

# Riverlabs: Strengthening the next-generation of life-science history makers in Ware

- *Riverlabs is ready to boost the Golden Triangle's ability to operate as a super-cluster.*
- *Purpose-built R&D space in Ware is ready for fit-out immediately.*
- *High-spec lab space will build on Hertfordshire's scientific heritage.*

Building on the legacy of outstanding science in Hertfordshire, Riverlabs is history in the making for life science occupiers.

By breathing life into the 28-acre Campus, the transformation of this ex-GSK facility will bolster the already impressive science and innovation credentials of the county.

## A pioneering past

If you look into the past, you can understand why the important and influential events that unfolded in Ware have had such an incredible influence on the scientific world and humanity.

The desire to learn and discover is potentially the greatest vestige of the Scientific Revolution in the 17th century - a precursor to modern science as we know it today - and Ware's scientific foundations were first documented in 1715. It is known that Silvanus Bevan, a quaker apothecary, established a shop and began selling high-quality medicines which later became Allen and Hanbury's.

Following World War 2, the company steadily became dependent on reach-based drug discovery, a process which accelerated in 1958 after Allen and Hanbury's accepted an offer to become a subsidiary of Glaxo Laboratories Ltd - GSK as it now.

Major discoveries on the Ware site include Dictol for the prevention of lungworm in cattle; salbutamol (Ventolin) and inhaled steroids for the treatment of asthma; ranitidine (Zantac) for gastric ulcers; and ondansetron (Zofran) for the suppression of nausea associated with chemotherapy treatment.

GSK retains a strong presence in the town today.

## Enquiring minds aplenty

Hertfordshire's scientists are well-known for their outstanding scientific, enquiring and inventive minds throughout history including Audrey Peattie, NHS Pathology Technician, who helped pioneer pregnancy tests in the 1950s; Sir Thomas Dimsdale set up a smallpox inoculation house in Hertford; Sir John Bennet Lawes, pioneer of science, farming and industry, founded the Rothamsted Experimental Station which now has an international reputation for agricultural research; and Peggy Hodges OBE, engineer, mathematician and physicist known for her work on guided defence technology, funded the "Peggy Hodges Prize" for the highest performing female student completing the second year of a full time MEng/BEng Engineering degree at the University of Hertfordshire.

There are also numerous inventions and ideas developed in Hertfordshire that have helped shape and inspire the world. From engineering and food to entomology discoveries and cutting-edge science, the county has been at the forefront of change and is home to many world and UK-firsts:

- The world's first satellite to monitor the planet's winds.
- The world's first jet airliner.
- The world's first superbike.

- The world's first industrial process for mass producing steel.
- The world's first Garden City.
- The UK's first roundabout.
- The birthplace of paper's industrial revolution.

## Here today, more tomorrow

Hertfordshire's life sciences sector in particular has taken the country and the world by storm with now over 200 life sciences businesses in the county. The role of 'big pharma' has been critical.

Through major companies like GSK, MSD (Merck Sharp & Dohme) and Roche, Hertfordshire has seen periods of investment and growth in pharmaceuticals since the 1930s – partly because of its proximity to London and partly because pharmaceutical businesses have been able to secure major sites.

This has created and attracted a highly skilled workforce, supply chain and manufacturing opportunities, and the emergence of a global cell and gene therapy cluster.

In its Strategic Economic Plan, Hertfordshire LEP identifies “maintaining global excellence in science and technology” as its first priority. One of the key enablers of this is to provide the workplaces for this to happen.

Last year, over £2.45 billion was invested into life sciences real estate across the UK's Golden triangle according to Cushman & Wakefield's latest report.

But it also highlights that a lack of purpose-built life sciences space limited leasing volumes in 2022. While supply increased by 350,000 sq ft last year, the report says that it's not until 2025/26 that approximately four million sq ft of supply will be delivered. That's a long time to wait and could limit the growth of life science companies that are ready to scale up.

The great news is, if you're looking for existing, purpose-built R&D space in the Golden Triangle that is ready for fit-out immediately, then Riverlabs is already here and ready to boost the Golden Triangle's ability to operate as a super-cluster.

Home to GSK for 50+ years, and within a 45-minute radius of major life science clusters in London, Cambridge and Stevenage, Riverlabs is perfectly positioned in an established life sciences ecosystem. The Campus will help to ensure the continued growth and evolution of life sciences in the UK.

## Building on the past to influence the future

Riverlabs is a remarkable chance for life science occupiers to continue the legacy of outstanding science in Ware.

**Dianne Lee, Chair, Life Sciences Industry Panel, Hertfordshire LEP** said: *“The investment being made into the extensive transformation of this ex-GSK site will certainly help to drive local economic growth, further investment and job creation. The development of this site has been identified as a key action in the Life Sciences Sector Action Plan, safeguarding commercial land for life sciences and providing much needed growing on space for companies in the sector looking to scale up. Building on the outstanding science legacy in Hertfordshire, the new Riverlabs campus will further elevate Hertfordshire's central position within the Oxford-London-Cambridge golden research triangle.”*

An intelligent refresh, transforming the Campus' current labs into modern, welcoming and sustainable working environments, will take place in three phases in order to address the chronic shortage of UK life science space with almost immediate effect.

**Andrew Somerville, Science and Research Sector lead at Hoare Lea** added: *“It is widely accepted that a lack of available laboratory space is curbing the UK's scientific ambitions. Riverlabs will play a significant role in providing immediately-available lab space to allow today's life science companies to build their pipeline, grow their business, and develop the game-changing treatments and therapies of tomorrow. Even better, the development is making use of the existing building stock so that we can save embodied carbon and support our sustainability vision for the project.”*

Currently available is Riverlabs 1. With occupation possible from May 2023, Riverlabs 1 offers 141,423 sq ft (GIA) of ready-built, affordable, wet laboratory and write-up space over four floors. The accommodation will be extensively refurbished to suit occupier needs with the benefit of existing high-quality equipment, including ducted fume cupboard provision.

The next opportunity, available for fit-out from May 2023 is Riverlabs 2 – 219,900 sq ft (GIA) of wet laboratory and write-up space over three floors. The first floor consists of existing fully fitted flex-labs with the remainder of the building refurbished to the latest industry standards. The labs are suitable for use from CL2 to CL4 with a maximum 30 air changes per hour.

## Make your mark on history

Don't miss out on the unique and rare opportunity to become part of the next-generation of life-science history makers.

Contact the joint agents - JLL and Creative Places - and seize the prospect to secure pre-existing purpose-built lab space at Riverlabs.

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Discover more about Riverlabs here: [www.riverlabsware.com](http://www.riverlabsware.com)

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