

# Sovereign House



ABINGDON  
SCIENCE PARK

 **KADANS**  
Science Partner



**New Refurbished Laboratory and office facility in established Abingdon Science Park.**

Kadans are excited to add a further 17,600 sq ft to the established and successful Abingdon Science Park. Sovereign House is a newly refurbished building providing high quality laboratory and office accommodation over two floors. We can provide a range of size accommodation from 3,000 sq ft onwards.

The building will add to the heart of the established science & technology cluster. The building can be offered as a bespoke fully fitted laboratory and office facility or delivered to CAT A specification.



# Location

## Abingdon Science Park

Situate your company at the heart of one of Europe's most vibrant science & technology ecosystems.

Located less than a mile from Abingdon town centre and within walking distance of all town centre amenities including the adjoining White Horse Leisure Centre accessed via a footpath from Barton Lane. There are a number of footpaths and cycleways allowing for pedestrian access and a regular bus service running along Audlett Drive into the town centre.

We're also well located to help you realise those opportunities that lie further afield. London can be reached in under 40 minutes from the nearby Didcot Parkway rail station, and Heathrow Airport is accessible in under an hour.

### BY ROAD

**10**  
MILES Oxford City Centre

**48**  
MILES Heathrow

**60**  
MILES London

**79**  
MILES Bristol

### BY RAIL

(from Didcot Parkway)

**40**  
MINS London Paddington

**21**  
MINS Reading

**57**  
MINS Bristol

**126**  
MINS Birmingham



# A thriving ecosystem of innovation

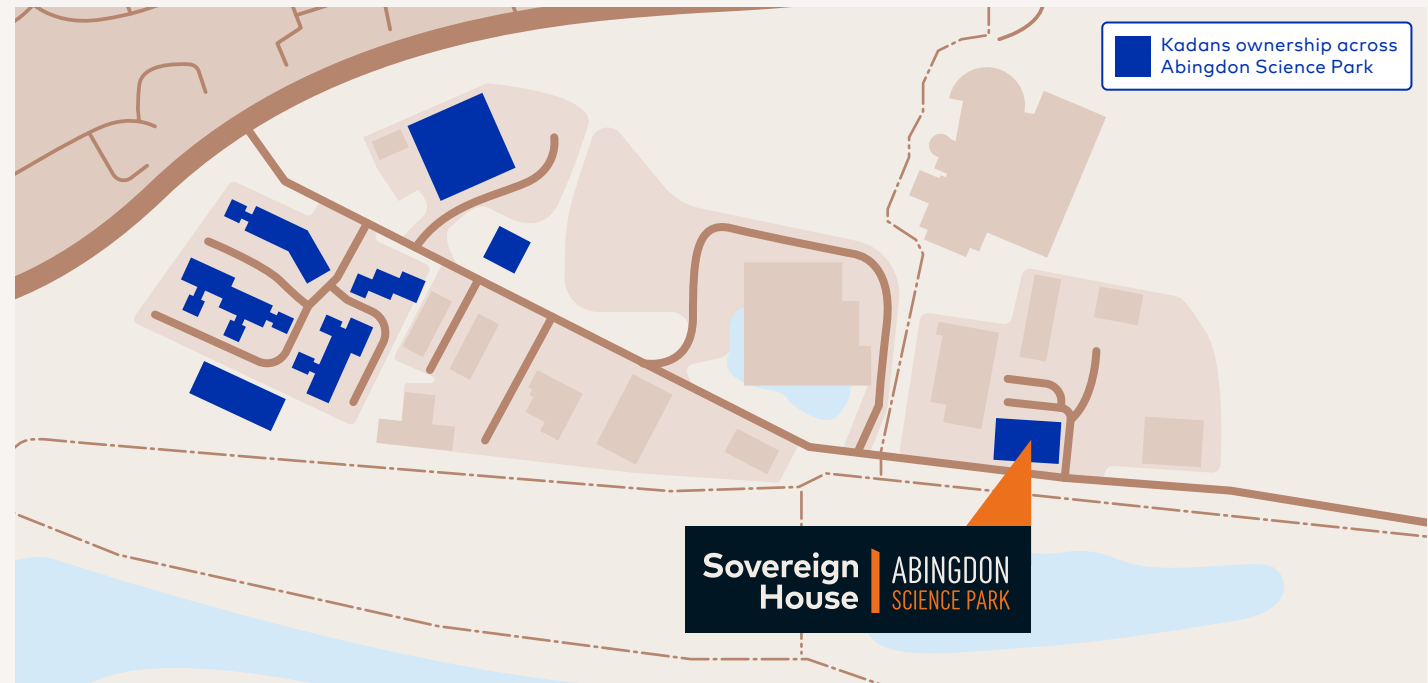
**Abingdon Science Park offers leading science and technology companies the office and laboratory space they need to reach their full potential.**

Join a community that unites and encourages collaboration between many of the UK's science and technology leaders. Abingdon Science Park is prominently located within one of Europe's most thriving research and development ecosystems, situating occupiers in a perfect environment to accelerate their company's development.

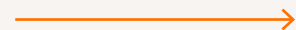
## INSPIRATION ON YOUR DOORSTEP

Alongside the world leading companies at the park, the local area provides a wide range of other resources to stimulate your company's evolution.

We're just a few minutes walk from world-renowned experts in cyber security, cryogenic technologies, medical devices and more.



Here are just some of the companies who call Abingdon Science Park home



# Join a vibrant community



Abingdon offers plenty of opportunities to socialise, relax and recharge outside of work. For day-to-day needs, occupiers of Abingdon Science Park can take advantage of the park's close proximity to local amenities.





EAST WING LABORATORY



EAST WING LABORATORY

EAST WING OFFICE

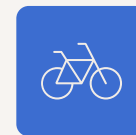


CGI generated images

# Amenities and facilities



Circa 60 car parking spaces with allowance for EV charging points



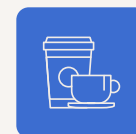
20 cycling spaces



8 person lift



Direct Thames Path walkway to town centre



Park cafe

# Design details

## Occupancy densities

👤 Office: 1 person / 8m<sup>2</sup>

👤 Lab: 1 person / 15m<sup>2</sup>

**Bespoke laboratory ventilation**, with 6 air changes per hour, plus resilience, ensuring safety and comfort.

**Floor to ceiling heights** will achieve a minimum of

👤 Office: 2,400mm

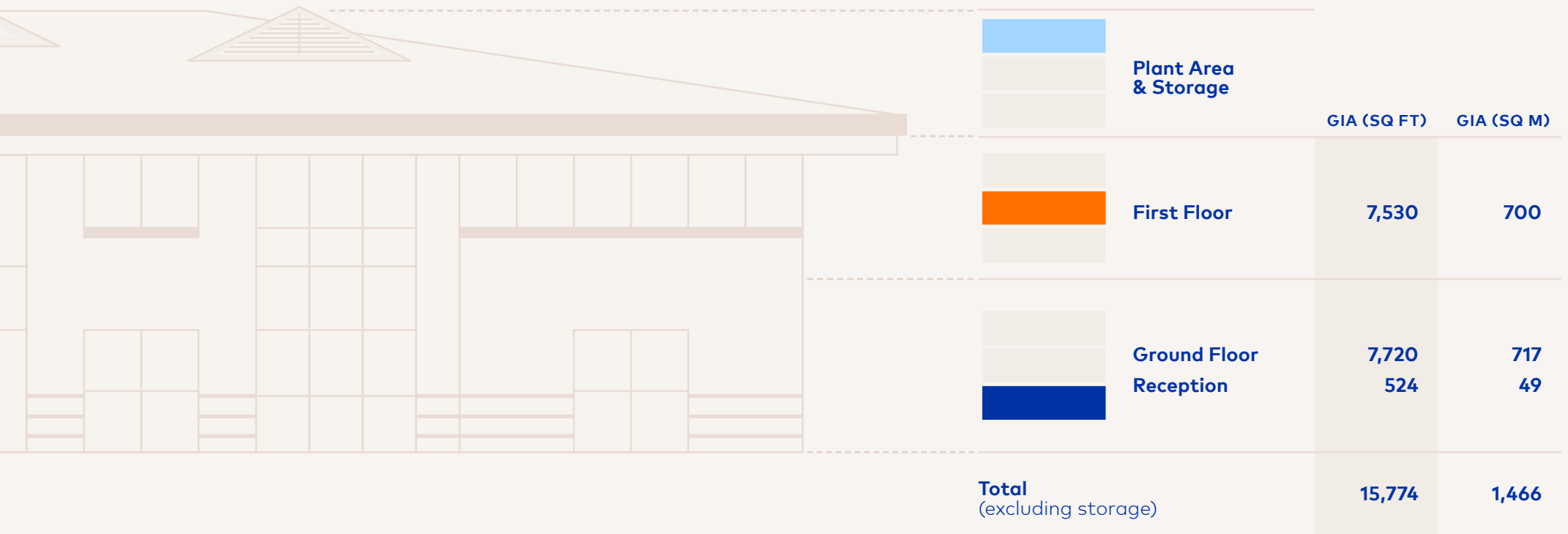
👤 Lab: 2,800mm

Subject to sufficient depth in the void for services. Heights will increase if available.





# Schedule of areas



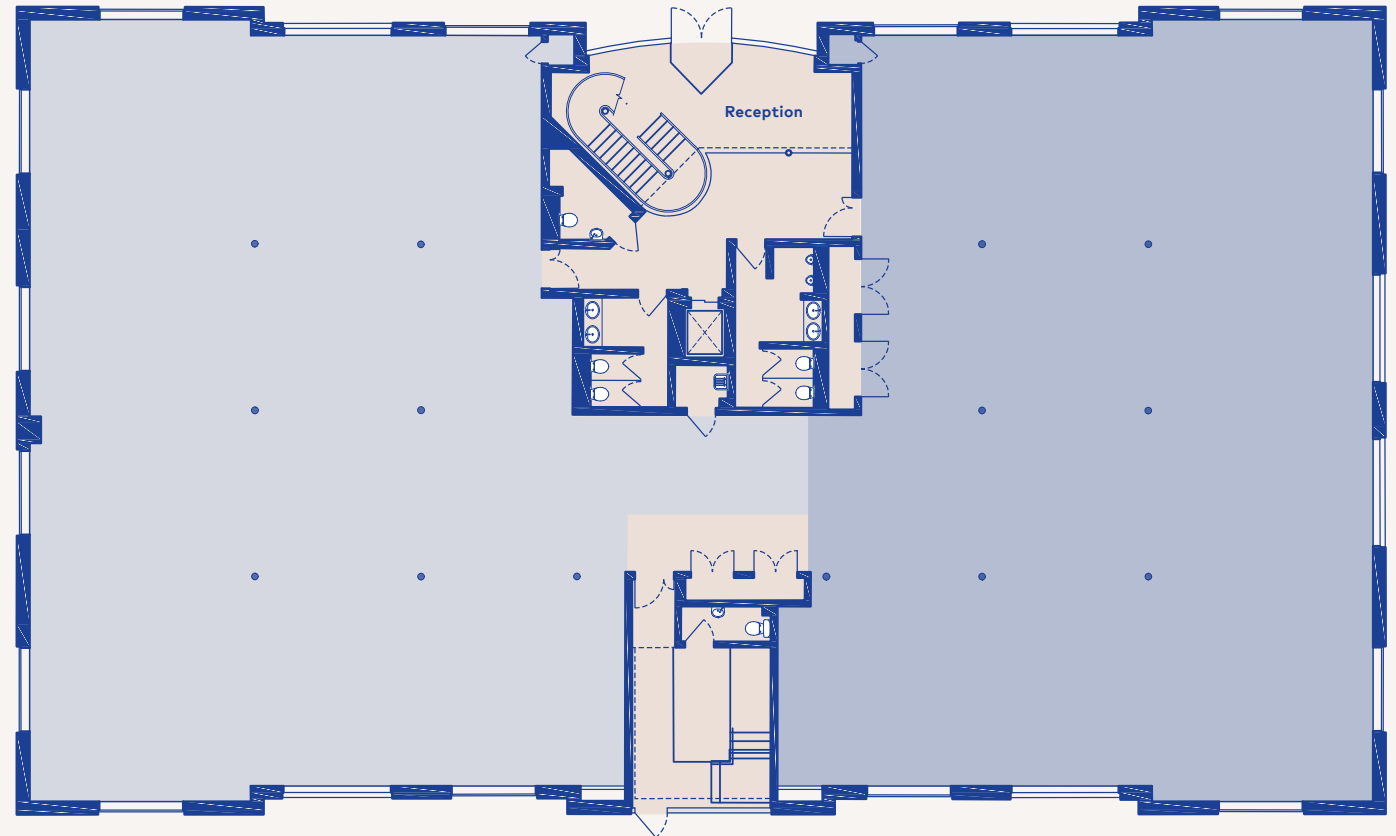
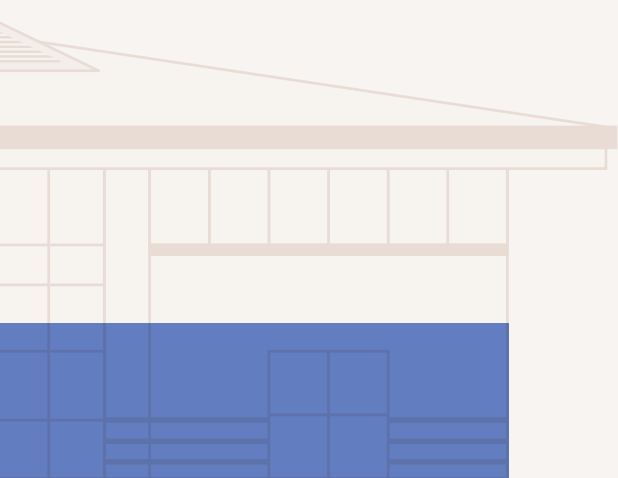
FLOORPLANS

G | 1ST

# Ground floor

## 7,720

GIA (SQ FT)



**Laboratory**  
(West wing – 3,983 sq ft)

**Laboratory**  
(East wing – 3,737 sq ft)

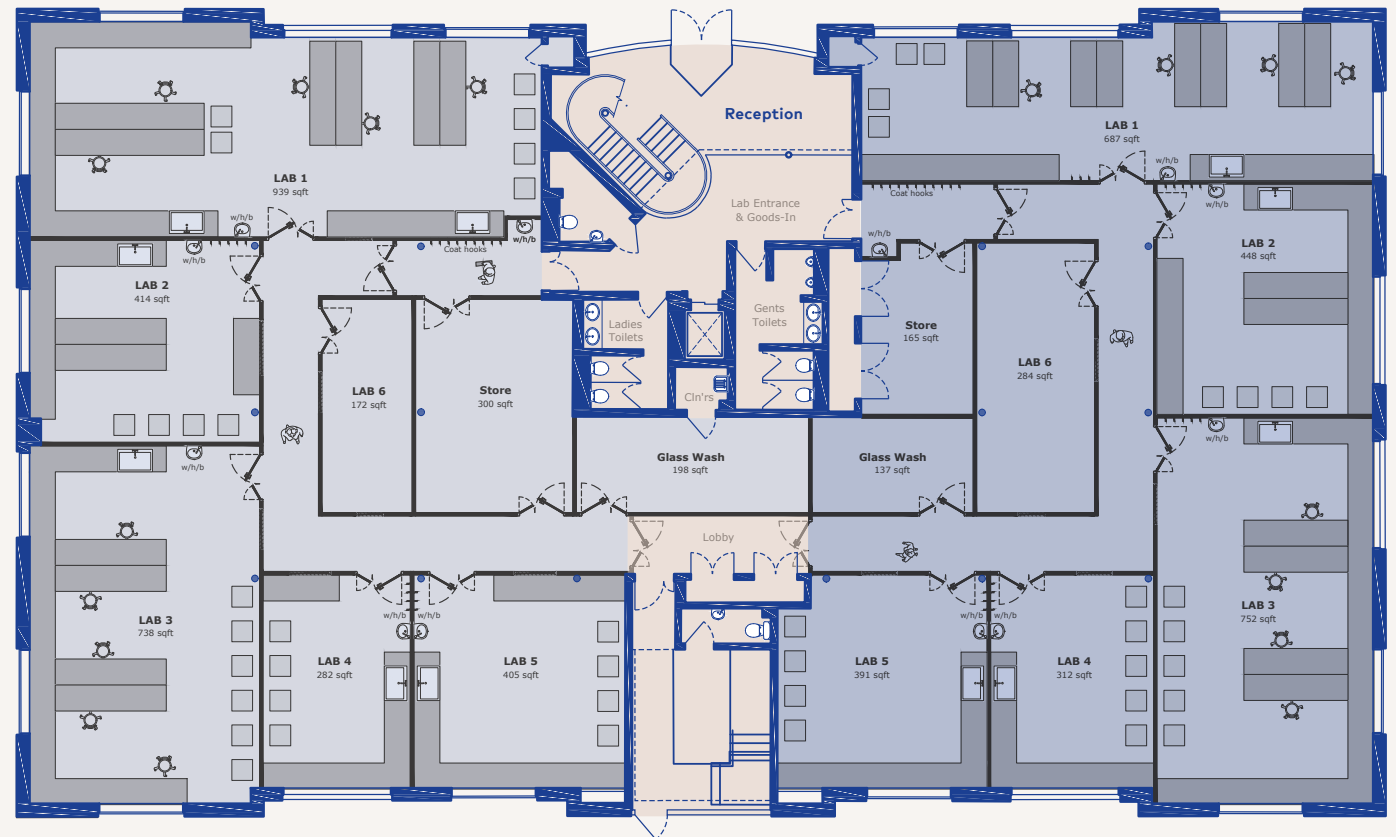
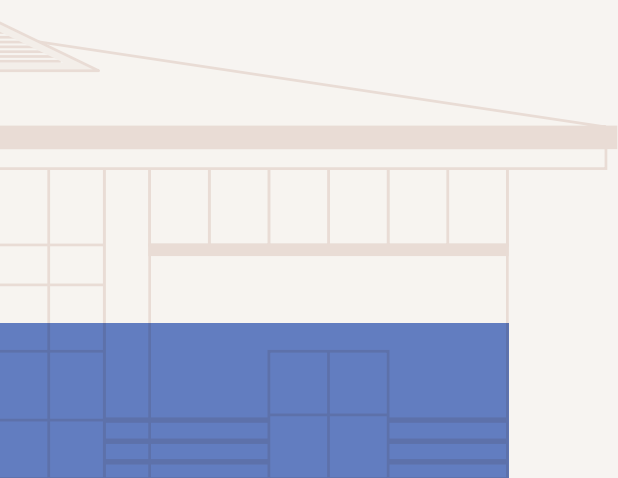
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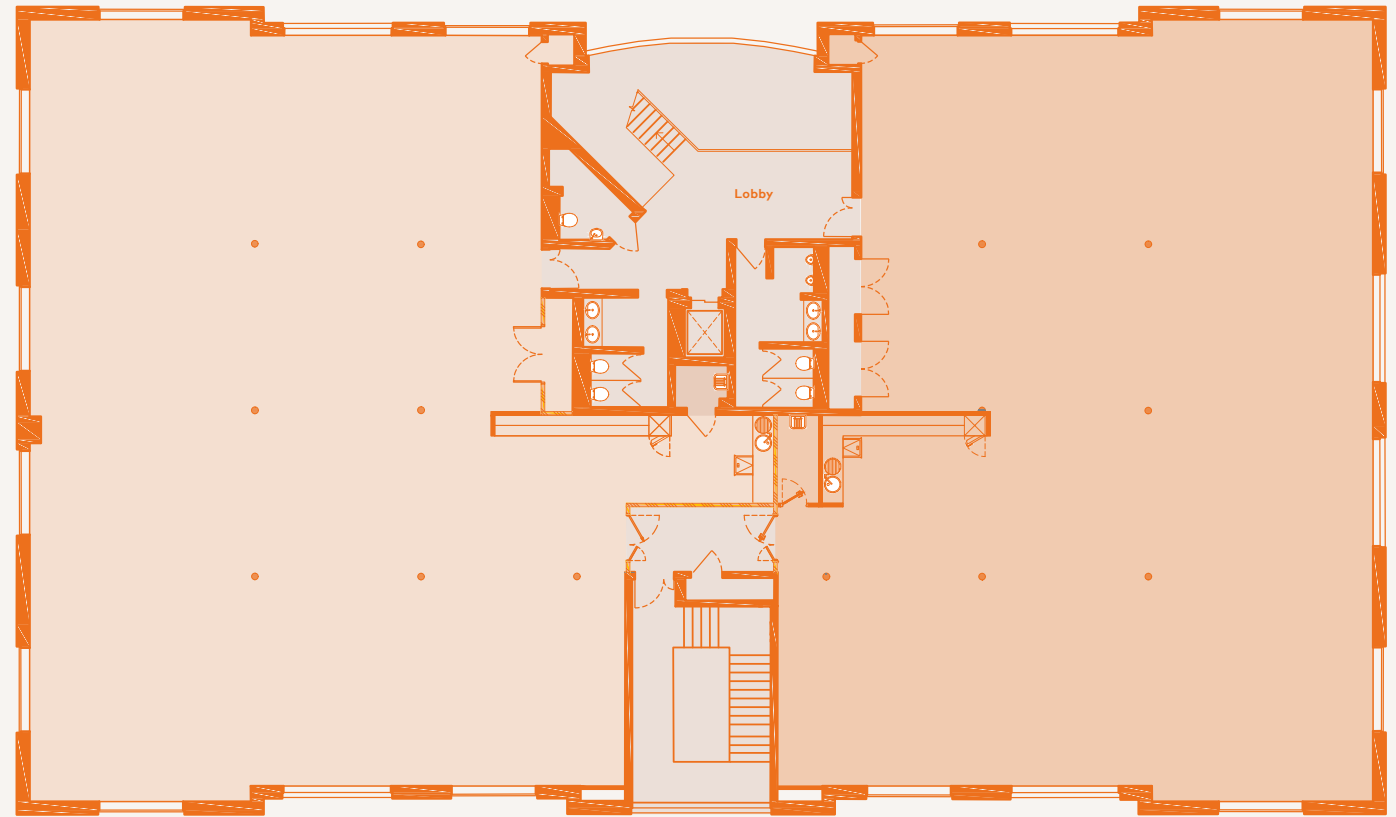
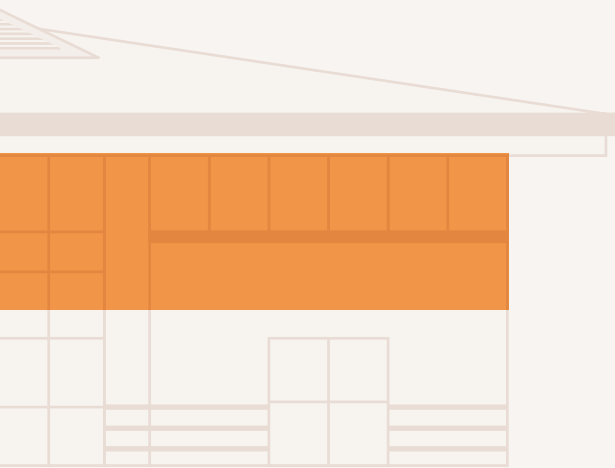
## FLOORPLANS

**G | 1ST**

# First floor

## 7,530

GIA (SQ FT)



**Office**  
(West wing – 3,780 sq ft)

**Office**  
(East wing – 3,750 sq ft)

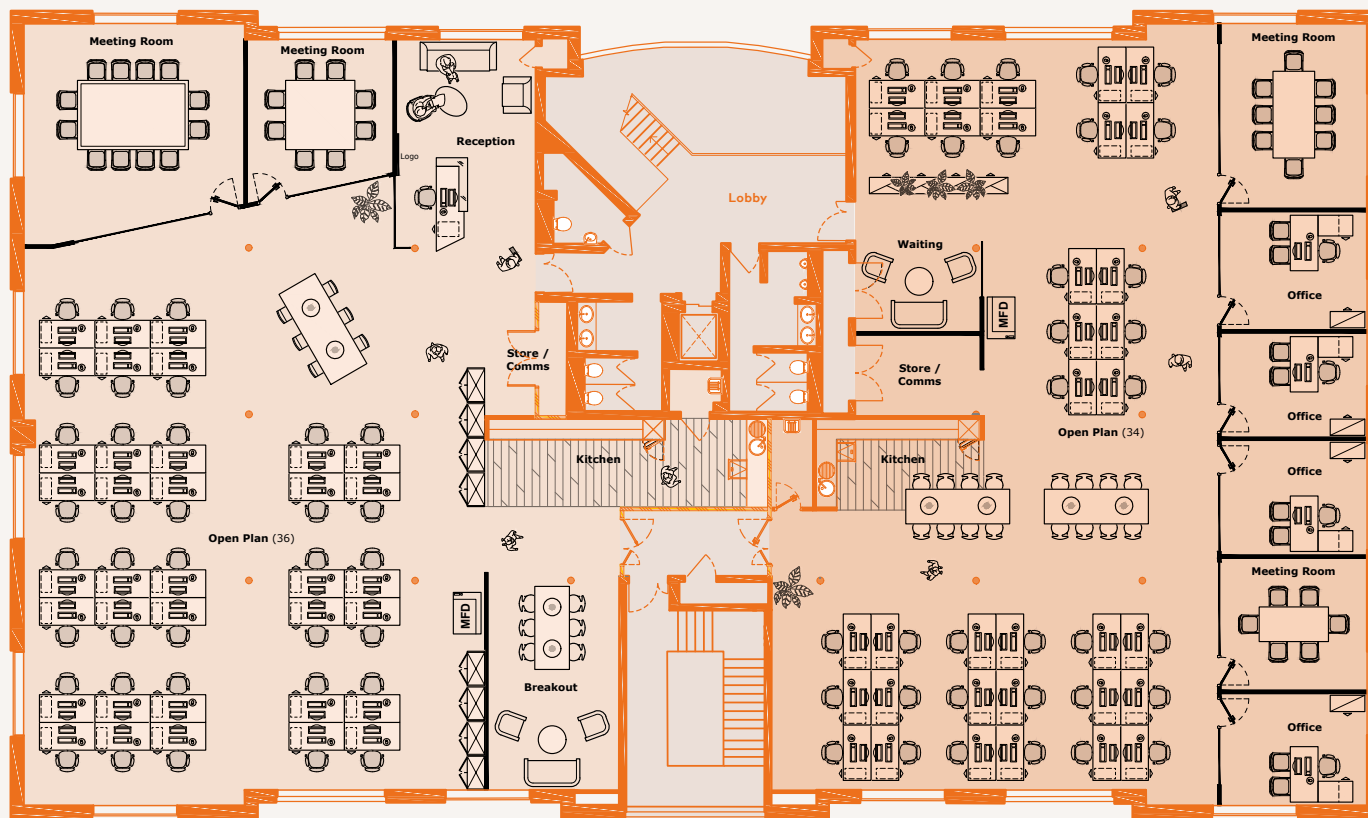
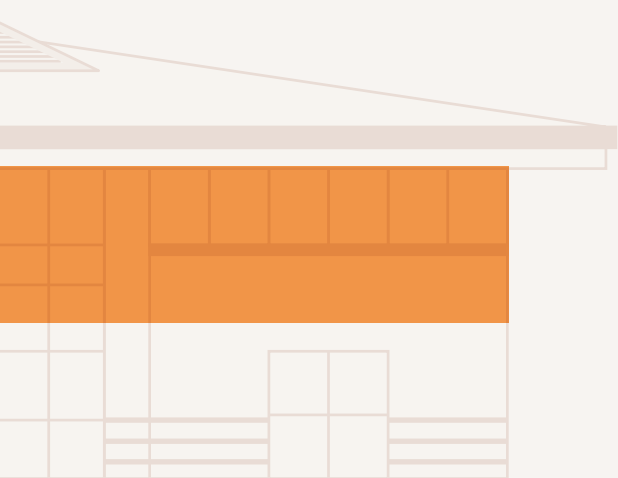
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## FLOORPLANS

G | 1ST

# Kadans Science Partner

## Expert delivery

Select your preferred occupation route and the level of Kadans Science Partner's involvement at design and delivery stages, to suit your specific requirements. We can deliver a highly-specialised bespoke laboratory space or provide Cat A for your own adaptation. Whichever route you choose, our proven track record will provide you with the confidence that we will deliver an environment just right for you.

### OPTION 1

#### FULLY OPERATIONAL LABORATORIES

We can design and deliver fully operational laboratories bespoke to your requirements for cost effective operational costs. Each delivery of space is bespoke to each of tenants but typically contain the following:

- Bespoke lab design
- Vinyl Flooring
- Lab Benching
- Office Furniture & fittings
- Meeting Rooms (if required)
- Carpeting in Offices
- Kitchenette/Breakout space to suit design

The tenant will be responsible for providing their own equipment & AV solution. Each commercial transaction is offered on a case by case basis.

### OPTION 2

#### CAT A LABORATORIES & OFFICES

Our interpretation of Cat A goes above and beyond the standard requirements, and includes:

- Vinyl flooring in labs, carpeting in offices and other appropriate finishes.
- Suspended ceilings with integrated air grilles, light fixtures, etc.
- Technical installations for Heating, Ventilation, and Air Conditioning (HVAC) systems
- Technical supplies and utilities (power, water, drainage, technical gases), within convenient shafts and situated throughout the building.

Beyond this, the tenant is responsible for making the space occupational.



TYPICAL CL2 LABORATORY

# About Kadans Science Partner



**26**  
CAMPUSES  
ACROSS EUROPE



**400+**  
COMPANIES



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



**50+**  
PROPERTIES



**> 95%**  
STABLE  
OCCUPANCY



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

**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, including food in Wageningen, Life Sciences in Leiden, and Cell & Gene Therapy in Stevenage. 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 bringing together businesses and employees; creating a connecting 'spine' across all aspects of the research cycle is the basis of our design philosophy.

In December 2020, Kadans was acquired by AXA IM Real Assets, allowing us to significantly accelerate our growth.

## INTERNATIONAL ECOSYSTEM

Kadans is currently present on 26 campuses and science parks across 8 countries, where we operate over 8 million sq ft of space for over 400 tenants, ranging from start-ups, scale-ups to corporates, government bodies and educational institutes.



PARK CAFE

# Kadans Ecosystem

## Value add services



### Incubator & Accelerator Programs

Design and implement programs to support start-ups and scale-ups, providing advice and access to capital.



### Access to Funding & Capital

We can provide hands on support to our tenants when seeking to raise further capital. This is presentation and pitch deck support to government funding or access to venture capitals.



### Events & Meetings

Regular networking events include yearly barbecues and seminars, stimulating both formal and informal interaction between tenants and relevant third parties.



### Specialised Facilities

Our unrivalled experience with the development and implementation of specialised requirements and equipment will ensure a tailored fit-out to individual tenants needs. Our investment in the Clustermarket platform also gives companies access to a global portfolio of specialised scientific equipment.



### Facilitate Knowledge Sharing

We are constantly interacting with companies and other governmental and educational organisations, with these networks offering excellent opportunities to tap into the scientific community and explore new possibilities through broad-scale collaborations.



### Access to Knowledge Institutes

Close proximity to leading universities and centres of research gives tenants access to a skilled and talented workforce, additional knowledge and new developments.



### On-Site Service & Support

Kadans' in-house Facility, Technical Property and Asset Management Teams provide dedicated on-site support.



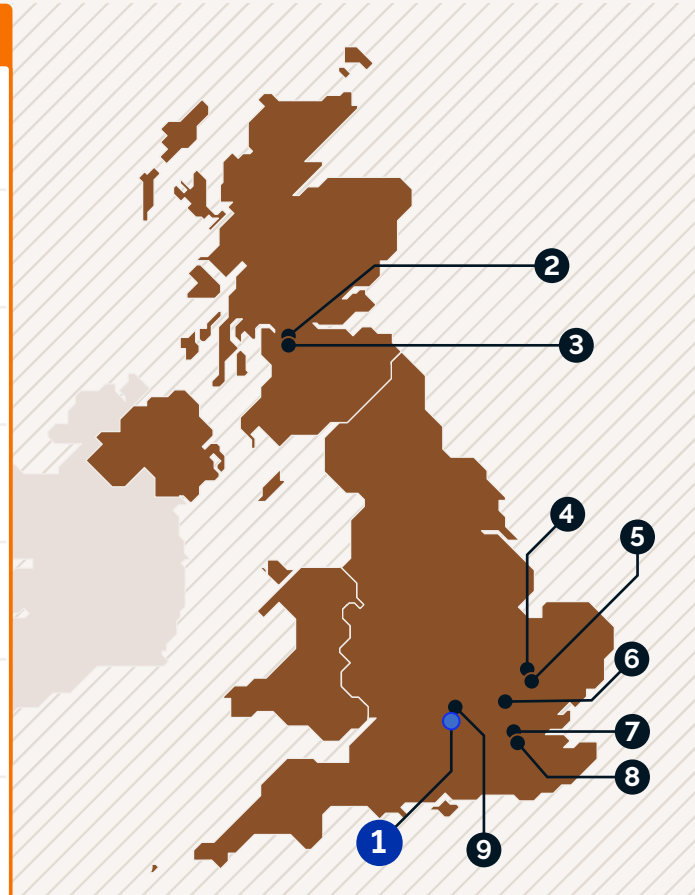
### Shared Facilities

Where possible, we provide shared meeting room & workspaces across our multi-tenanted campuses,



# Kadans Science Partner ownership across the UK

Selected tenants across Kadans' UK sites		

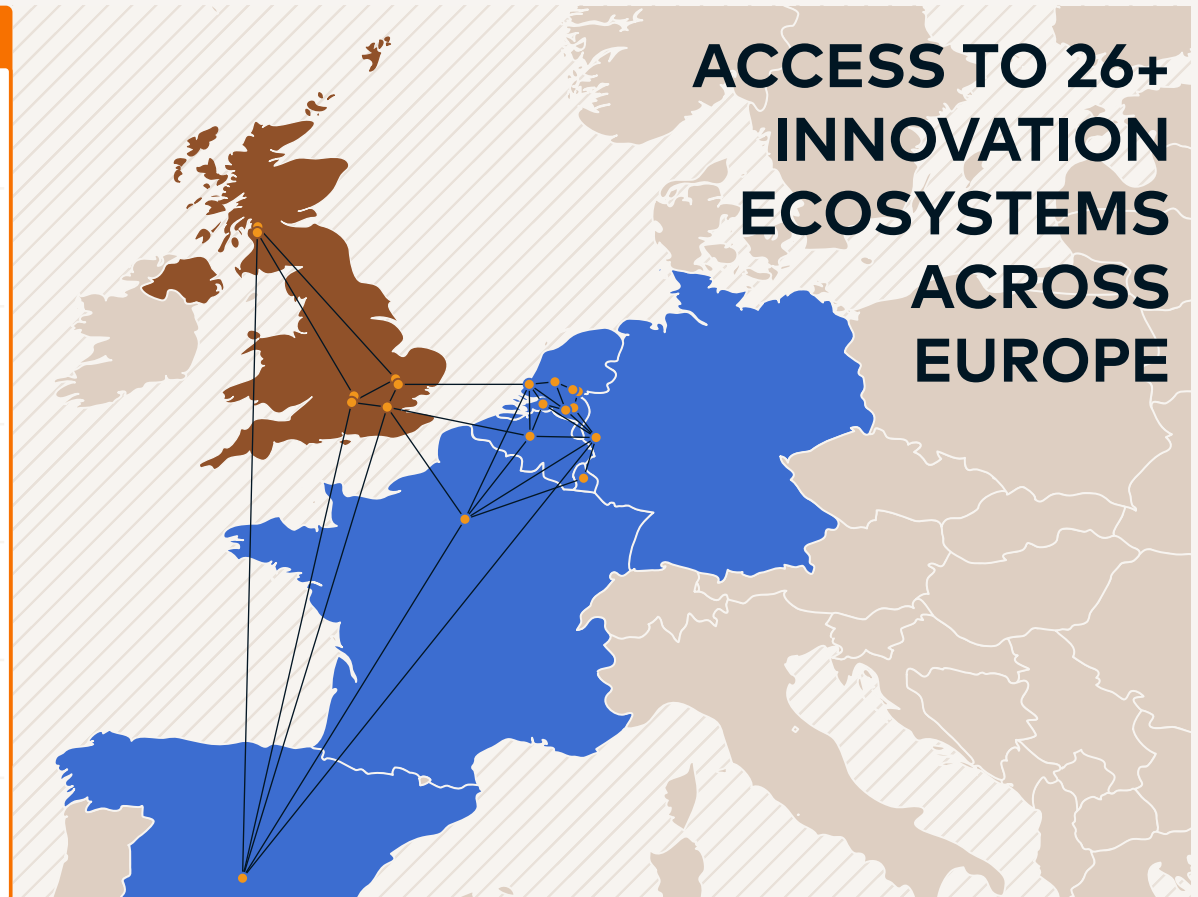


Kadans' UK ownership	
1	<b>Sovereign House</b>   <b>ABINGDON SCIENCE PARK</b>
2	HIH Building, Govan, Glasgow
3	West of Scotland Science Park, Glasgow
4	Merlin Place, Cambridge
5	B900 Babraham Research Campus, Cambridge
6	Sycamore House, Stevenage
7	Five   10 Brandon Road, Kings Cross, London 4 Brandon Road, Kings Cross, London 18-20 Tileyard Road, Kings Cross, London
8	North Quay, Canary Wharf, London 20 Water Street Innovation Centre, Canary Wharf, London
9	Sherard Building, Oxford Science Park Windrush Court, Oxford

# Kadans Science Partner ownership across Europe

**Kadans' Science Park across Europe**

 LEIDEN BIO SCIENCE PARK	 THE OXFORD SCIENCE PARK	 Amsterdam UMC University Medical Centers
 nte NOVIO TECH CAMPUS	 ROTTERDAM SCIENCE TOWER	 wage ningen campus
 ME di CEN	 watson & crick hlll	 BRED STARTUP
 WEST OF SCOTLAND SCIENCE PARK	 CAMPUS GRONINGEN	 AUTOMOTIVE CAMPUS
 TU/e EINDHOVEN UNIVERSITY OF TECHNOLOGY	 UTRECHT SCIENCE PARK BILTHOVEN	 At the Park. Aachen
 Babraham Research Campus	 STEVENAGE BIOSCIENCE CATALYST	
 THE SCIENCE QUADRANT	 KNOWLEDGE QUARTER	



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## KADANS.COM

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