

the write up

PARK NEWSLETTER SUMMER 2022

*Cover Photo: Park Photography
Competition Winner Justine Whitworth
from Microbiotica*

DEVELOPMENT

**Meeting the high demand
for life science space: The
Sidney Sussex Building**

TENANT NEWS

**Broken String Biosciences
& Healx join the Science
Village community**

COMMUNITY

**Farewell to Park Manager
Katherine Maguire
and welcome to Shane
Townsend**

For more information contact:
Shane Townsend, Park Manager
shane.townsend@cushwake.com

www.chesterfordresearchpark.com



Proposals for brand new R&D building revealed

THE DEVELOPMENT WILL FURTHER CEMENT THE PARK'S POSITION AS A 'DESTINATION OF CHOICE' WITHIN THE BURGEONING CAMBRIDGE LIFE SCIENCE CLUSTER.

In June, the Park team submitted plans to create a new three-storey building on a plot to the east of the Park to meet the high demand for life science space in the Cambridge Cluster.

Subject to planning, the approximately 60,000 sq ft multi-occupier building will be fitted with a mix of laboratory and office space and will be ready for occupation in the summer of 2024.

Named the Sidney Sussex Building, the building aims to satisfy existing and future requirements for additional fitted laboratory and write-up space within the Park. Consisting of up to 10 individual, flexible suites from 2,226 sq ft (678 sq m) to 8,409 sq ft (2,653 sq m) in a beautifully landscaped setting, the development will enable both the expansion of existing Park occupiers as well as attracting new ventures. The building has been designed to also allow for spaces to be combined to facilitate larger requirements.

In addition to open plan write up/admin areas, benching, lifts, storage rooms and shower facilities, all suites will have access to a central, communal light-filled atrium which includes a dedicated reception area.

Sustainability and environmental considerations are integral to the proposal both inside and out. Renewable energy, efficient use of structure, thoughtful materiality, and daylighting strategies inform the building design to minimise carbon emissions. Ecological enhancements such as significant tree planting, bird and bat boxes, and a new pond will provide homes for wildlife and green space for occupiers, whilst delivering an overall biodiversity net gain.

If you would like more detail regarding occupancy options please contact the Park's joint agents: William Clarke, Savills: 07967 555497 and Michael Jones, Cheffins: 07879 497141.



“Our plans for the Sidney Sussex Building reflect the strong demand we continue to see for high-quality, well-connected physical facilities in one of the most dynamic markets in the UK. We believe that extending the facilities at Chesterford Research Park will have a positive impact on the local economy, whilst also cementing the Park's position as a destination of choice for some of the leading life science businesses globally. We look forward to working with local groups and project partners to bring this exciting development to fruition.”

Julian Cobourne, Head of Regional Offices, Aviva Investors



AI-powered drug discovery company Healx opens new labs

THE BIOTECH COMPANY SECURES SUITE 3 & 4 IN THE SCIENCE VILLAGE.

In July, we were extremely pleased to welcome another occupier to Science Village - Healx, the AI-powered, patient-inspired technology company pioneering the next generation of drug discovery for rare diseases, took more than 3,500 sq ft of space within our multi-occupancy lab building, Science Village.

Science Village is already home to both established and start-up companies including leading bioscience ventures, meaning Healx is in good company in this innovative, energy efficient building.

The fully fitted, high-quality suites are served by high-speed data connectivity, dedicated external plant area and Cat 6 cabling. These ready-made labs include demountable benching, an open plan write up area, plus a self-contained single office

which means that Healx can 'plug and play' without needing to initiate an extensive fit out.

Focused on finding novel treatments for patients with rare diseases, Healx is deeply passionate about the application of AI to improve access to treatment and the new lab will allow the Healx team to accelerate the discovery and validation of potential new therapies for more rare conditions.

Dr Neil Thompson, Chief Scientific Officer, Healx said: "Historically, we have worked through partnerships to access the experimental systems we require for our preclinical and clinical programmes, but, as our team and operations have scaled, we started looking to secure our own labs in order to support our growing portfolio of disease projects and to expand the

Dr Neil Thompson,
Chief Scientific
Officer, Healx

healx



proprietary data types we use in our AI platform.

"The Chesterford Research Park facility is ideal for us and will play a pivotal role in our vision for the next generation of drug discovery for rare diseases. The modern, purpose-built lab has the flexibility to support our scientific and technical ambitions and the location - close to our Cambridge headquarters - will enable us to expand our team with experienced local talent. Importantly, the Park Management staff have been very supportive in enabling a speedy acquisition, and we are looking forward to getting up and running in the space."

Broken String Biosciences expands presence within the Cambridge cluster with new laboratory at the Park

GENOMICS AND GENE EDITING SPECIALIST SECURES SUITE 8 IN THE SCIENCE VILLAGE.

The Park was delighted to welcome Broken String Biosciences to Science Village earlier this year.

Aiming to develop safer cell and gene therapies by assessing the stability of the genome, Broken String Biosciences is leveraging novel genomic sequencing approaches to build a technology platform that will drive the development of CRISPR cell and gene therapies that are safer by design. Its core technology, INDUCE-seq™, is a DNA break mapping technology that enables companies developing cell and gene therapies to assess the specificity of genome editing approaches and evaluate the genetic risks associated with editing the genome.

As a graduate of the Illumina Accelerator, which provides selected genomics start-ups with access to seed investment, business guidance and Next Generation Sequencing (NGS) technologies, Broken String Biosciences initially set up its headquarters at the BioData Innovation Centre on the Wellcome Genome Campus. The completion of a c.£3m Series Seed funding round in September 2021 then enabled the company to establish its laboratory facilities to run INDUCE-seq™ under existing and new collaborations, as well as to undertake proprietary R&D.

The relocation of its laboratory-based team to the Park enables Broken String Biosciences to continue on its current high

growth trajectory with several ongoing collaborations due to complete in the first half of this year, including an international validation study of INDUCE-seq™.

Dr Felix Dobbs, CEO, Broken String Biosciences said: "We are delighted to have opened our new laboratory at Science Village, Chesterford Research Park. The proximity to our headquarters at the Wellcome Genome Campus, and the excellent facilities on site, make it the ideal location for growing our laboratory team to develop INDUCE-seq™ and other technologies that will enable safe and sustainable cell and gene therapies for patients."

Broken String
BIOSCIENCES

Dr Felix Dobbs,
CEO, Broken
String Biosciences



MARCH
2022



Microbiotica raises £50M (\$67M) to advance pipeline of microbiome-based therapeutics - the largest microbiome-related financing in Europe to date

NEW INVESTORS INCLUDE A WORLD-LEADER IN LIFE SCIENCE MICROBIOME INVESTMENT.

The international investment syndicate was co-led by Flerie Invest, a major Swedish life science investor focussing on companies with ambitious science and the ability to tackle major medical challenges, and Tencent, a global technology company investing in innovations that help improve human life. New investors also included British Patient Capital, while existing investors Cambridge Innovation Capital, IP Group, and Seventure Partners, a world-leader in life science microbiome investment, all participated.

The proceeds will be used to progress Microbiotica's two lead oral Live Bacterial Therapeutics (LBTs), MB097 and MB310 to Phase 1b clinical studies.

Mike Romanos, Co-Founder and CEO of Microbiotica, said: "This major fundraise is a substantial validation of both our team and our world-leading technology. We are fortunate to have the support from new and current investors who have recognised the importance of the microbiome's therapeutic potential and Microbiotica's unique capabilities.

"With this additional investment, we will be able to conduct clinical trials with our lead products in immuno-oncology and ulcerative colitis. We will also expand our portfolio of microbiome-based products which have the potential to benefit patients globally."



MAY
2022

Diagnostics for the Real World (DRW) achieves UK technical validation for two multiplex respiratory virus rapid tests

THE TWO MULTIPLEX RESPIRATORY VIRUS TESTS WILL DELIVER A VITAL TOOL FOR NHS CARE TEAMS.

Diagnostics for the Real World Ltd (DRW), innovator of the SAMBA platform for rapid point-of-care detection of infectious diseases, announced that it has achieved UK technical validation for two multiplex respiratory virus tests (SARS-CoV-2/FluA/FluB and SARS-CoV-2/RSV) that deliver a vital tool for NHS care teams. The new combined tests enable clinicians to rapidly detect and differentiate between coronavirus SARS-CoV-2, influenza A, influenza B and respiratory syncytial virus (RSV) – boosting infection control in hospitals, optimising patient management and speeding access to urgent care services, including emergency surgery. The Technical Validation Group (TVG) confirmed that both new assays meet the diagnostic performance criteria for

both sensitivity and specificity. This is the classification with the highest level of performance, requiring no confirmatory testing. Further data has also been submitted for the purpose of the fulfilling the UKHSA's new criteria through the Coronavirus Test Device Approvals desktop review.

The CE-marked multiplex tests provide highly accurate results via the SAMBA II platform – DRW's fully automated 'sample in, result out' diagnostic machine, which is currently deployed in over 100 UK hospital sites as one of the NHS's primary point-of-care, non-lab-based COVID-19 testing solutions. The two new multiplex tests will be available to NHS hospitals and healthcare settings.



JUNE
2022

Areacor announces exclusive collaboration with a top 5 global pharmaceutical company



ARECOR THERAPEUTICS ANNOUNCED THAT IT HAD SIGNED AN EXCLUSIVE FORMULATION STUDY COLLABORATION.

Areacor Therapeutics plc (AIM: AREC), the biopharmaceutical group advancing today's therapies to enable healthier lives, announced that it had signed an exclusive formulation study collaboration with a top five global pharmaceutical company.

Under the terms of the agreement, Areacor will use its proprietary formulation technology platform, Arestat™, to develop improved, stable, high concentration liquid formulations of its proprietary products. The Company will fund the initial development work and has the option to acquire the rights to the new proprietary formulations and associated intellectual property under a technology licensing model.

Sarah Howell, Chief Executive Officer of Areacor, said: "This collaboration expands our partner portfolio of high-profile pharmaceutical companies. The growing recognition of how the Arestat™ platform can enhance a broad range of therapeutic products is testament to our expertise and innovation in formulation science. For our partners, we are able to significantly improve their products to enable patient friendly treatment regimens that are effective, safe and more convenient, which in turn can lead to better adherence and health outcomes, benefitting healthcare systems as a whole."



An Oasis of calm!

BACK IN MARCH, THE PARK TRANSFORMED INTO AN OASIS OF CALM, HOSTING A 'WELLBEING' EVENT AT THE NUCLEUS.

The Nucleus Health & Fitness Centre team were out in force providing gym tours and class info - including a Spinning class demonstration - as well as being on hand to discuss healthy ways to reach your fitness objectives. The restaurant also got into the spirit of the day, creating some superb healthy lunch and snack options for all to try.

In addition, the Park also welcomed the team from Reform Physiotherapy. Specialists in osteopathy, sports massage and nutrition, the Reform team was on hand to discuss these specialities as well as individual queries from those attending. A few lucky visitors even benefitted from a mini massage!

However, perhaps the most serene and tranquil spot was to be found within the Mynd meditation pod, which took up residence in the Nucleus car park! Created to support Wellbeing in the workplace by delivering short, guided mindfulness sessions, the Mynd meditation pod's calm interior of wooden clad walls, rustic benches and comfortable meditation cushions and mats takes away any unnecessary distractions, allowing participants to focus solely on themselves. The Mynd team held four drop-in sessions across the morning, all of which were extremely popular.



Park Management: Farewell to Katherine Maguire

IT IS WITH VERY HEAVY HEARTS THAT WE BID FAREWELL TO KATHERINE MAGUIRE.



After 19 years as Park Manager at Chesterford Katherine has decided that the time has come to hand over the baton to embark on new adventures, both here and abroad!

Katherine's dedication and commitment - along with that of her team - to the smooth running of the Park each and every day has been incredible; during which time she

has witnessed the Park's evolution from dated labs, vast greenhouses and numerous farm buildings to the superb facilities we all enjoy today.

We are sure you will all join us in wishing Katherine all the very best for the future and a resounding 'thank you' for all you

have done for the Park over the years.

And, as Katherine leaves us, we welcome Shane Townsend to the role of Park Manager. Shane will continue to be expertly supported by Amanda and Karl.

Shane currently heads up the Aviva Cambridge Hub, a collection of Aviva owned properties within the centre of Cambridge. He brings a wealth of property and hospitality experience with him and is looking forward to taking the Park through its next exciting chapter.



Shane Townsend

