

# Monarch House

**Ready for occupation immediately**

10,183 sq ft of fully fitted, self-contained  
laboratory & office accommodation in a  
prominent, detached building



**Fully fitted laboratories and offices built to a high specification.**

**Self-contained HQ laboratory building.**

**Available immediately.**

**Monarch House is a notable property offering 10,183 sq ft GIA of high specification laboratory and office accommodation.**

Ideal for businesses seeking premium facilities. This prominent, self-contained facility is suitable for science and R&D businesses.

This park, a hub for innovation, hosts leading firms like Akamis Bio and Sense Biodetection, situating businesses in Oxfordshire's dynamic scientific community.

Kadans will be bringing a shuttle bus service to the park, non-stop to and from Didcot Parkway station and more.

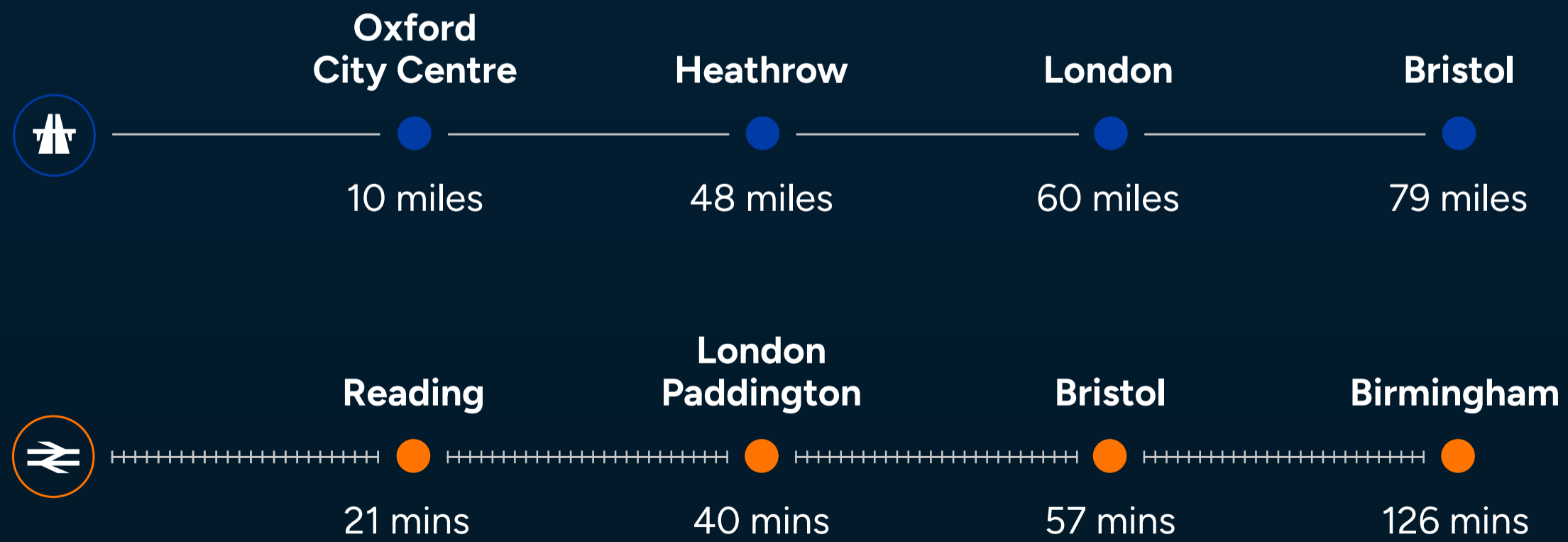
# Location

Position your business at the heart of one of Europe's most vibrant and dynamic science and technology centers.

Monarch House is just a short stroll from the center of Abingdon, offering easy access to the town's various facilities, including the adjacent White Horse Leisure Centre, which is directly accessible via a pathway from Barton Lane.

The area is well-serviced with multiple walking and cycling paths, ensuring pedestrian accessibility, complemented by a frequent bus service along Audlett Drive to the town centre.

Moreover, our strategic location provides a gateway to broader opportunities. London is less than 40 minutes away via the nearby Didcot Parkway railway station, and Heathrow Airport can be reached in less than an hour.



51°40' 23.2"N  
01°15'54.9"W  
[///ships.bars.rods](http://ships.bars.rods)



Radley Lakes Nature Reserve



The Nag's Head Pub



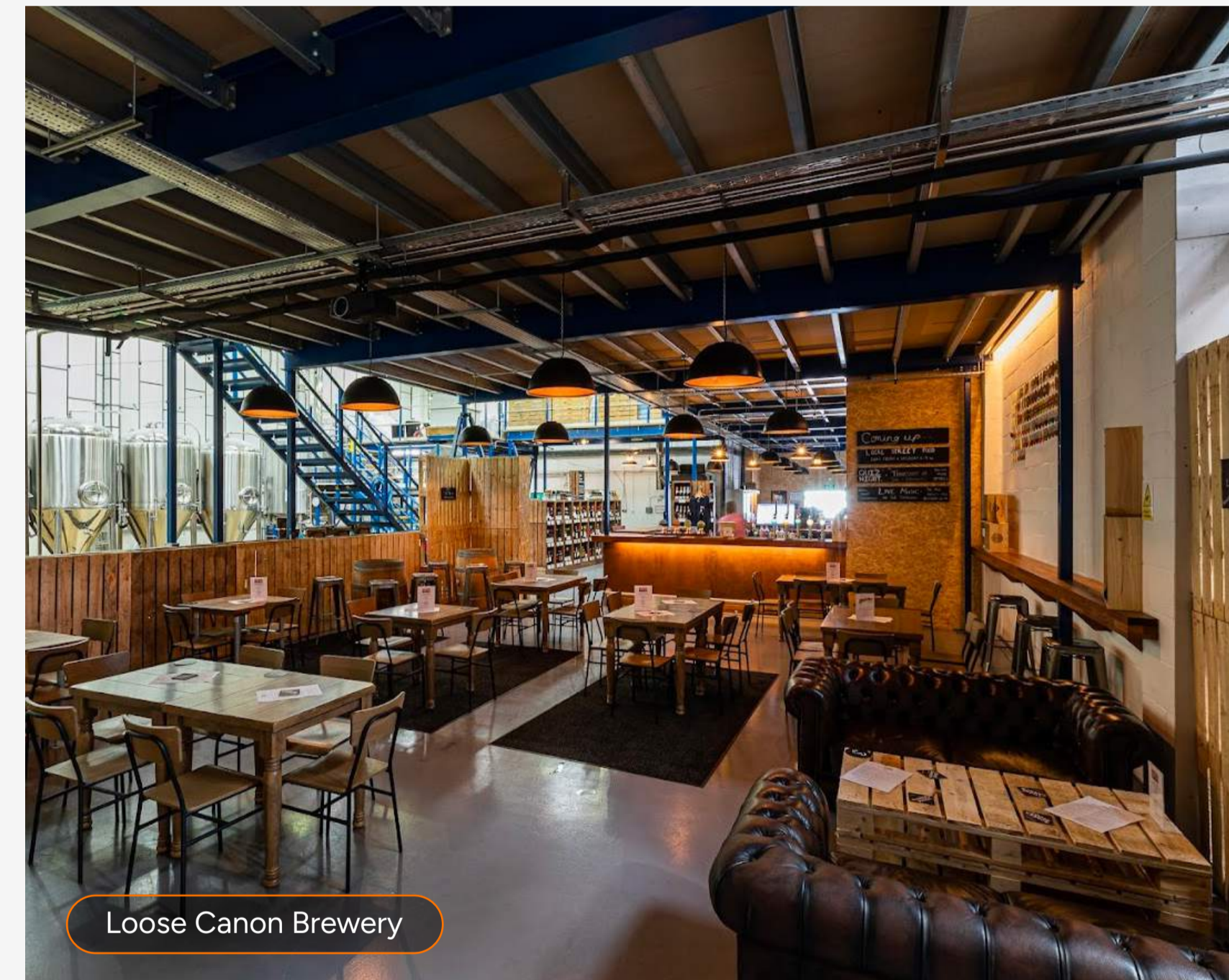
White Horse Leisure & Tennis Centre



Wells Farmshop & Cafe Peach Croft Farm



Missing Bean Cafe



Loose Canon Brewery

## 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 as well as the convenient amenities available on site.

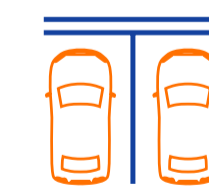
## Amenities & facilities



On Park  
café



Designated  
bicycle storage



35 private car  
parking spaces



Available EV  
charging points



Showers

# A Hub of Innovation

Abingdon Science Park provides premier science and technology enterprises with the essential office and lab spaces to achieve their maximum potential.

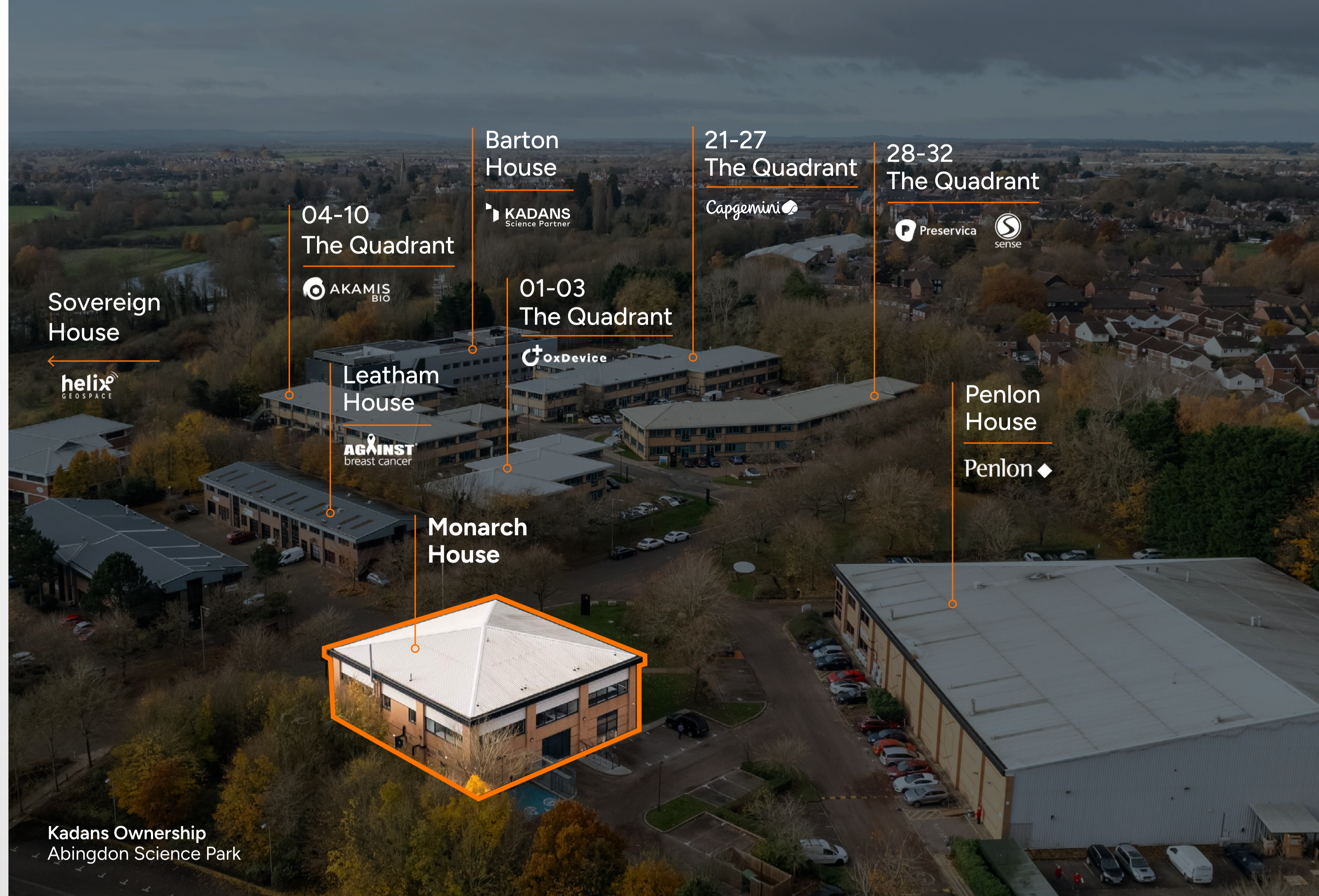
It fosters a community that promotes collaboration among numerous businesses leading Science and Technology entities in the UK.

Situated at a prime location within one of Europe's most vibrant research and development hubs, Abingdon Science Park offers an ideal setting for businesses to fast-track their growth and innovation.

# Inspiration on your doorstep

Positioned near top global corporations, our location offers an array of diverse resources to foster the growth and development of your business.

Just a short stroll away, you'll find globally recognised authorities in fields including biotechnology, cyber security, cryogenic technologies, medical devices and more.



Kadans Ownership  
Abingdon Science Park

## Tenants of Abingdon Science Park

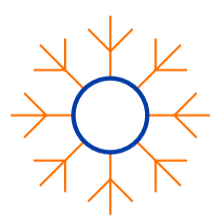




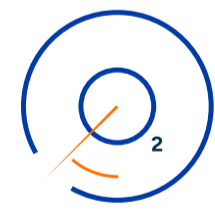
# Monarch House Design Details



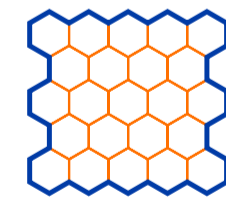
The base build is designed to a **CL2 wet lab specification** with extract to atmosphere provision



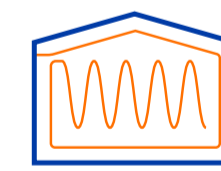
The lab space features a **+4°C coldroom**



The facility is **fitted with oxygen depletion alarms**, and the capability for piped liquid nitrogen and other lab gasses



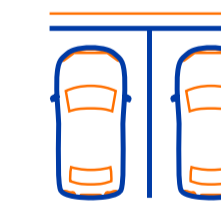
Recommended **occupation density of 1:10 (m<sup>2</sup>)**



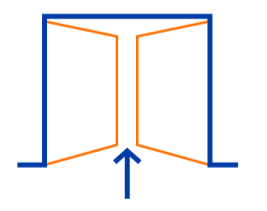
The building has a standard **6 air changes per hour** servicing the facility, plus resilience ensuring safety and comfort



Robust electrical **loading capacity**



**Significant dedicated parking** including EV chargers and cycle bays



Dedicated **1600mm Goods-in entrance** with direct loading bay

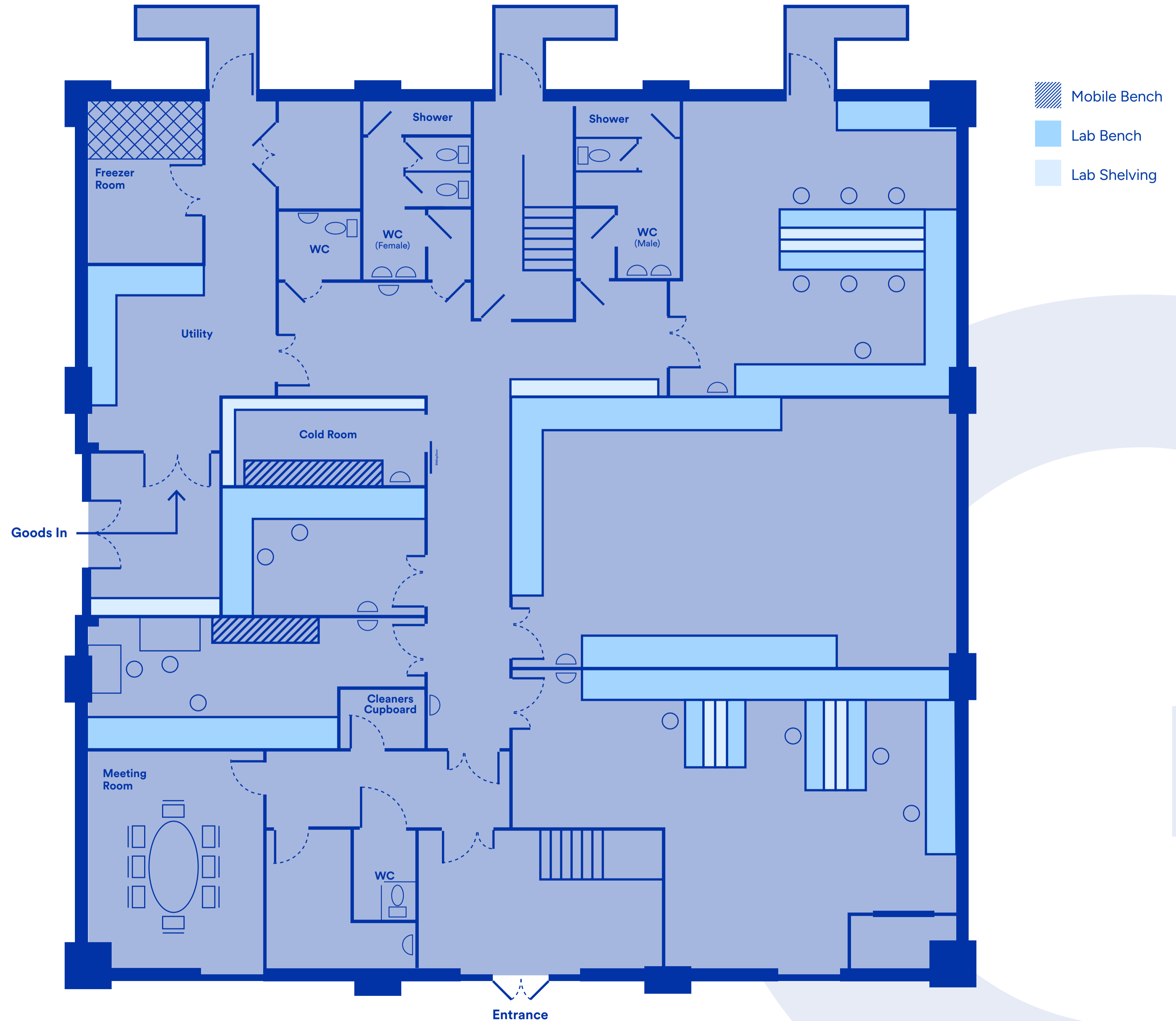
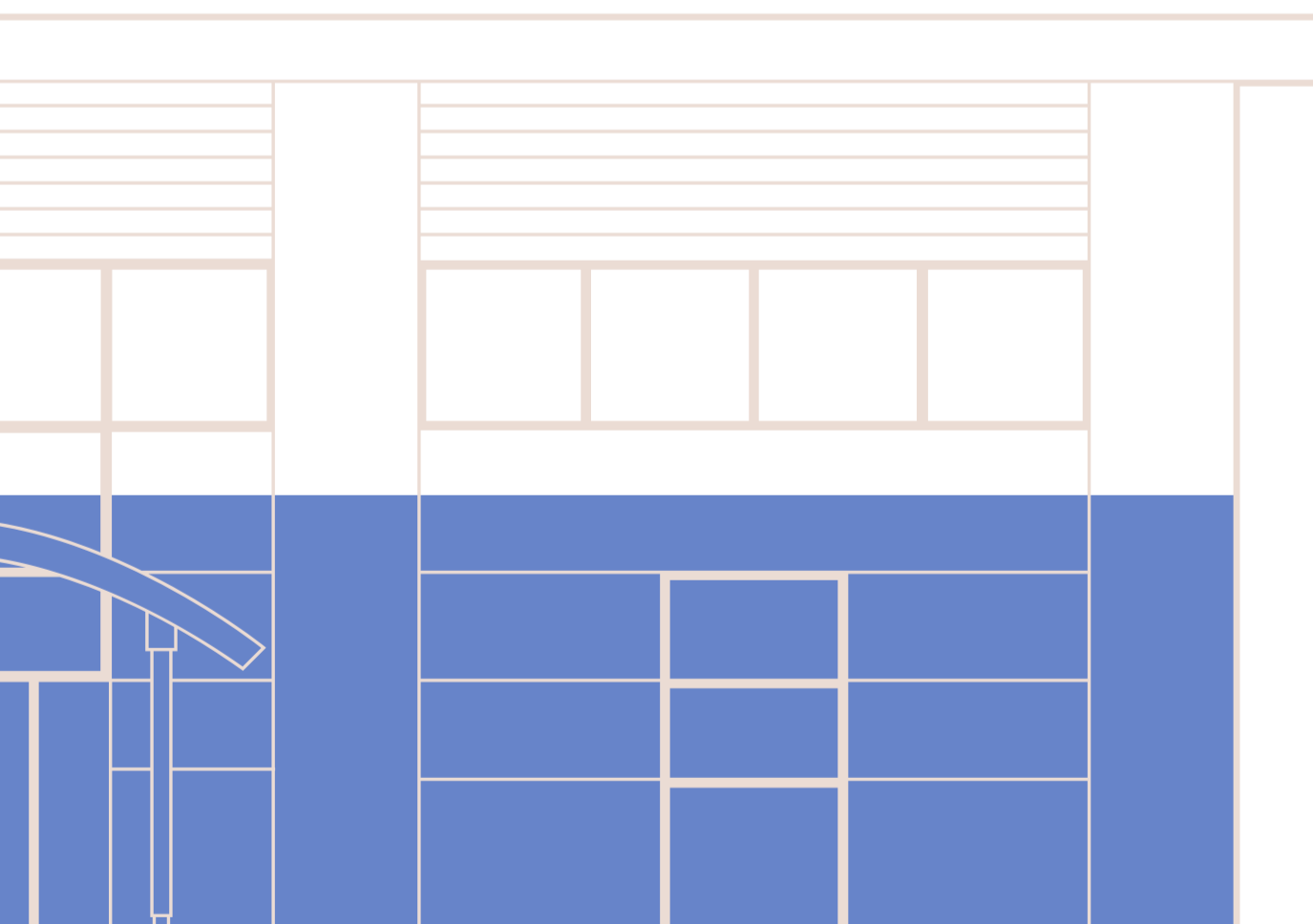
# Ground Floor

## Monarch House

5,120 sq ft GIA

Fully equipped CL2 Laboratories, segmented into 6 distinct processing zones, accompanied by an auxiliary cold storage room, a support room, and a conference room.

Kadans offers the flexibility to modify the spatial arrangement and design according to your specific needs, providing a tailor-made environment that aligns with your operational flow. Kadans' Development and Design team will collaborate closely with you during this customisation process to guarantee a smooth and compliant transition to occupancy.



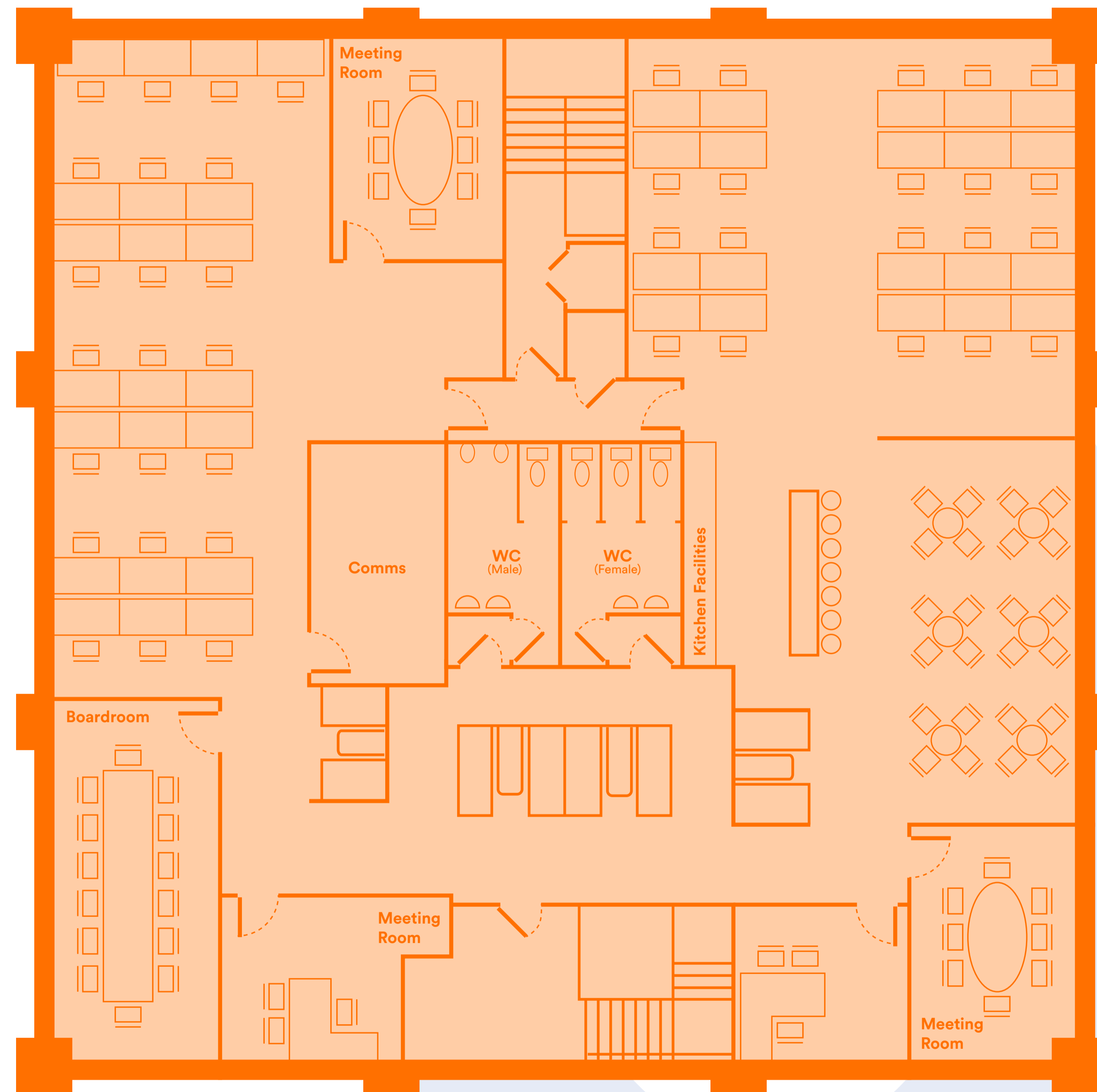
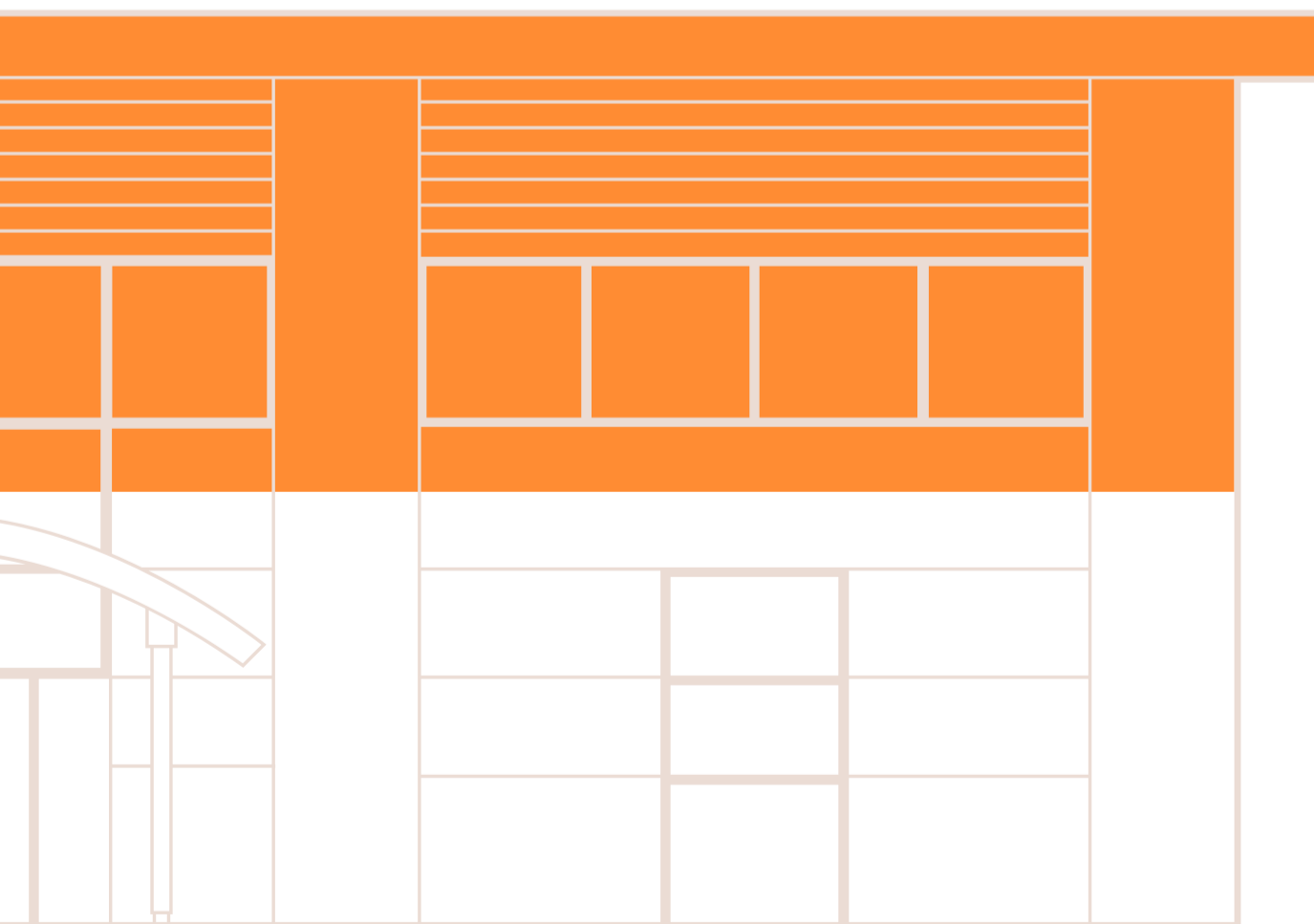
# First Floor

## Monarch House

5,063 sq ft GIA

The office setup includes 42 desks, 3 meeting rooms, a boardroom, and 4 informal meeting booths, along with an executive office and a large kitchenette with seating for 24. A dedicated server room is also part of the space.

Kadans offers customisable layouts to suit specific needs, with their team ensuring a compliant and efficient setup. Additionally, options for dry lab and/or workshop use on the first floor are available, subject to final specifications.





## 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 tenant but typically contain the following:

- Bespoke lab design
- Vinyl flooring
- Lab benching
- Office furniture & fittings
- Meeting rooms
- Carpeting in offices
- Kitchenette/breakout space to suit design

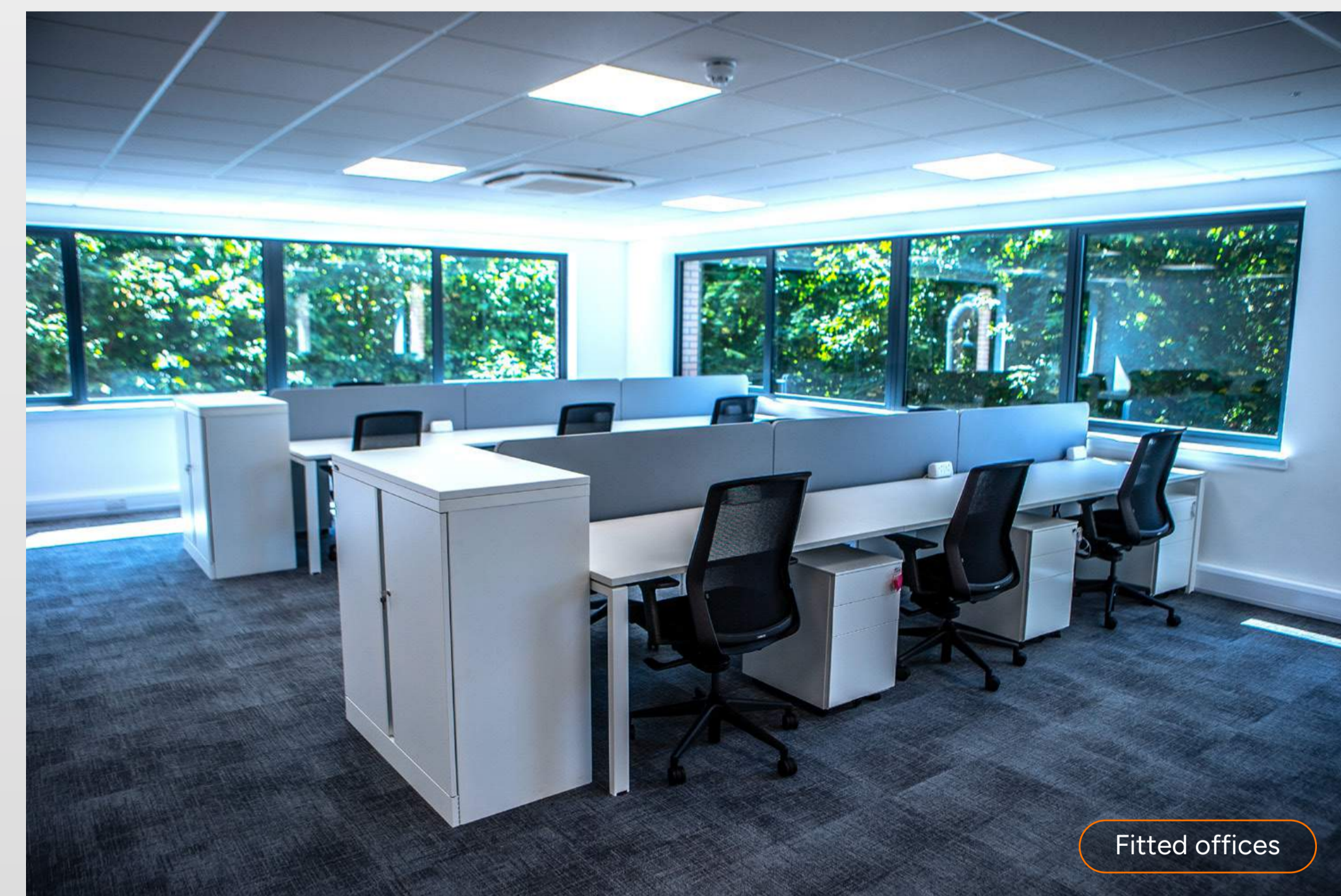
Please note that the tenant will be responsible for providing their own equipment & AV solution. Each commercial transaction is offered on a case by case basis.

### OPTION 2 Cat A Laboratories & Offices

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

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

Please note that beyond this, the tenant is responsible for making the space occupational.



# About Kadans Science Partner

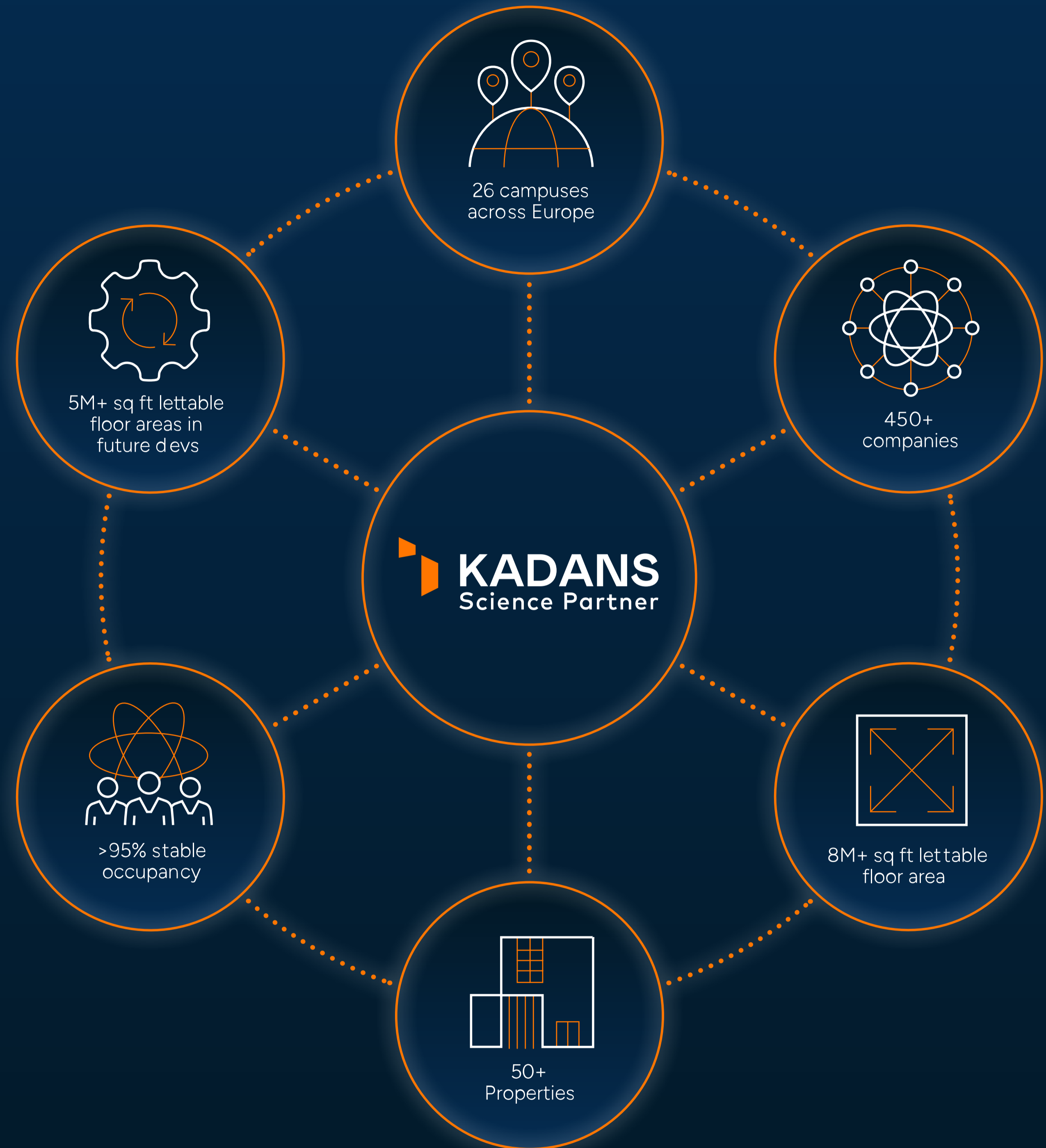
**Kadans Science Partner is the European leader investing in the development of ecosystems with a dedicated focus on the knowledge intensive sector. Kadans has invested across various specific areas, including food in Wageningen, Life Sciences in Leiden, and Cell & Gene Therapy in Stevenage. Kadans provides 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.

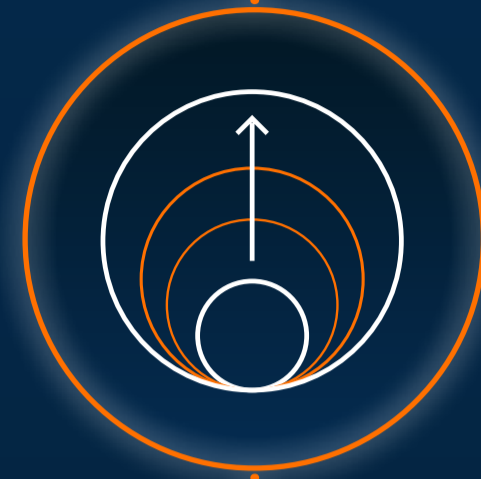
In December 2020, Kadans was acquired by AXA IM Real Assets, allowing us to significantly accelerate our growth.

## 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 startups, scale-ups to corporates, government bodies and educational institutes.



# Kadans Ecosystem Value Add Services



## INCUBATOR & ACCELERATOR

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



## 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.



## EVENTS & MEETINGS

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



## ON-SITE SERVICE & SUPPORT

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



## ACCESS TO FUNDING & CAPITAL

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



## 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.



## 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.



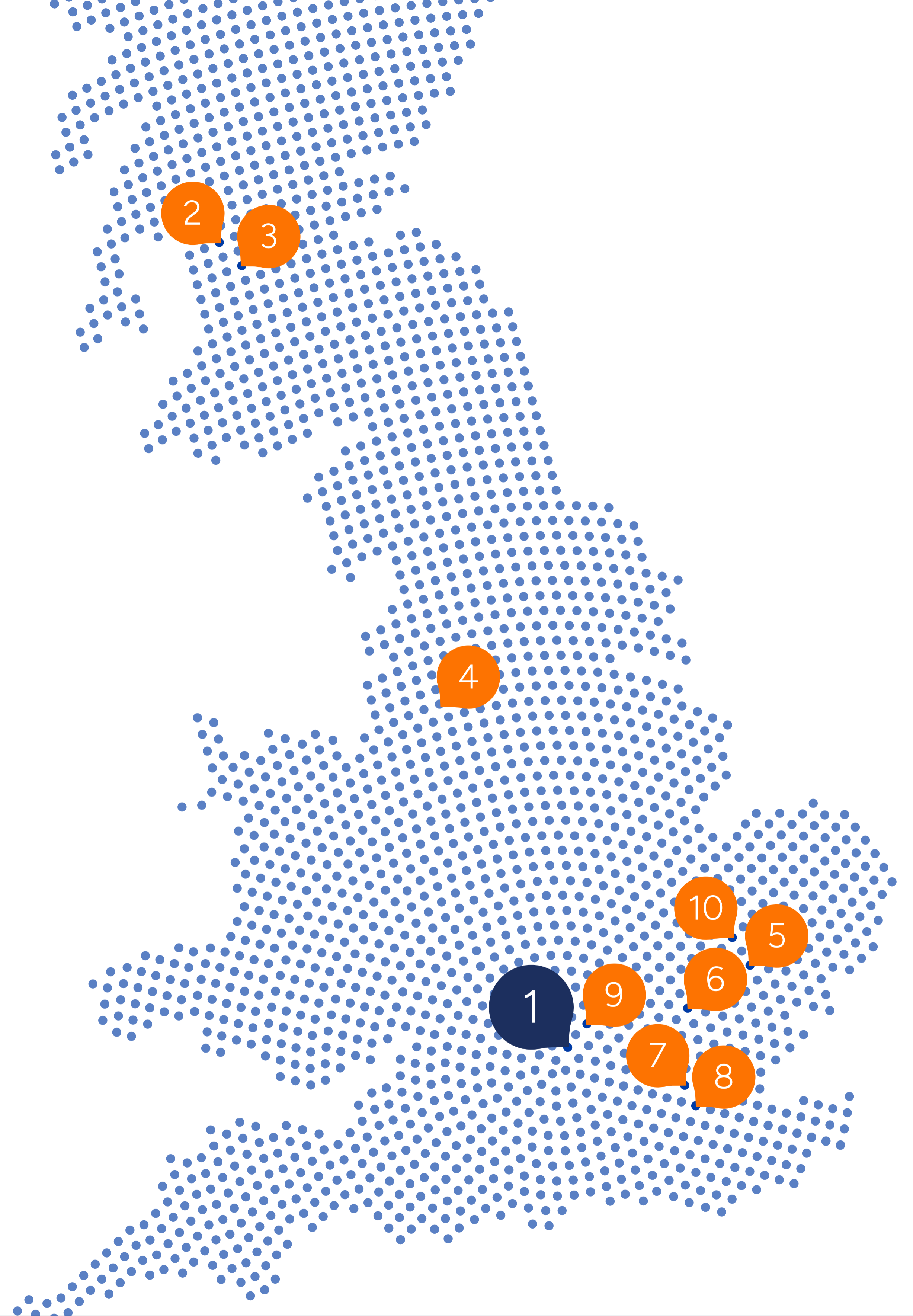
## SHARED FACILITIES

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

# Kadans Ownership Across The UK

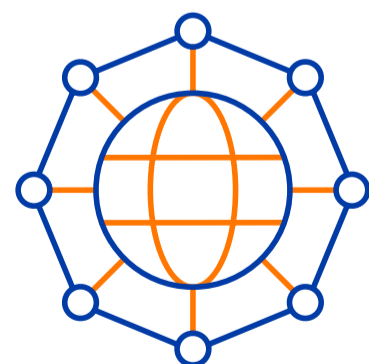
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|---|--|
| <b>1</b> <b>Monarch House</b><br>ABINGDON SCIENCE PARK        | <b>7</b> <b>Five 10 Brandon Road</b><br>KINGS CROSS, LONDON      |
| <b>1</b> <b>Barton House</b><br>ABINGDON SCIENCE PARK         | <b>7</b> <b>4 Brandon Road</b><br>KINGS CROSS, LONDON            |
| <b>1</b> <b>The Science Quadrant</b><br>ABINGDON SCIENCE PARK | <b>7</b> <b>18-20 Tileyard Road</b><br>KINGS CROSS, LONDON       |
| <b>1</b> <b>Sovereign House</b><br>ABINGDON SCIENCE PARK      | <b>8</b> <b>One North Quay</b><br>CANARY WHARF, LONDON           |
| <b>1</b> <b>Penlon House</b><br>ABINGDON SCIENCE PARK         | <b>8</b> <b>London Innovation Centre</b><br>CANARY WHARF, LONDON |
| <b>2</b> <b>Health Innovation Hub</b><br>GOVAN, GLASGOW       | <b>9</b> <b>Sherard Building</b><br>OXFORD SCIENCE PARK          |
| <b>3</b> <b>West of Scotland Science Park</b><br>GLASGOW      | <b>9</b> <b>Windrush Court</b><br>OXFORD                         |
| <b>4</b> <b>Upper Brook Street</b><br>MANCHESTER              | <b>9</b> <b>Harrow House</b><br>OXFORD                           |
| <b>5</b> <b>B900 Babraham Research Campus</b><br>CAMBRIDGE    | <b>9</b> <b>Windrush Innovation Centre</b><br>OXFORD             |
| <b>6</b> <b>Sycamore House</b><br>STEVENAGE                   | <b>10</b> <b>Merlin Place</b><br>CAMBRIDGE                       |
| <b>7</b> <b>22-23 Tileyard Road</b><br>KINGS CROSS, LONDON    |  |

## SELECTED TENANTS ACROSS KADANS' UK SITES

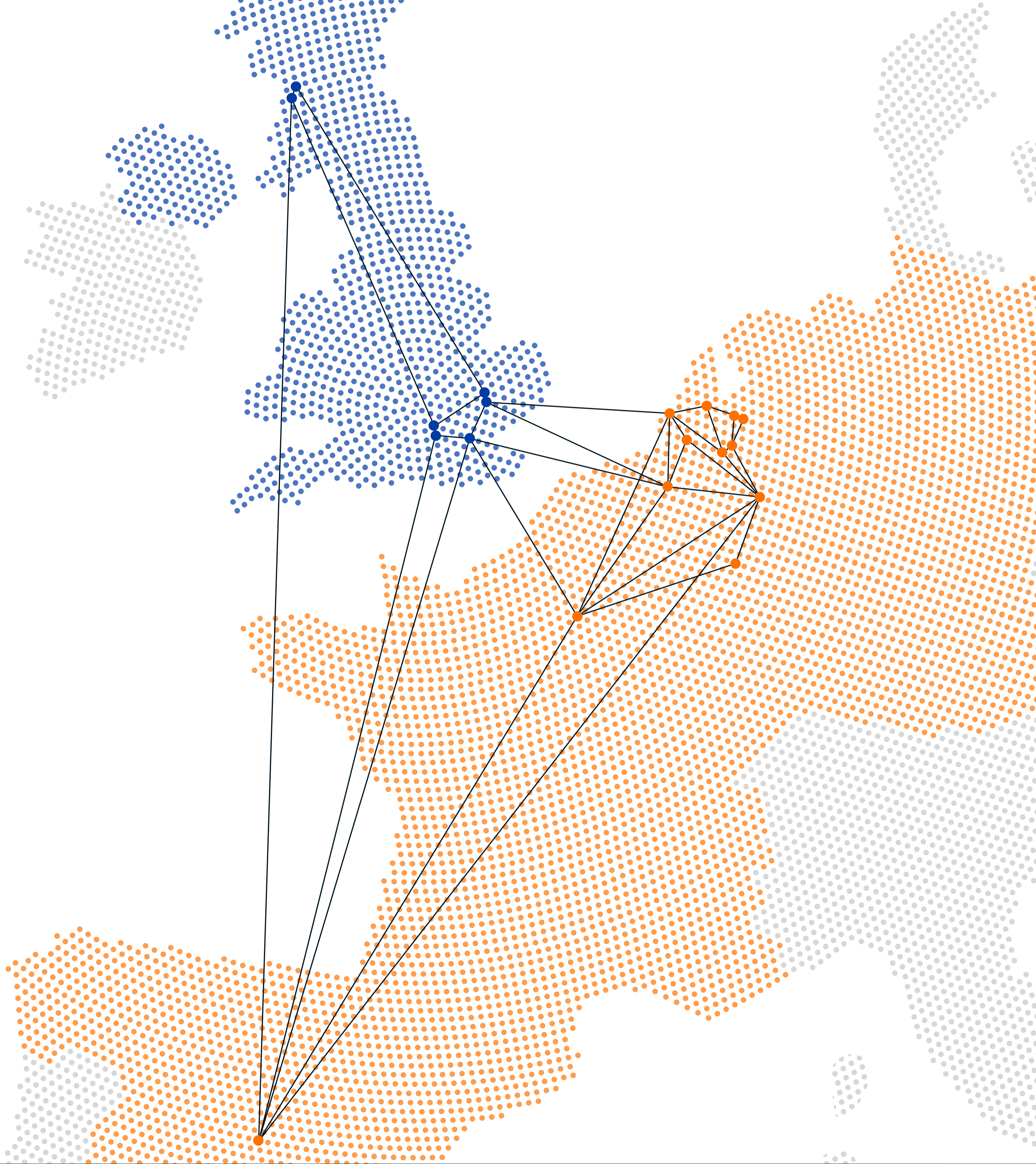


# Kadans Ownership Across Europe

## KADANS' SCIENCE PARKS ACROSS EUROPE



**Access to 26+  
Innovation Ecosystems  
across Europe**





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