Hicks Baker
COMMERCIAL PROPERTY

TOP TIPS

Finding premises for Life Sciences companies

Solving the conundrum

Investment volume in 2022 exceeded £2.45 Billion for Life Sciences real estate in the UK, demonstrating real confidence in this specialist market. However current availability of suitable space is critically low, particularly in and around Oxford. New developments are in the pipeline but the style and technical specification of buildings will vary as investors interpret occupier's requirements differently in this rapidly evolving market sector.

What are 'Life Sciences'?

- Organisations in the biology, chemistry, pharmaceutical, medical sectors and associated technology industries.
- Tend to cluster around world-leading universities and medical institutions.
- Key locations of Oxford, Cambridge and London form the UK 'Golden Triangle'.



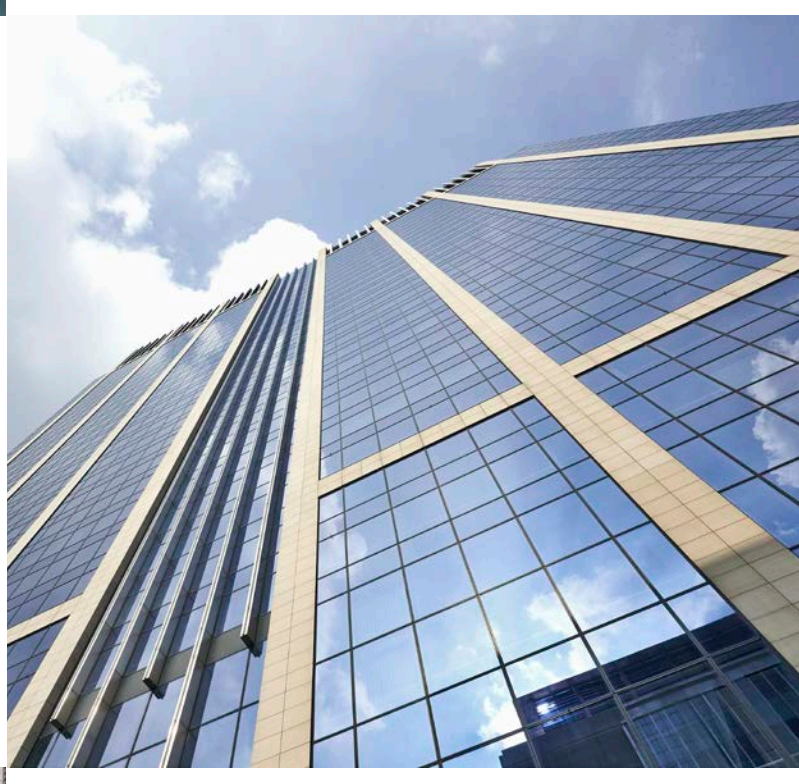


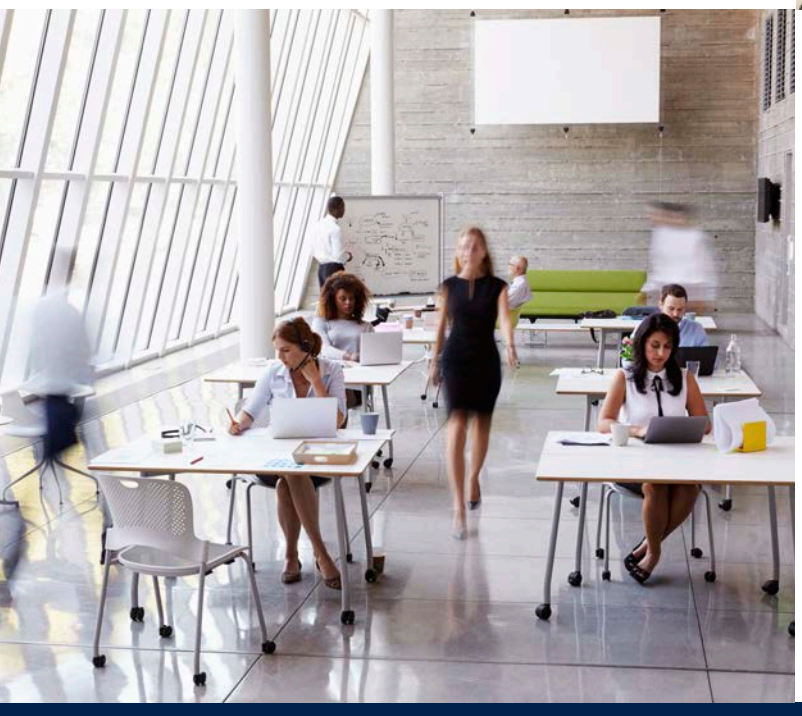
What types of properties do Life Sciences companies require?

- Organisations in different sectors will have wide ranging operational needs.
- Requirements for wet labs, dry labs and clean rooms will be met by buildings with different technical specifications.
- A thorough understanding of the business is essential to scope your requirements correctly and help identify the best property solution.

What to look out for…

- The conversion of buildings used previously for more conventional commercial uses such as offices will not always be Life Sciences specific and meet all needs.
- 'Hybrid', 'Lab-ready' and 'Lab-enabled' space offers a variety of solutions but terminology is not always consistent.
- Not all the activities associated with a Life Sciences operation will necessarily require the highest grades of laboratory space which will inevitably command the highest rents.





How do I find the right property?

- Hicks Baker has a strong recent track record in this sector and has acquired circa 225,000 sq ft of commercial premises for Life Sciences businesses. Over 80% of these successfully concluded transactions have taken place in and around Oxford, giving Hicks Baker an unrivalled understanding and insight into this rapidly evolving regional market. We act exclusively for occupiers and are therefore well positioned to offer independent, objective and professional property advice.

If you are in the Life Sciences sector and looking to expand your business through the acquisition of new premises, contact Stephen Head or Dominic Faires.

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