

# Sovereign House



ABINGDON  
SCIENCE PARK

 **KADANS**  
Science Partner



## Laboratory and office facility in established Abingdon Science Park.

Kadans are excited to market the last remaining 4,359 sq ft of office and laboratory accommodation at Sovereign House at the established Abingdon Science Park.

Sovereign House provides high quality laboratory and office accommodation over two floors. The last available suite totals 4,359 sq ft of accommodation. This is split between 2,310 sq ft on the Ground Floor (Lab) and 2,049 sq ft on the First Floor (Office).

The building is provided in a fully fitted condition and can be further adapted to meet bespoke requirements including ducted fume cupboards.



# Location and Transport Links

**Situate your company at the heart of one of Oxfordshire'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 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.

## DEDICATED SHUTTLE BUS FROM DIDCOT PARKWAY TO ABINGDON SCIENCE PARK

Hours of the shuttle bus are:  
**Morning** – 07:30 to 10:30 **Evening** – 16:00 to 19:00

### BY ROAD

<b>10</b> MILES	<b>48</b> MILES	<b>60</b> MILES	<b>79</b> MILES
Oxford City Centre	Heathrow	London	Bristol

### BY RAIL (from Didcot Parkway)

<b>40</b> MINS	<b>21</b> MINS	<b>57</b> MINS	<b>126</b> MINS
London Paddington	Reading	Bristol	Birmingham



# An established ecosystem of innovation

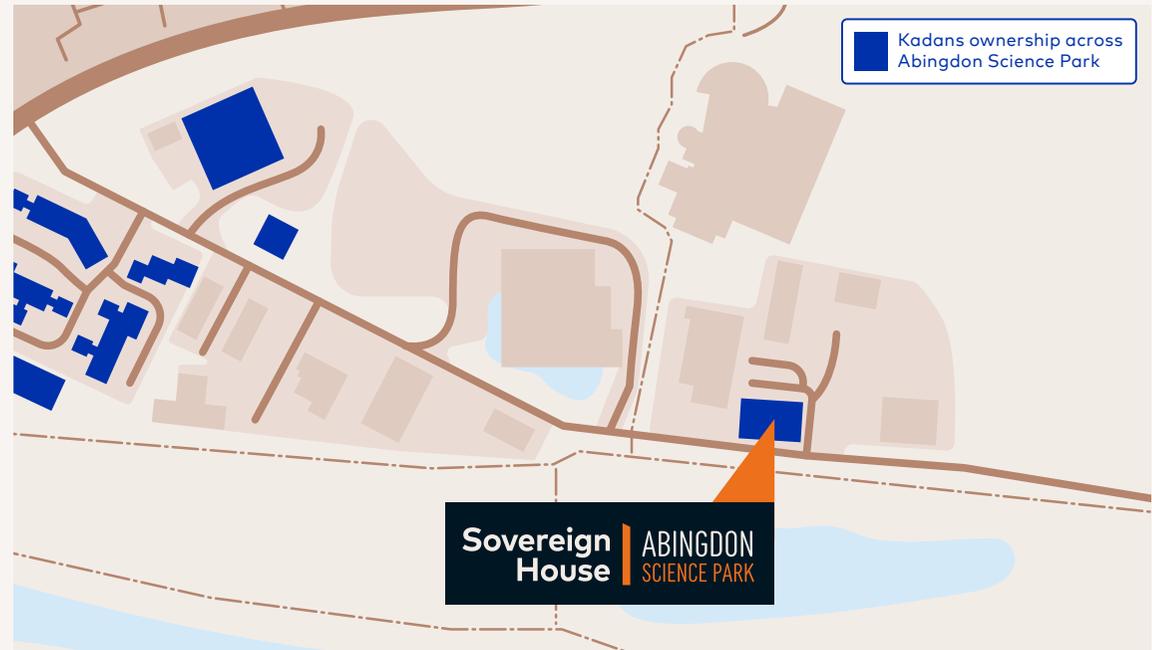
**Abingdon Science Park offers leading science and technology companies the office and laboratory space they need to reach their full potential.**

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.



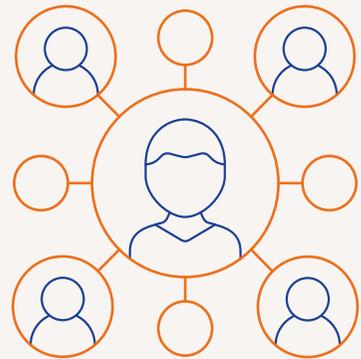
Here are some of the companies who call Abingdon Science Park home



# 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 OFFICE

# Park 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 Café



CAFE BY KADANS

# 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

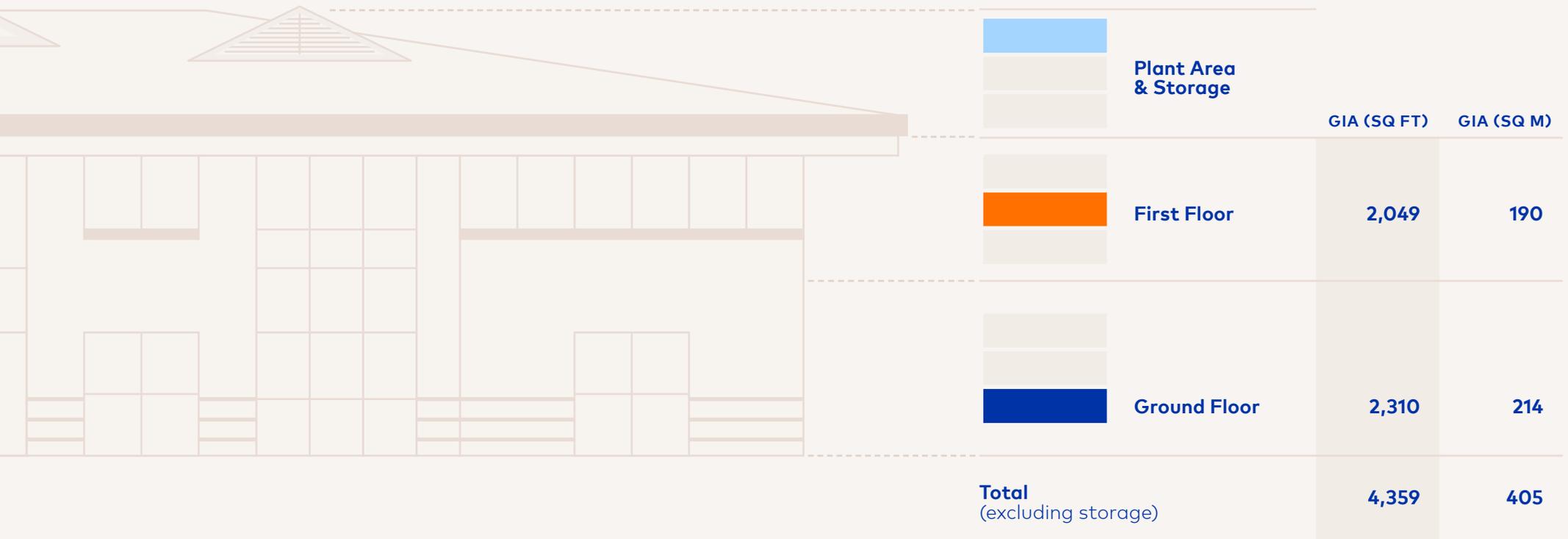
👤 Office: 2,400mm

👤 Lab: 2,800mm

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



# Schedule of Availability



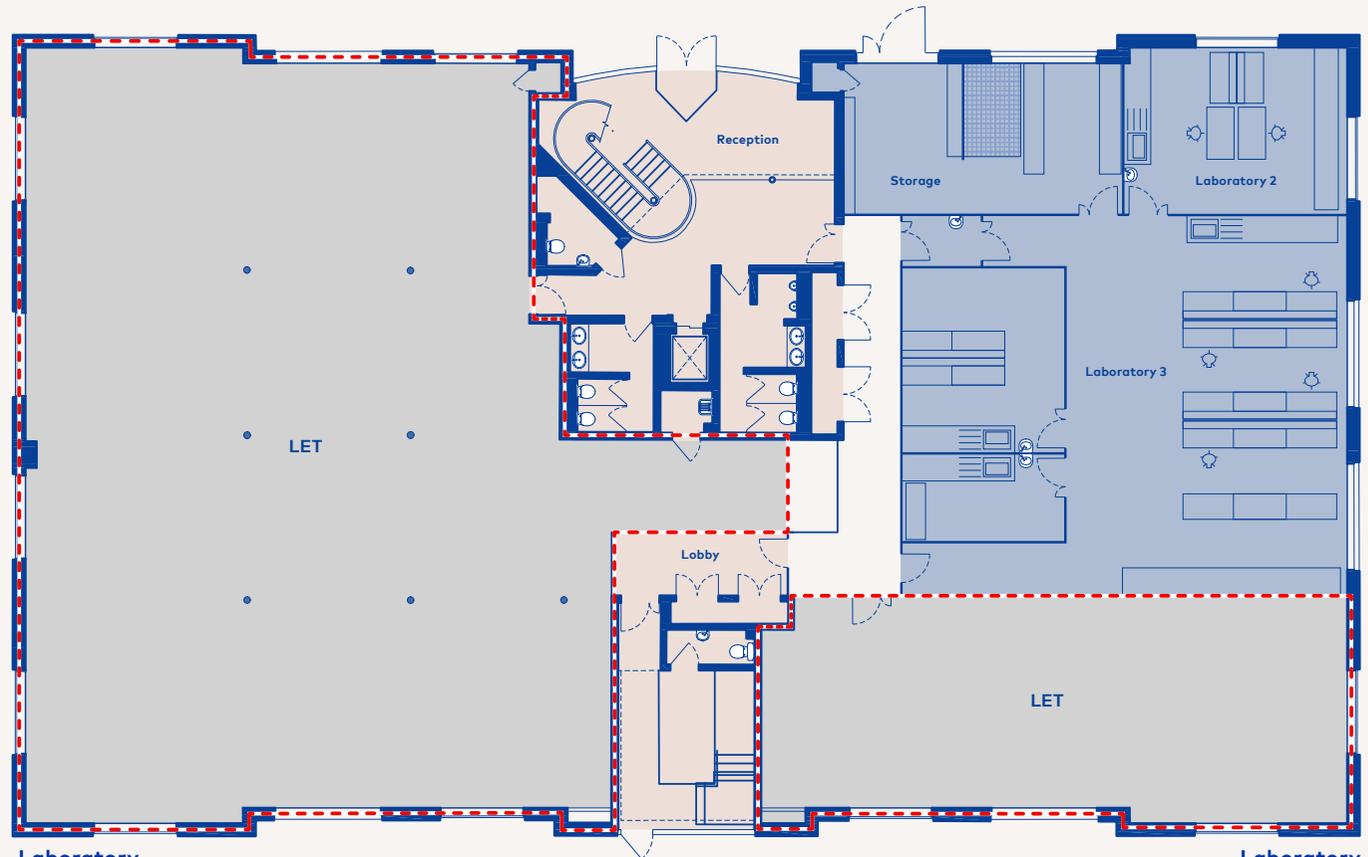
FLOORPLANS

G | 1ST

# Ground floor

## 7,720

GIA (SQ FT)



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

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

**FIRST FLOOR KEY:**

- Available lab space to let
- Lobby & Reception
- Laboratories

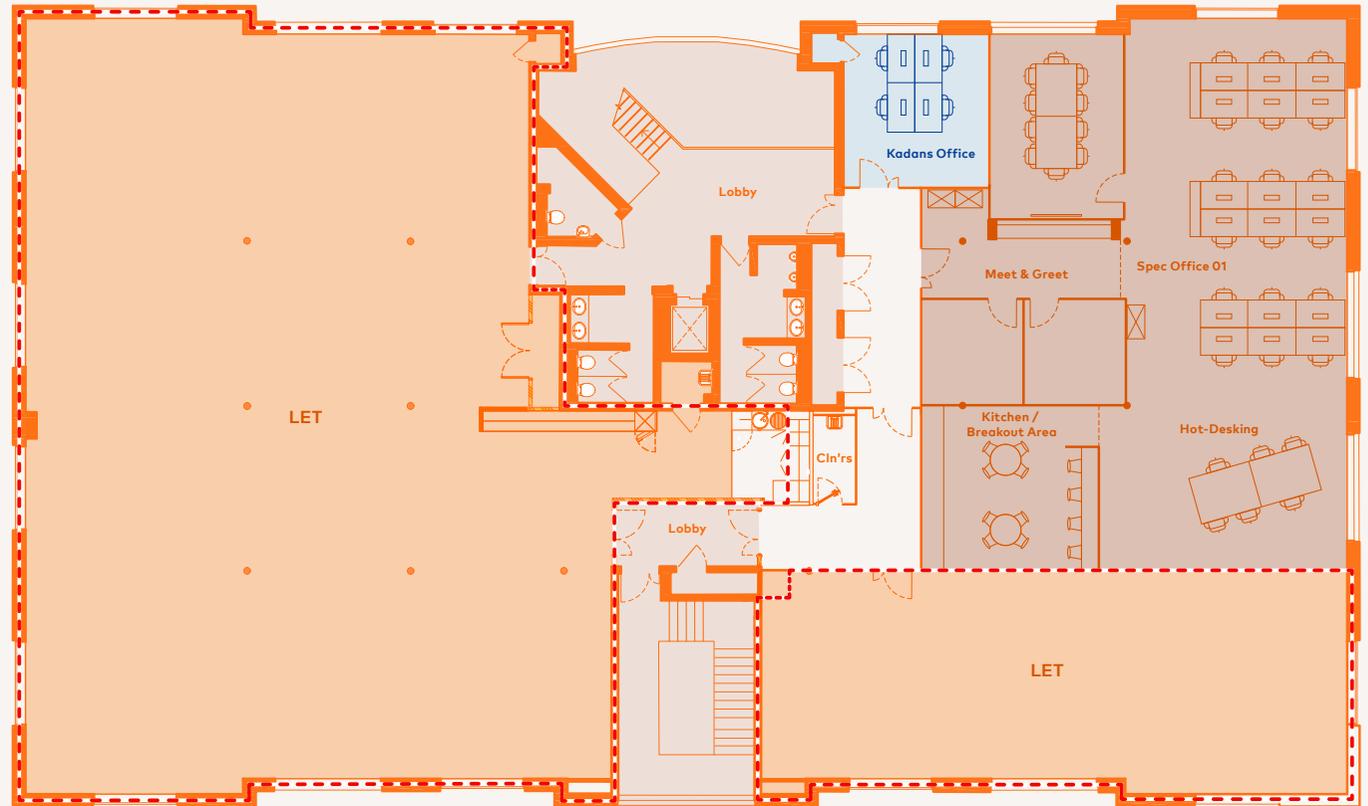
## FLOORPLANS

**G | 1ST**

# First floor

## 7,530

GIA (SQ FT)



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

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

**FIRST FLOOR KEY:**

- Available office space to let
- Lobby & Reception
- Kadans Office
- Spec Office

## 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 typically contain the following:

- Vinyl Flooring
- Lab Benching and chairs
- Desired air changes per hour
- Desired filtration or cleanliness requirements
- 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 including minimum of 6 air changes per hour in laboratory areas
- 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

**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.



**26**  
CAMPUSES  
ACROSS EUROPE



**400+**  
COMPANIES



**50+**  
PROPERTIES



**>95%**  
STABLE  
OCCUPANCY



CAFE

# Kadans Science Partner Ownership across the UK

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

SELECTED TENANTS ACROSS KADANS' UK SITES

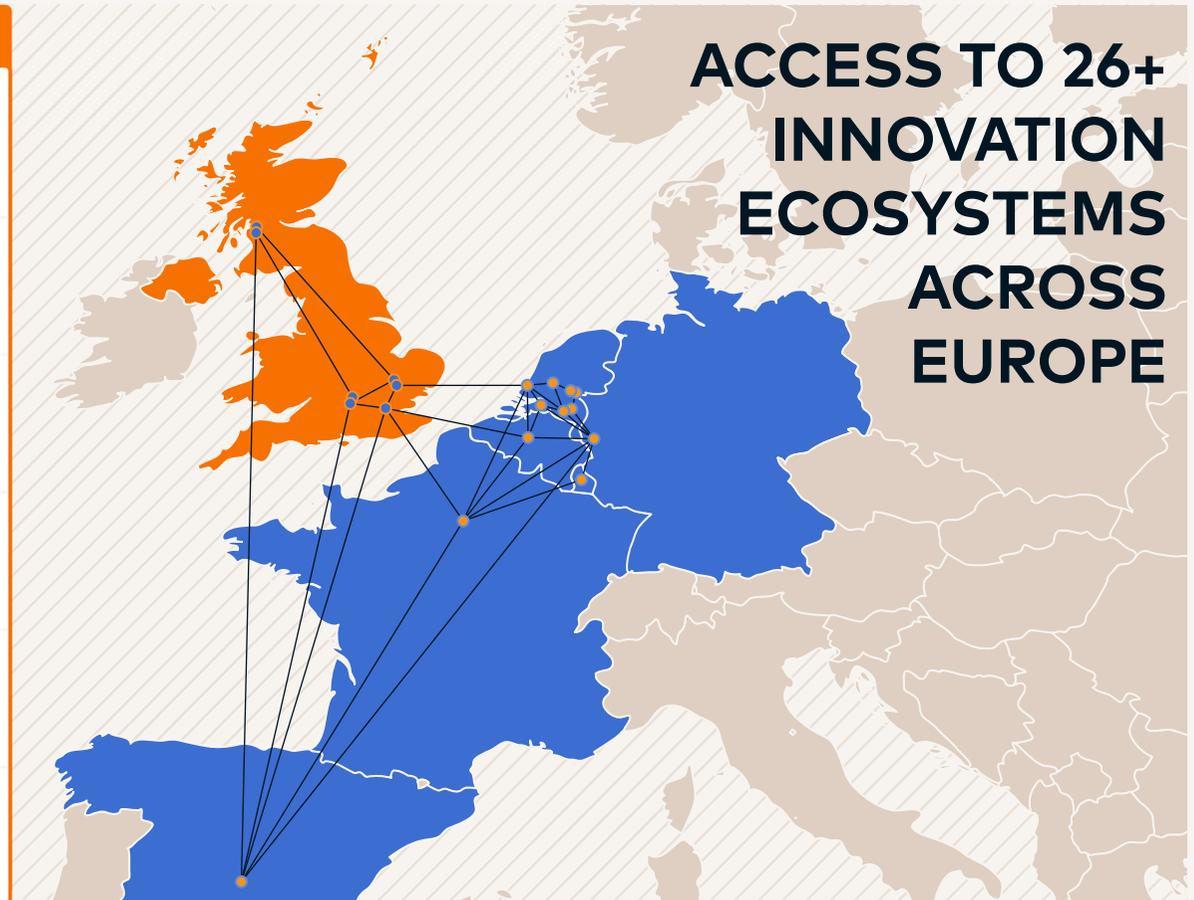


# Kadans Science Partner

## Ownership across Europe

**Kadans' Science Park across Europe**

 <b>LEIDEN BIO SCIENCE PARK</b>	 <b>THE OXFORD SCIENCE PARK</b>	 <b>Amsterdam UMC</b> <small>University Medical Centers</small>
 <b>NOVIO TECH CAMPUS</b>	 <b>ROTTERDAM SCIENCE TOWER</b>	 <b>wageningen campus</b>
 <b>ME. DI. CEN</b>	 <b>watson &amp; crick hill</b>	 <b>BREDA STARTUP</b>
 <b>WEST OF SCOTLAND SCIENCE PARK</b>	<b>CAMPUS GRONINGEN</b>	 <b>AUTOMOTIVE CAMPUS</b>
 <b>TU/e</b> <small>EINDHOVEN UNIVERSITY OF TECHNOLOGY</small>	<b>UTRECHT SCIENCE PARK BILTHOVEN</b>	 <b>At the Park.</b> <small>Aachen</small>
 <b>Babraham Research Campus</b>	 <b>STEVENAGE BIOSCIENCE CATALYST</b>	 <b>THE SCIENCE QUADRANT</b>
		



# Sovereign House | ABINGDON House SCIENCE PARK

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## KADANS.COM

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