,671 sqft)

Typical floor plate: 1,575m² (16,953 sqft)

Typical floor dimensions: 172ft x 98ft

Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)

Building 3B Section Scale 1:100 @A1



Key

Building 3B

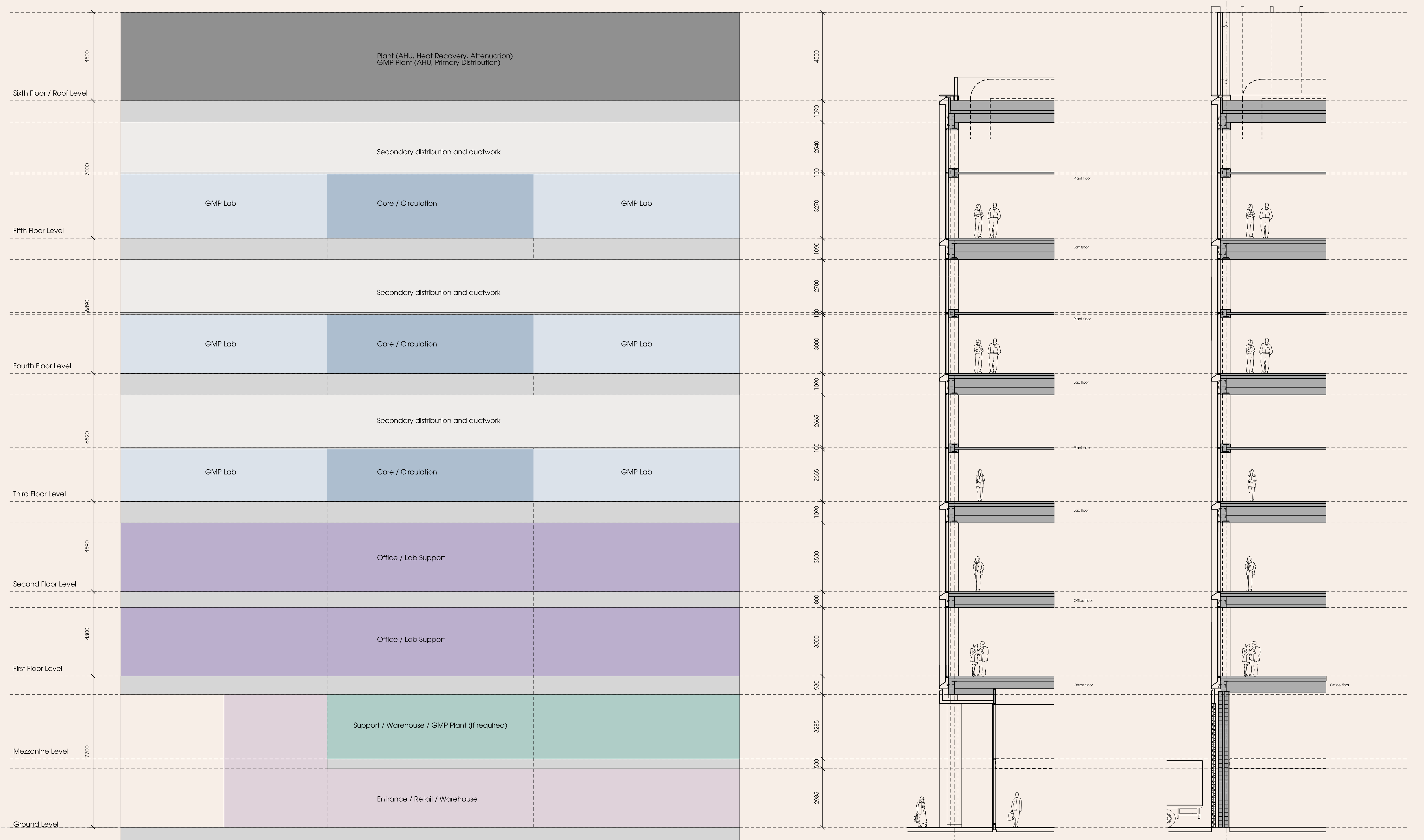
Total GIA: 10,338m² (111,277 sqft)

Typical floor plate: 1,423m² (15,317 sqft)

Typical floor dimensions: 115ft x 138ft

Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)

Building 3C Section Scale 1:100 @A1



Key

Building 3C

Total GIA: 10,481m² (112,816 sqft)

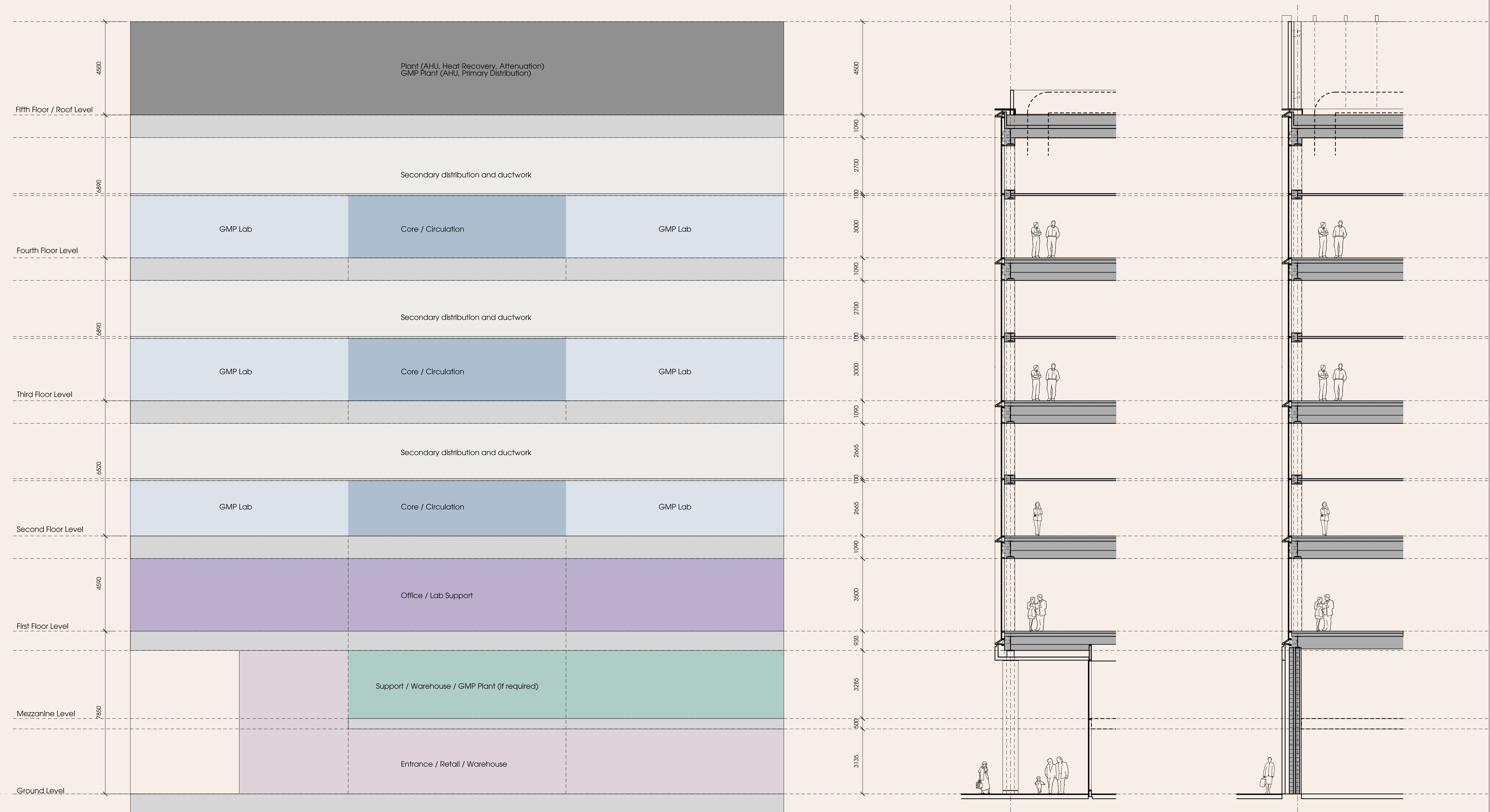
Typical floor plate: 1,440m² (15,500 sqft)

Typical floor dimensions: 98ft x 157ft

Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)

The Assembly

Building 3D Section Scale 1:100 @A1



Key

Building 3D

Total GIA: 9,099m² (97,941 sqft)

Typical floor plate: 1,530m² (16,469 sqft)

Typical floor dimensions: 98ft x 167ft

Floor to floor heights: 4m (13.1ft) to 8m (26.2ft)

Collaboration Building Section Scale 1:100 @A1



Key

Collaboration Building

Total GIA: 7,388m² (79,524 sqft)

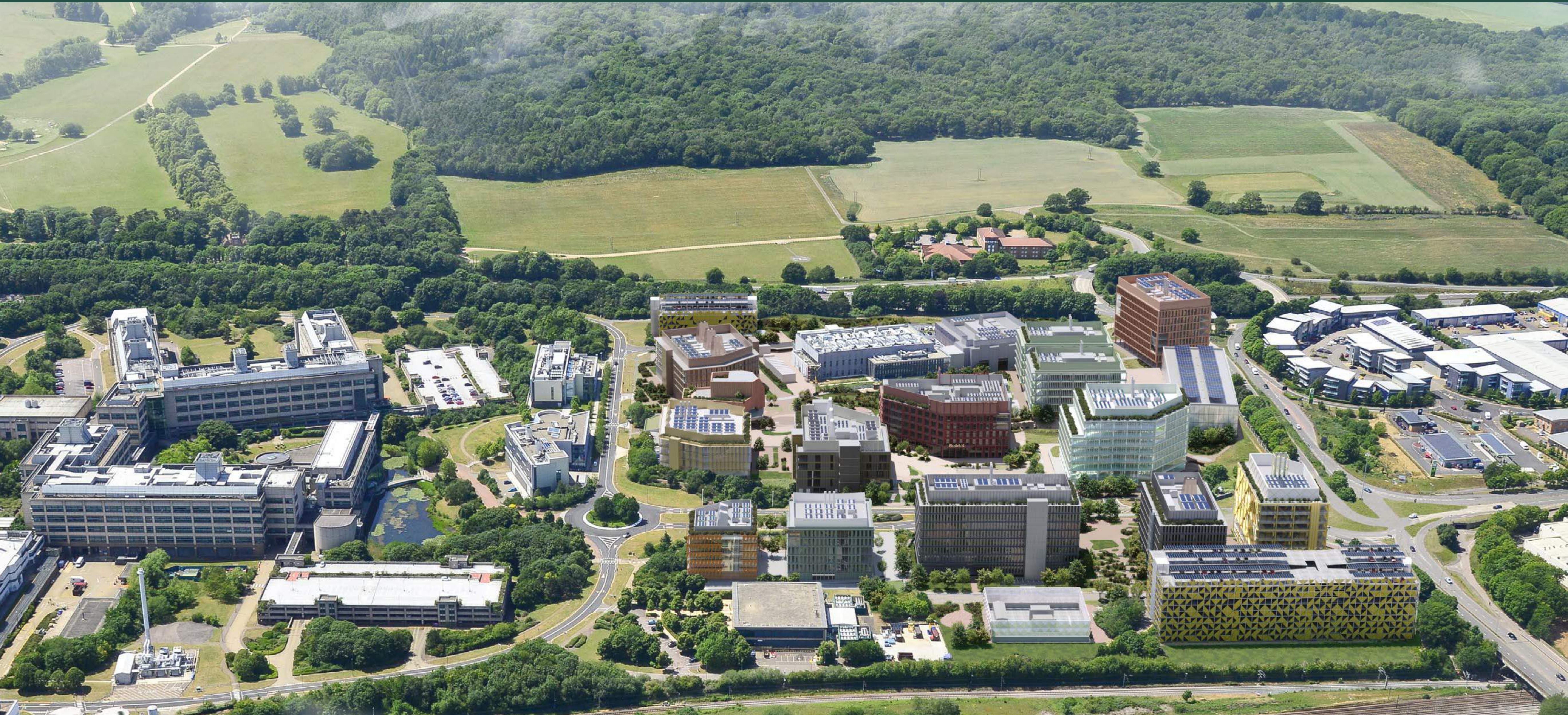
Typical floor plate: 1,972m² (21,226 sqft)

Typical floor dimensions: 232ft x 98ft

Floor to floor heights: 4m (13.1ft)

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.

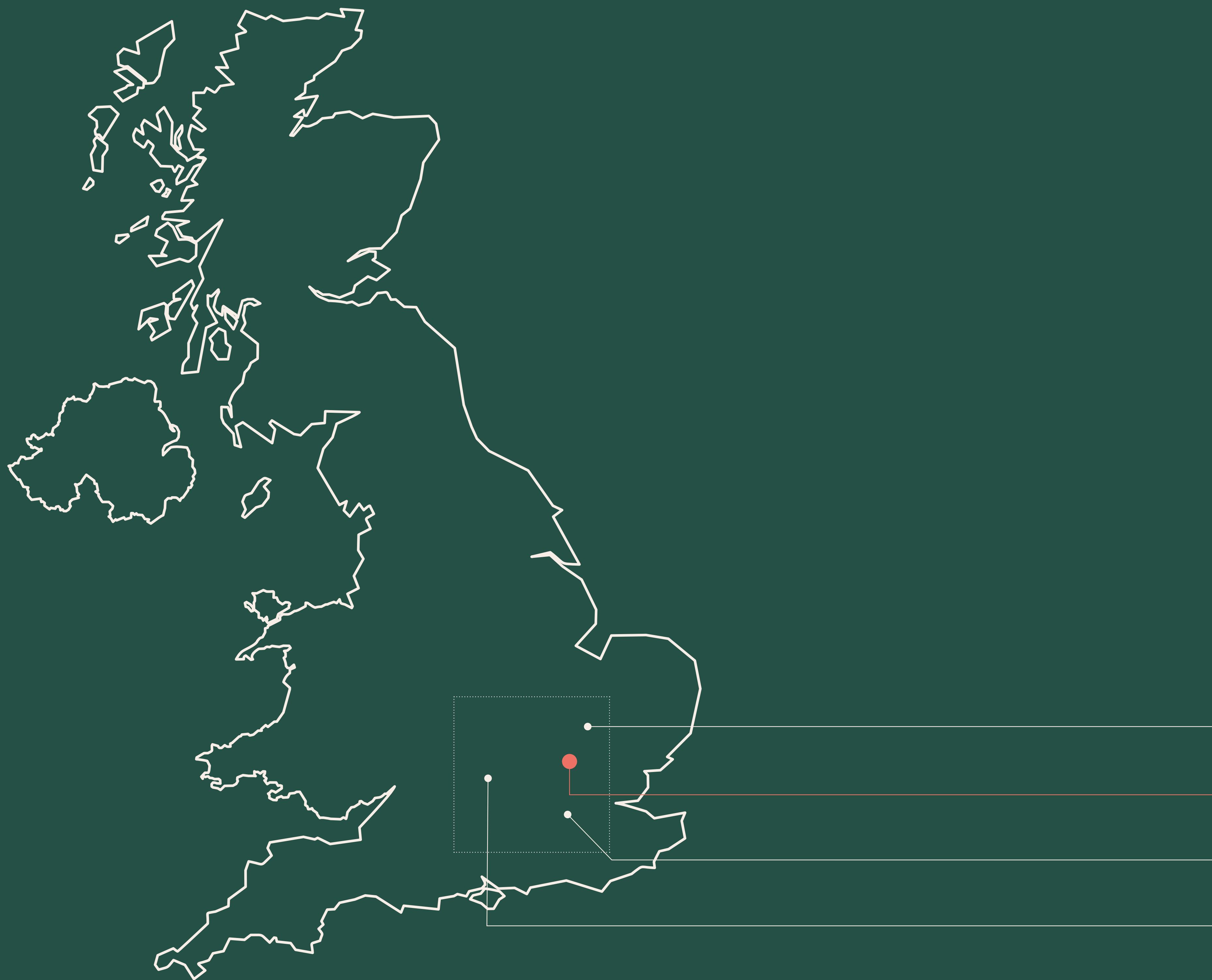
In 2020, private equity investment in R&D activities linked to biotechnology was higher in Stevenage than for the clusters in Cambridge and London, and very close to the figure for Oxford.



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)
Phase 1			
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
Phase 2			
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
Phase 3			
Building 12	125,744	15,718	13.7
Building 13	93,775	23,444	23.6
Building 15	68,200	17,050	23.6
SBC Expansion			
Building 5	80,394	13,994	13.7
Building 6	43,906	10,977	13.7
CTC Expansion			
Building 7	55,678	27,839	23.6

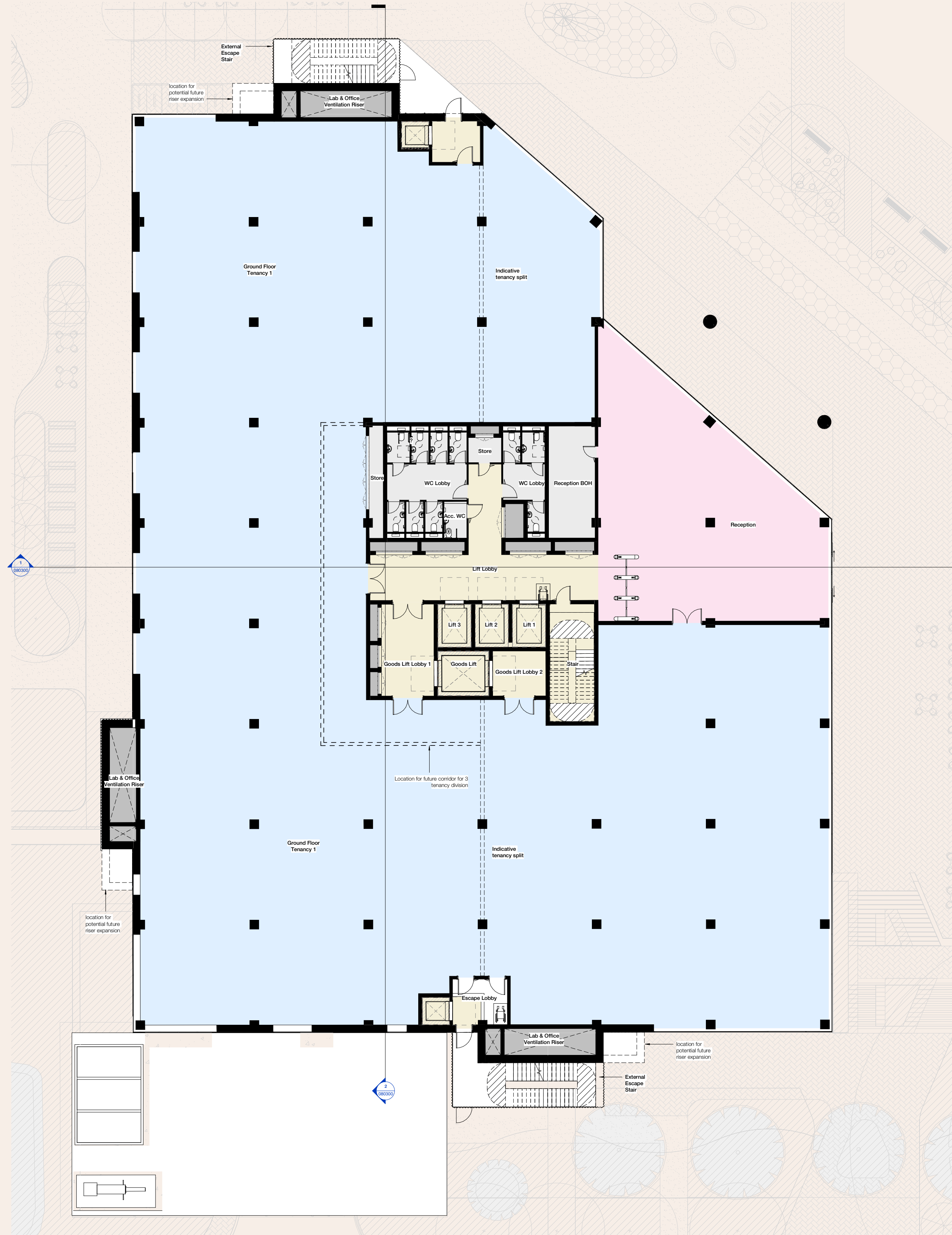


Elevate Quarter



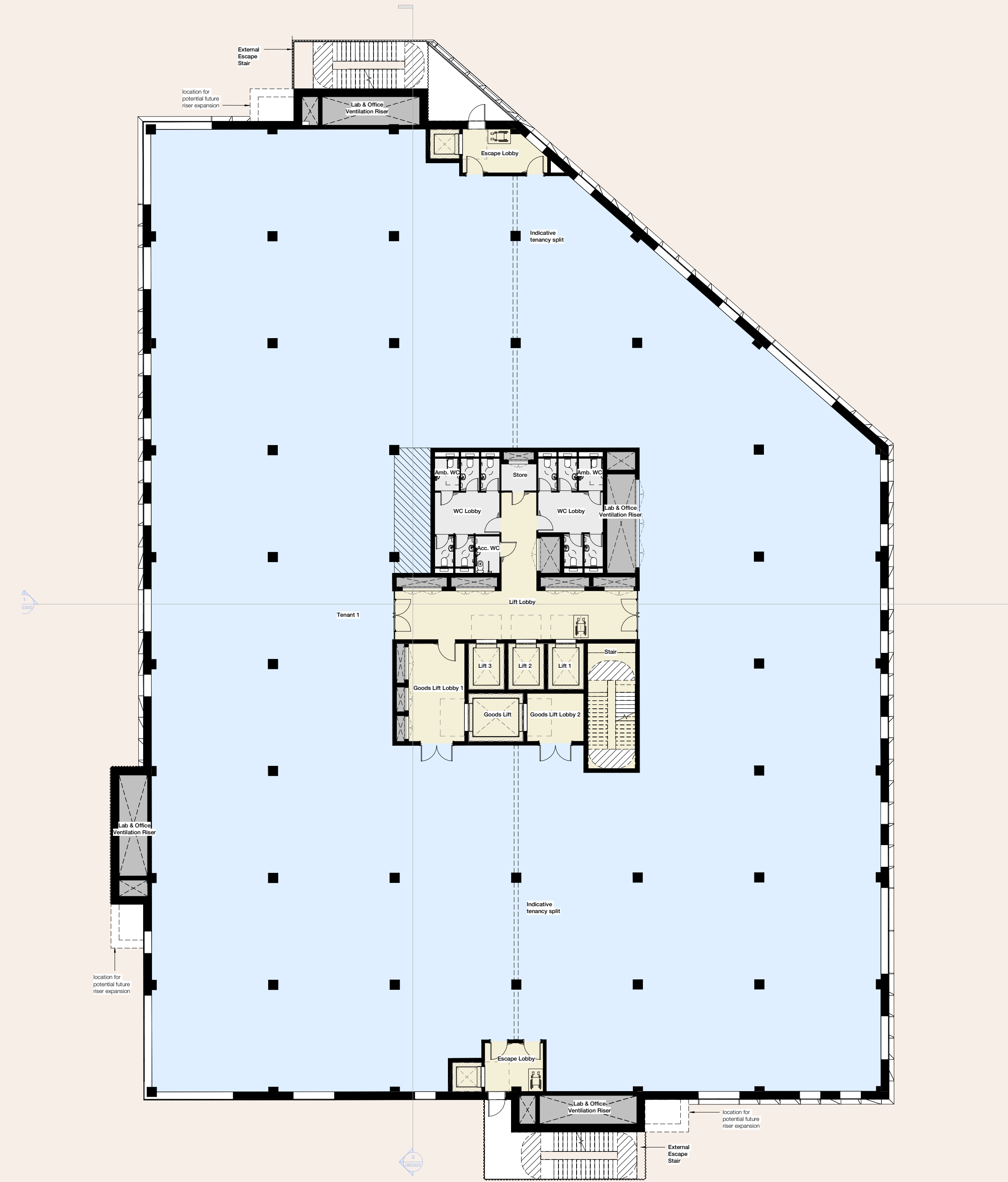


Building 2 Ground Floor Plan



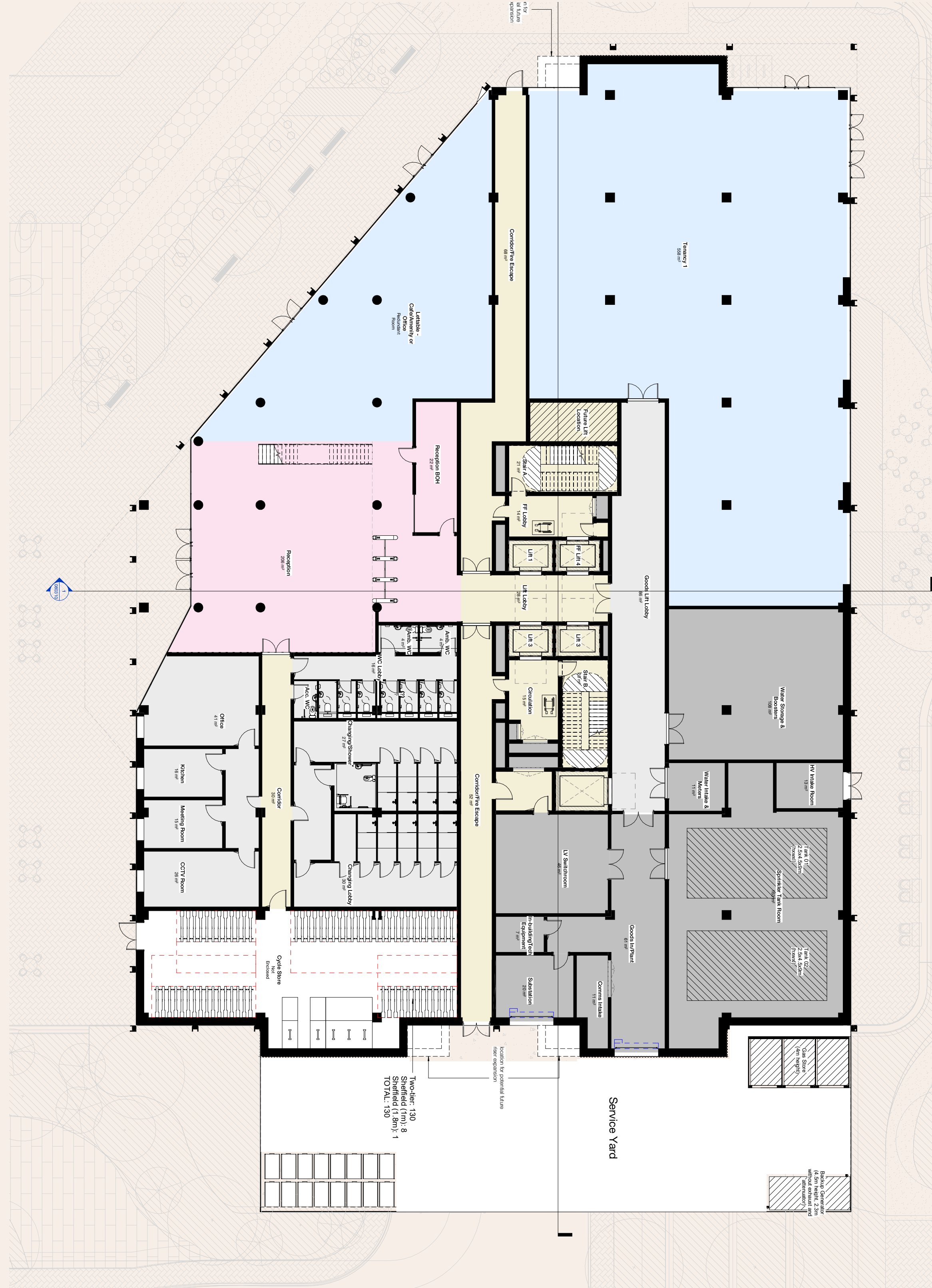
	Total GIA (sqft)	Typical Floor Area (sqft)	Floor to floor height (ft)
Phase 1			
Building 2	119,533	29,883	13.7
Building 4	135,485	27,097	13.7

Building 2 Typical Floor Plan



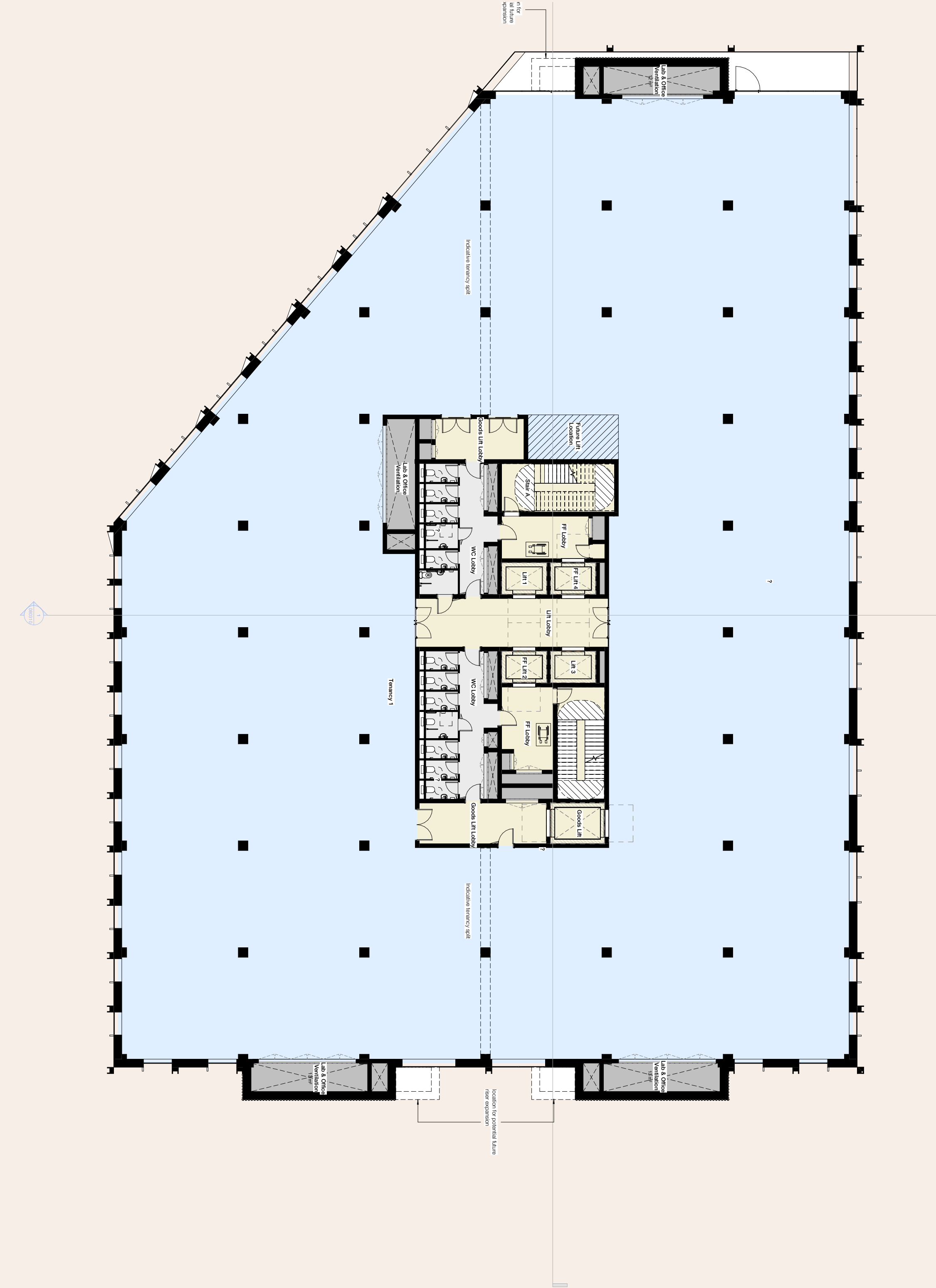
	Total GIA (sqft)	Typical Floor Area (sqft)	Floor to floor height (ft)
Phase 1			
Building 2	119,533	29,883	13.7
Building 4	135,485	27,097	13.7

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

Oxford

Bridge Labs



OVERVIEW

Located at the gateway to Oxford City Centre, Bridge Labs is a state-of-the-art research facility with a surprisingly low carbon footprint.

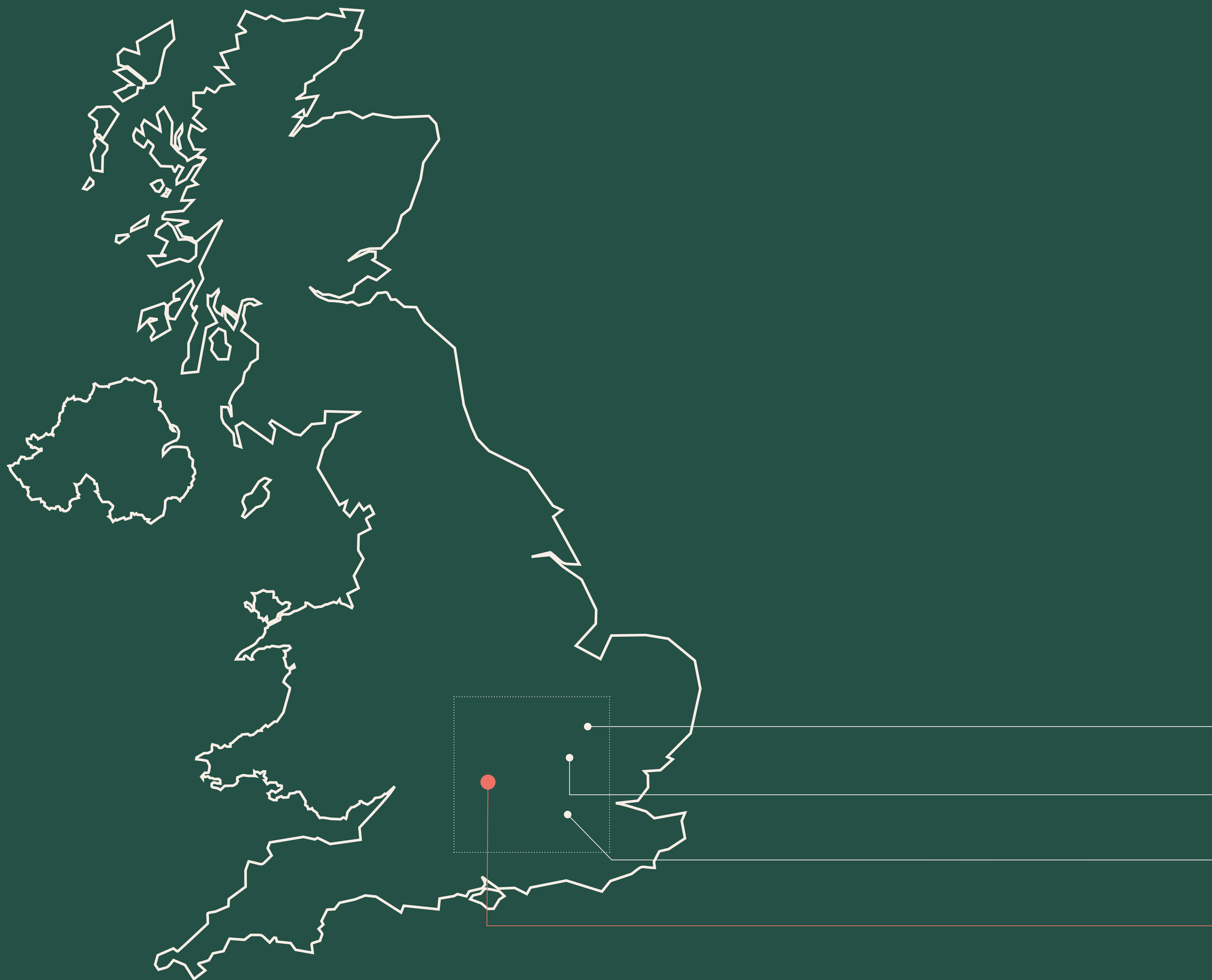
The site is currently home to a 70's office building and book storage facility. The building will be extensively re-imagined, reconfigured and extended to create a state-of-the-art laboratory building. Reusing the robust concrete frame provides 2,520 tCO₂e of carbon savings, equivalent of 4,271 flight passengers from London to New York of carbon savings over new build and we hope it will be our most environmentally friendly research facility to date.



Bridge Labs

LOCATION

200 metres from Oxford railway station, Bridge Labs offers a location most could only dream of.



Cambridge
The Platform

Stevenage
The Assembly & Elevate Quarter

London North
Ascend

Oxford
Bridge Labs

The re-imagined building will offer approximately 115,00 sqft of purpose-built laboratory and office space that will become Oxford's most sought-after address in the life science and technology sectors.

Bridge Labs provides a unique offering of life science space in Oxford City Centre to a very under-supplied market with strong and growing demand.

SUMMARY

- 1 — Unrivalled Oxford city centre location
- 2 — Shell and Core and fully fitted options available
- 3 — Low carbon emissions in construction re-utilising existing concrete structure

TIMING

- 1 — Planning to be submitted Q2 2023

SPECIFICATION

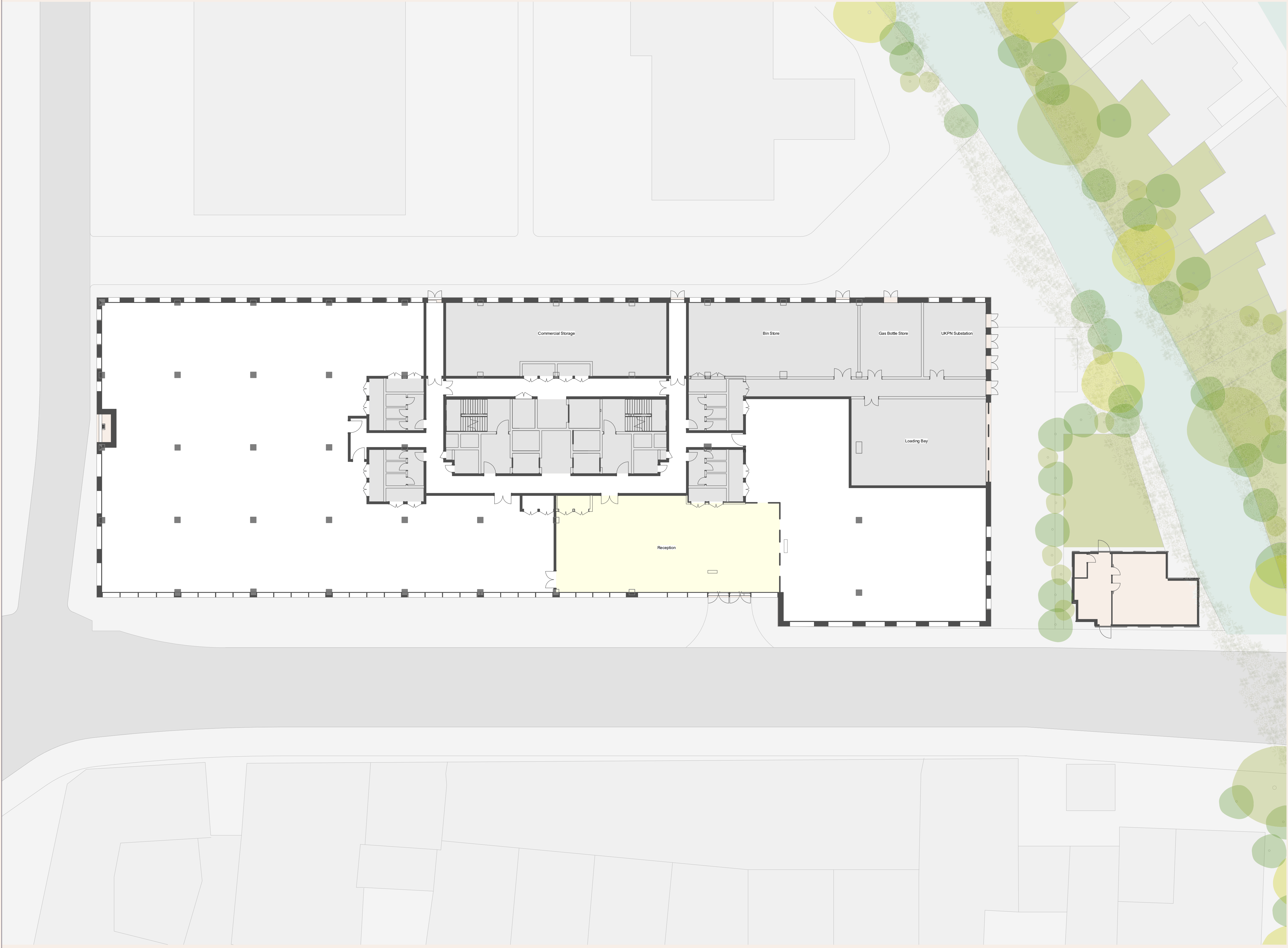
- 1 — Achieving BREEAM Excellent and targeting Outstanding
- 2 — Spaces available: 30,000—115,000 sqft
- 3 — 30,000 sqft floor plates
- 4 — Floor-to-floor height: 4.0—4.8m



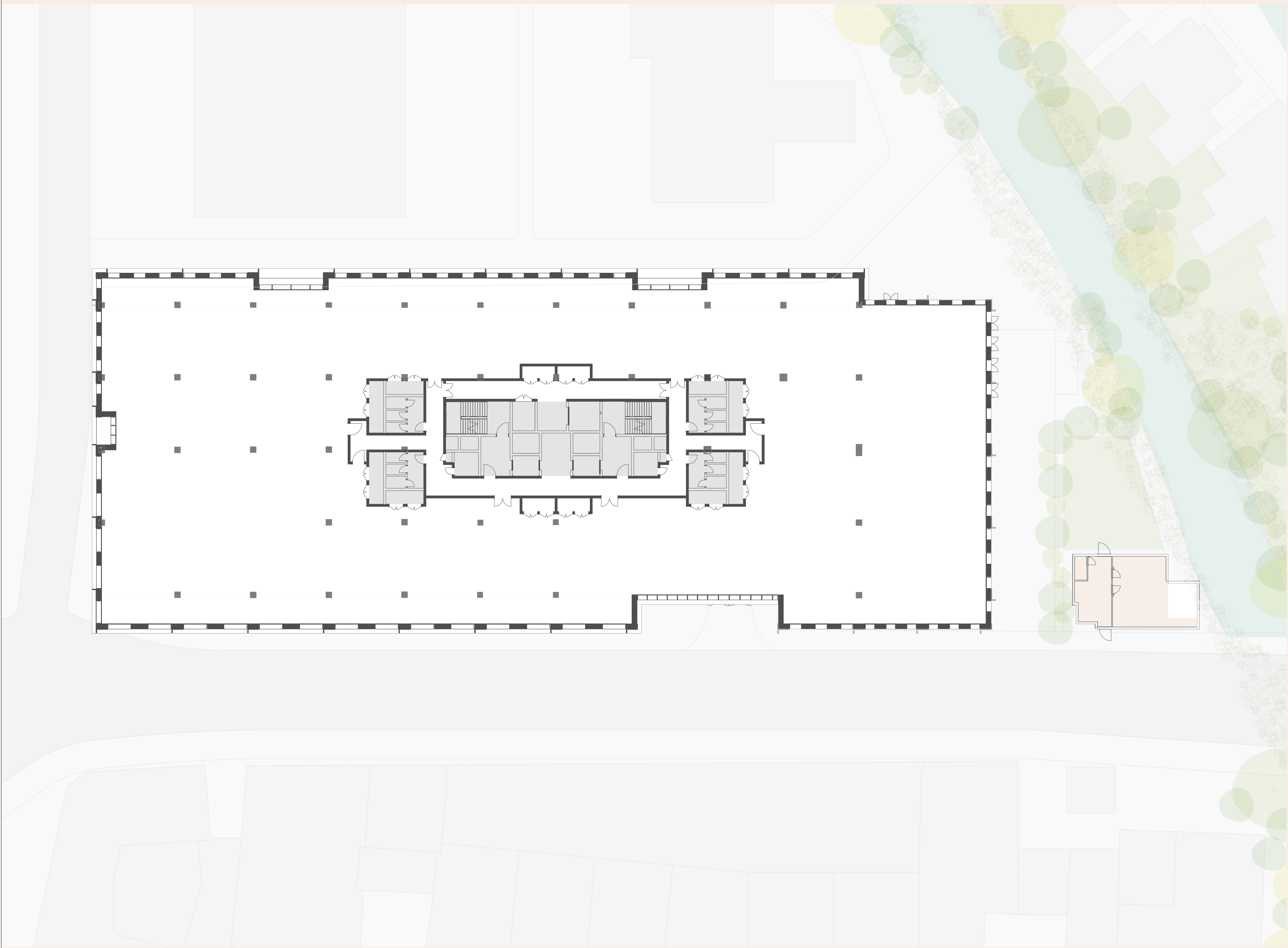


Bridge Labs

Ground Floor Plan
Scale 1:400
@A3



Typical Floor Plan
Scale 1:400
@A3



London

Ascend



OVERVIEW

Revitalising and growing on an important existing cluster located at the heart of the Golden Triangle along the A1(M) adjacent to The National Institute for Biological Standards and Control (NIBSC).

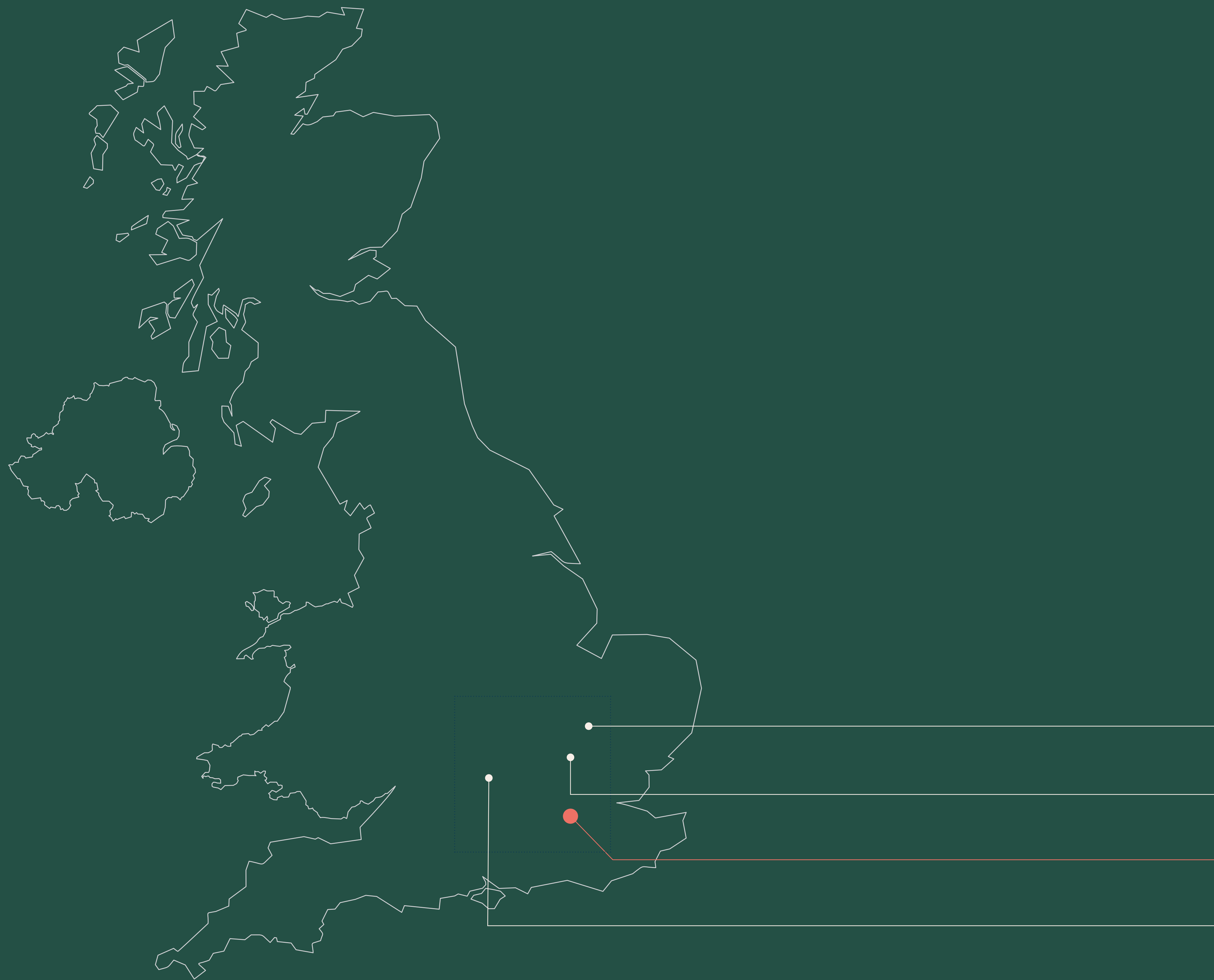
Three new laboratory buildings will form a state-of-the-art life science campus at the former Cancer Research UK biotherapeutics facility near Potters Bar.

The existing facility will be refurbished as part of this sustainable development, which is utilising off-site modular construction and on-site renewable energy.



LOCATION

A stone's throw from both Stevenage and central London, Ascend is designed as an incubator.



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

A stone's throw from both Stevenage and central London, Ascend is designed as an incubator where start-ups and smaller companies can commercialise cell and gene therapies.

The site will continue to have a bias towards cancer care and cures, with CRUK continuing to play a significant role and running two important cancer research projects from the completed facility.

SUMMARY

- 1 — 60,000 sqft of office, labs and GMP facilities
- 2 — Pre-let to Ascend Cell and Gene and in collaboration with Cancer Research UK who will be utilising the facility for oncology projects
- 3 — Unique campus setting just moments from central London
- 4 — 20 minute drive from Stevenage and an important part of this growing A1M manufacturing corridor

TIMING

- 1 — Planning consent granted and under construction
- 2 — Scheduled for completion Q3 2025

SPECIFICATION

- 1 — Modular off-site construction for speedy delivery
- 2 — Utilising on-site renewable energy
- 3 — Achieving BREEAM Excellent and targeting Outstanding
- 4 — Forge are working with UCL on 100,000 sqft of GMP and R&D space on an adjacent site
- 5 — Floor-to-floor height: 3.90—4.95m



Ground Floor Plan
Scale 1:500
@A3



Cambridge

The Platform



The Platform

OVERVIEW

A new sustainable life science scheme delivering world class facilities in Cambridge City Centre to meet the growing demand for purpose built laboratory facilities.

The building will be redeveloped through environmentally conscious design that raises the bar for low carbon development, to create state-of-the-art laboratory buildings offering world class facilities for innovation.

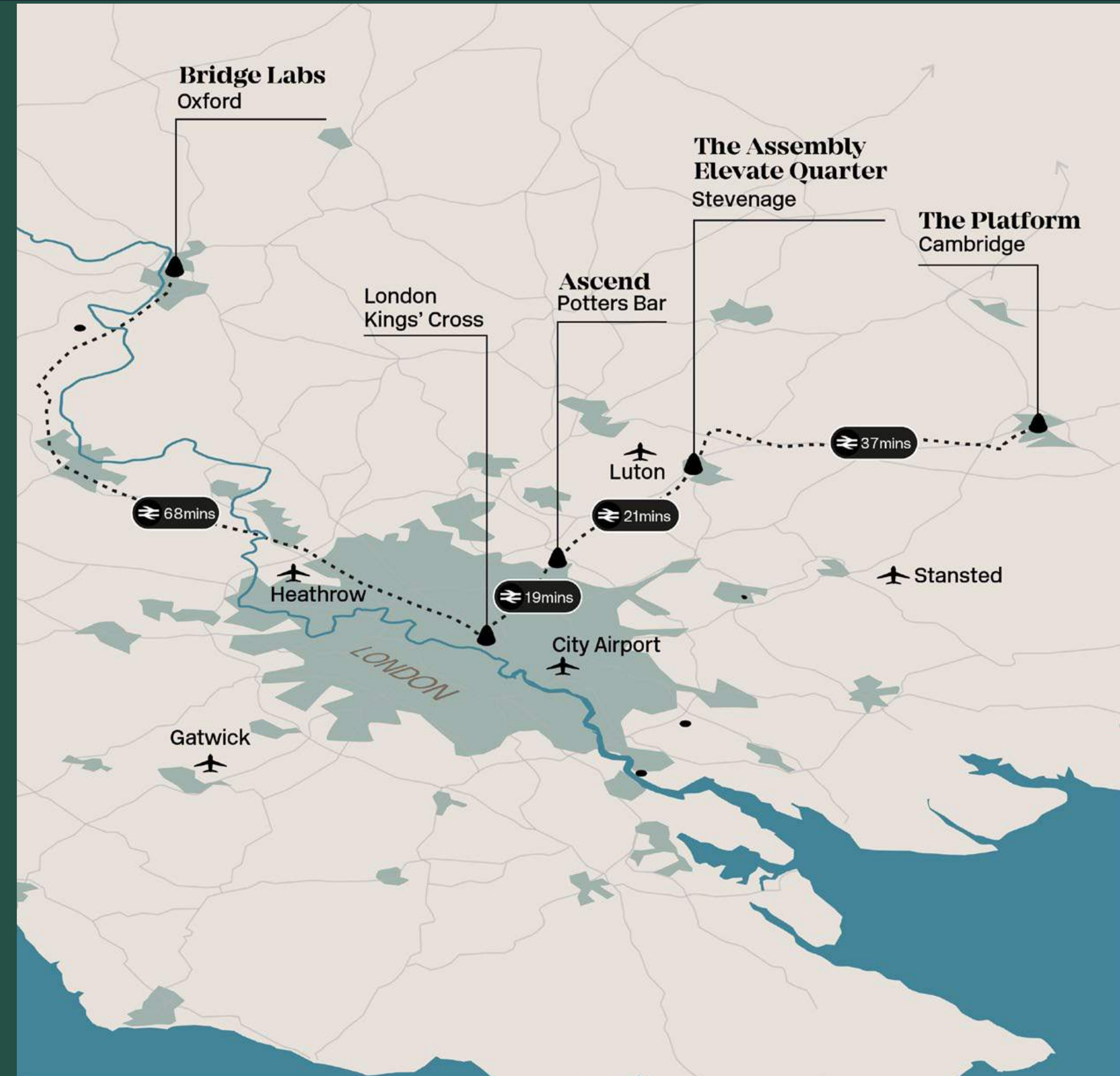
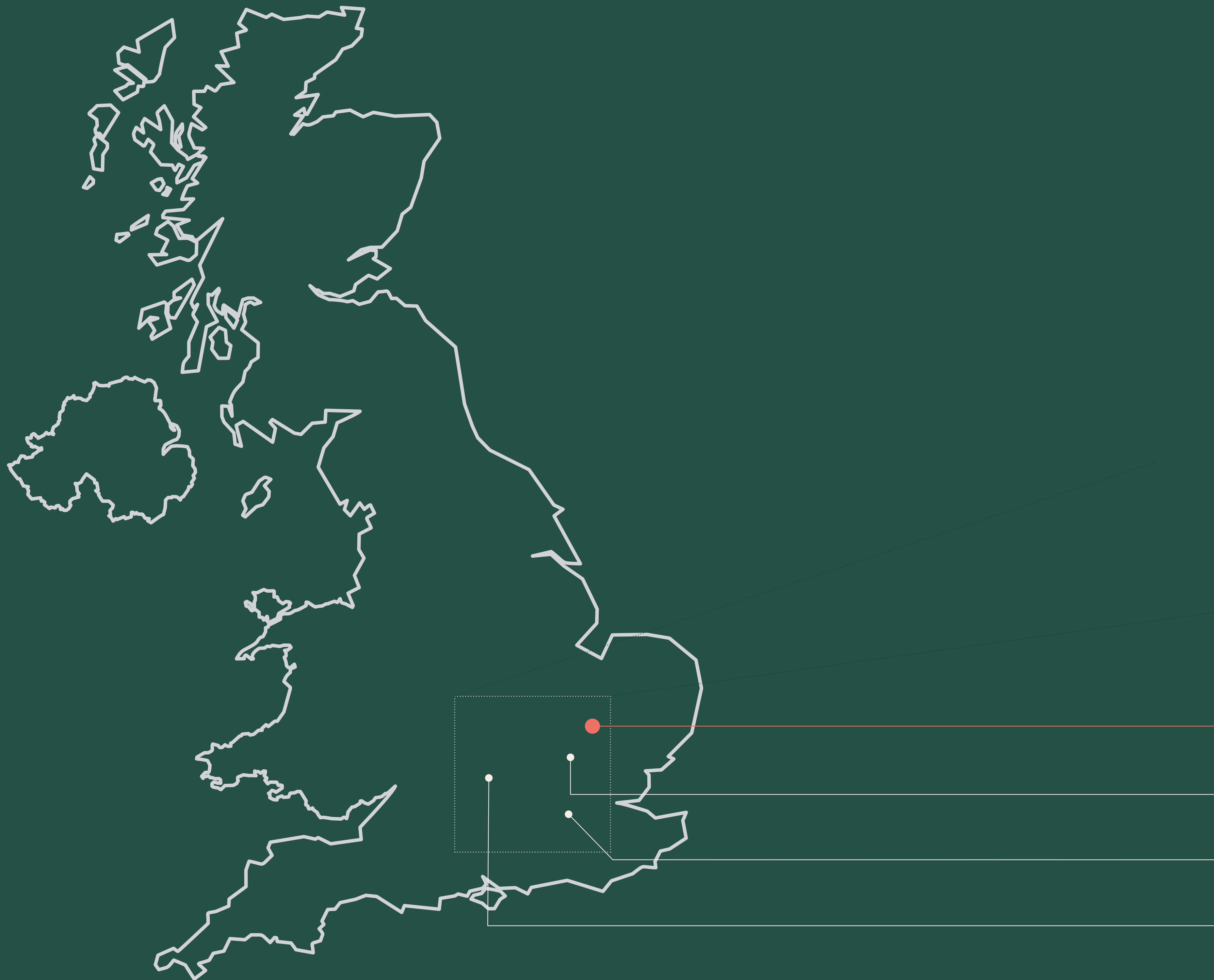
The development will offer a newly enhanced landscaped environment promoting health, well being and equality.



The Platform

LOCATION

350,000 sqft of R&D labs
in Cambridge City Centre.



A new, sustainable, three-building Life Science Campus on the fringe of the City Centre meeting the growing demands from the sector for purpose built, long term accommodation in close proximity to one of the worlds epicentres for academic excellence.

The development includes enhanced public realm and landscape amenities as well as world class adaptable facilities for research innovation and working.

The planet conscious design raises the bar for low carbon construction and creates a development with a lifecycle in excess of 150 years.

Cambridge
The Platform

Stevenage
The Assembly & Elevate Quarter

Oxford
Bridge Lab

London North
Ascend

The Platform

SUMMARY

- 1 — Vibrant central Cambridge location
- 2 — Shell and Core and fully fitted options available

TIMING

- 1 — Planning to be submitted Q3 2023
- 2 — First phase delivery from Q2 2026

SPECIFICATION

- 1 — 350,000 sqft of R&D labs, with suites from 6k-25k sqft
- 2 — BREEAM Excellent and targeting Outstanding / EPC A
- 3 — Floor-to-floor height: 4.1m



The Platform

Ground Floor Plan
Scale 1:850
@A3



The Platform

Typical Floor Plan
Scale 1:850
@A3



Contact

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Forge_Kn

 UBS Reef Group

Powering Innovation