



## Free Science Support



**+£1M worth of free specialist lab equipment**  
available for all businesses on the campus to share.

### Facilities

- Community Lab (general)
- Cytiva Technology Lab (specialist)
- 6 months free space in the Lab Hotel for early stage start ups (raised <£1.5m)
- Thermo Fisher vending machines

### Specialist Equipment and Training

- Cell culture, molecular biology and protein purification facilities
- Shared equipment including qRT-PCR, microplate reader, inverted microscope
- Dedicated access to GSK advisors and eJournals
- Demonstration and health & safety training



# Free Business Support



Since opening in 2012, businesses at SBC have raised over **£3.6bn+ in funding.**



### Start Up

Join a science community of over 50 businesses. Companies on the Campus have access to monthly networking events and workshops.



### Accelerate

Catalyser is SBC's free Accelerator Programme. It supports start-ups to refine a commercial strategy to deliver innovation to the market.



### Scale Up

SBC offers introductions to investors, mentors and experts. Businesses are also able to join CEO roundtables and regular training events.



### Added Benefits

- Dedicated access to GSK advisors and eJournals
- Free Gold Membership to One Nucleus
- Free Wifi
- On-site IT support available



# Community Amenities



Green spaces



Fitness centre



Electric car charging and free parking



Shared café, restaurant and shop



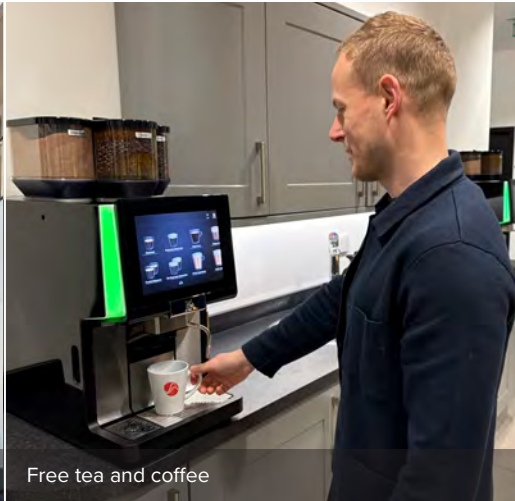
Managed reception



Meeting rooms and catering



Shared Atrium networking space and meeting booths



Free tea and coffee

“At SBC we have found a diverse and supportive community, providing the best environment for scientific interactions that drive innovation forward, and can create a real impact for patients.”

Pedro Correa de Sampaio PhD  
CEO and Co Founder Neobe

# Why Choose Stevenage Bioscience Catalyst?



Aerial view of Incubator Building

“The ecosystem at SBC enabled us to spin out not one but two companies, to secure over £60m from global investors and attract the talent we need to progress our much-needed therapies for chronic conditions.”

Dr Mary Kerr  
CEO and Co Founder, NeRRe Therapeutics



Artist's impression of Elevate Quarter

## Our Story

Founded as a not for profit in 2012 by Wellcome Government and GSK. SBC is at the heart of a growing cell and gene therapy cluster, currently the largest in Europe. Major organisations have helped make SBC an attractive location for therapeutics start-ups in terms of proximity to Cambridge and London. It is home to a community of over 50 businesses and there are over 3,500 employees based on the Campus.



## Vision

To accelerate the translation of cutting-edge science to improve the health and quality of people's lives.

## Since 2012

- £3.6bn in funding has been raised
- Investment is on par with Cambridge cluster\*
- There have been 4 exits and 4 IPOs
- Product development is 6 months faster
- 87% survival rate vs national rate of 65-70%
- <110 businesses have been supported

\* Beahurst, courtesy of Hertfordshire Local Enterprise Partnership 2020

## Future

In 2023 planning was approved for UBS Asset Management to build a 1.6mn sq ft science park called Elevate Quarter onto the campus. This expansion project will provide space for companies to scale and create 5,000 additional jobs over the next 5–10 years.



Woodland walking circuit

## Sustainability

- Buildings achieve 'Excellent' or 'Very good' BREEAM ratings
- EPC B rating
- Air-source heat pumps
- Rainwater harvesting systems throughout
- Free train station shuttle shared with GSK to reduce carbon emissions
- Electric Vehicle charging and cycle storage
- Biodiversity supported with greenspaces, wetland, beehives, bird and bat boxes

# The Stevenage Ecosystem

## Centre of Golden Triangle

### Access to talent

- 12k annual regional STEM graduates
- 100+ graduates from CGTC's and University of Hertfordshire's Advanced Therapies Apprenticeship Community
- Three of the global top ten universities within 30 miles: Cambridge, Imperial, UCL
- Support for technical skills training via Pioneering Young STEM Futures programme supported by Lewis Hamilton's Mission 44 equal opportunities initiative



### Affordable housing

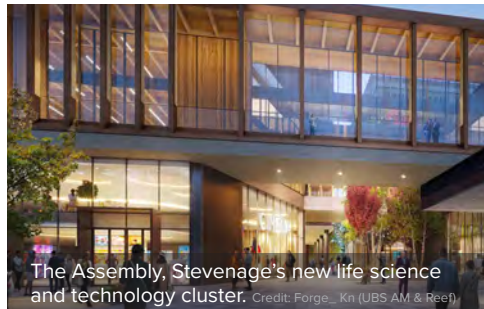
- 10–30% lower in purchase price
- 20–30% lower in rental price (versus Cambridge, Oxford and London regions)
- 100k new homes in the pipeline

Source: North Hertfordshire House Price Index from Office for National Statistics and HM Land Registry.

Employment growth is at +1.9% in Stevenage compared to +1.4% in the UK overall.

Source: ONS Business Register Employment Survey

Stevenage is also home to The Assembly, a 530k sq ft life science and technology knowledge cluster under development, part of the largest in the Golden Triangle and home to SBC graduate Autolus' new HQ.



The Assembly, Stevenage's new life science and technology cluster. Credit: Forge\_Kn (UBS AM & Reef)

### A green and healthy lifestyle

- 120 acre Green Flag-listed Fairlands Valley Park
- 45km of cycle networks
- Local pools, gyms and leisure complexes

### Excellent local schools

- 2x OUTSTANDING and 12x GOOD Ofsted ranked secondary schools
- 10+ top performing independent schools
- 20+ top nursery and primary schools



Nearby Hitchin voted #20 top place to live in the UK by RightMove's Happy at Home Index 2024

### Home to big pharma and innovation

AIRBUS

GSK

V.I.V.I



FUJITSU



Autolus



### Partnerships with local authorities



Stevenage is undergoing a £1bn town centre transformation which will see new public areas and green spaces, improved public transport infrastructure, health and community facilities and new homes for people to enjoy.

# Building Specifications



## SPARK BUILDING

10,000 sq ft total floor space.  
1,000-2,000 sq ft fitted lab and office spaces with flexible leases available.



## INCUBATOR BUILDING

32,000 sq ft total floor space split into 250, 500 and 1000+ sq ft fitted lab and office spaces with flexible leases available.



## ACCELERATOR BUILDING

34,000 sq ft total floor space split across three floors.  
1,000-3,000 sq ft larger scale bespoke lab and office accommodation for maturing companies.



## SEED WORKS SHARED OFFICE

40 sq ft shared office space within the Incubator building.  
14 workstations with flexible leases available.

### BREEAM®

Excellent (Accelerator, Incubator)  
Very Good (Spark)



EPC B Rating



Ample free parking for all staff



12 EV discounted charging points



Dedicated goods lift



4m floor to ceiling height (Incubator)



4 pipe fan coil air con with suspended LED lighting (Incubator)



Aircon with 6 to 8 air handling changes per hour



50 cycle storage spaces



WiredScore Targeting Gold



4 showers with lockers



Dedicated core with 1 x 13 person passenger lift



24 hour site security



24 hour site access

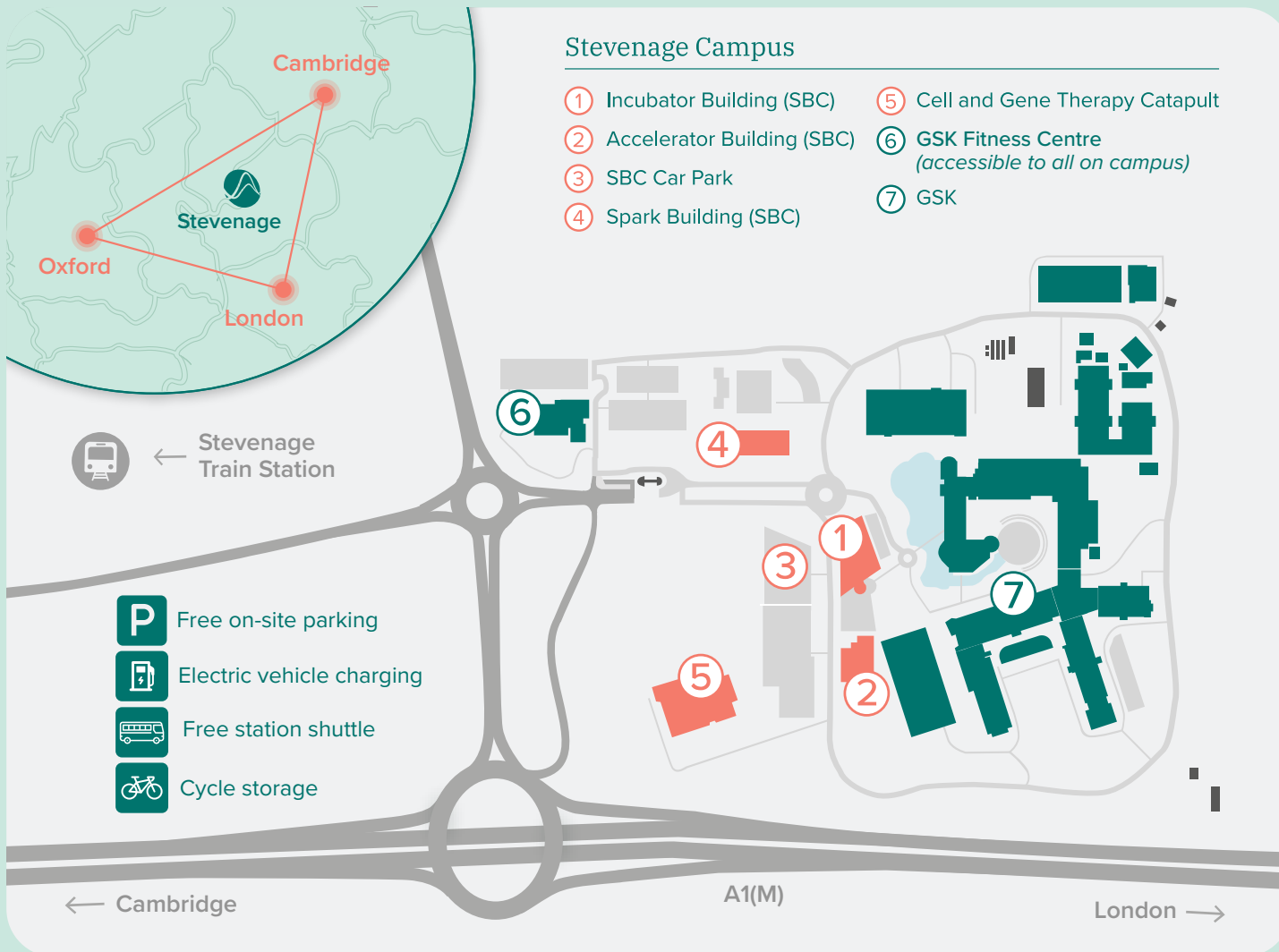


Dedicated service yard and delivery entrance



Dedicated clinical waste, chemical storage and recycling

# Connectivity



## Stevenage Campus

- |                              |  |
|------------------------------|--|
| ① Incubator Building (SBC)   | ⑤ Cell and Gene Therapy Catapult                             |
| ② Accelerator Building (SBC) | ⑥ GSK Fitness Centre<br><i>(accessible to all on campus)</i> |
| ③ SBC Car Park               | ⑦ GSK  |
| ④ Spark Building (SBC)       |  |



### FOOT/CYCLE

30 mins walk or 10 mins cycle (1.5 miles) to Stevenage station.



### ROAD

5 mins to A1M.

1 hr 15 mins (30 miles) to Central London via A1M.

45 mins (35 miles) to Cambridge via A505 and A603.

1 hr 30 mins to Oxford via M40.



### RAIL

10 mins to Stevenage station via **Free Shuttle**.

20 mins to London Kings Cross.

40 mins to Cambridge.



### AIR

25 mins (15 miles) to London Luton Airport.

45 mins (28 miles) to London Stansted Airport.

1 hr 15 mins (76 miles) to Gatwick Airport (train).

1 hr 20 mins (39 miles) to Heathrow Airport (train & tube).

## To find out more contact:

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