

The London Cancer Hub

A life sciences campus
investment opportunity

Cotswold Road
London SM2 5NG



The London Cancer Hub

Investment Summary

- 4.8 hectare site
- Long lease of over 150 years
- 1 million square feet development capacity
- Adjacent to world class Cancer research and treatment Institutions
- Sale includes c.8,500 sq ft vibrant wet lab innovation space
- Well connected to central London, Heathrow and Gatwick airports
- Has the support from Government and the Mayor of London

Opportunity Overview

The London Cancer Hub provides a unique opportunity to acquire a long lease of over 150 years on 4.8 hectares of council-owned land. This site can accommodate around 1m sq ft of development, is next to an internationally recognised translational medicine campus and includes an operational life science incubator building that is almost at full occupancy.

The wider campus is already home to one of the world's most influential cancer research, treatment, clinical trials and innovation ecosystems: The Institute of Cancer Research (ICR) - ranked in the top two institutions in the UK for biomedical research - discovers more new cancer drugs than any other academic organisation. Also on campus are the Royal Marsden, Epsom and St Helier University Hospital and the Harris Academy school which boasts a science specialism.

The ICR and Royal Marsden collaborate with companies across the full spectrum of cancer research, and together run one of the world's largest and most successful centres for clinical trials – many in collaboration with industry.

Campus partners have already invested in the site - including the £75m Drug Discovery Centre, the £70m Oak Cancer Centre for translational medicine, the £20m Centre for Cancer Imaging and the £17m Centre for Molecular Pathology.

"Increasing the commercial space here at The London Cancer Hub will create a thriving, multi-disciplinary science community and bring great opportunities – to enhance our work with industry, to translate our discoveries into patient benefit more quickly, and to bring benefits to our local community in Sutton by stimulating business investment and creating new jobs."

Professor Kristian Helin
Chief Executive and President of
The Institute of Cancer Research

"The London Cancer Hub is already Europe's leading cancer research and treatment district and home to the globally recognised Institute of Cancer Research and the Royal Marsden Trust. Our ambition is to now create the world's leading centre for cancer research, treatment, education and enterprise. This will bring multiple benefits to Sutton, London and the UK, creating 13,000 high quality jobs, education opportunities and new space for science start-ups. It is a chance to make real progress in treatment and research to defeat cancer. The London Cancer Hub is recognised as a key development site for growth and we are committed to making it a success."

Cllr Ruth Dombey OBE
Leader of Sutton Council



4.8 hectare site
available on a
minimum lease
of 150 years



Next to an
internationally
recognised
translational
medicine campus



The site can
accommodate up
to 1 million sq ft
of development

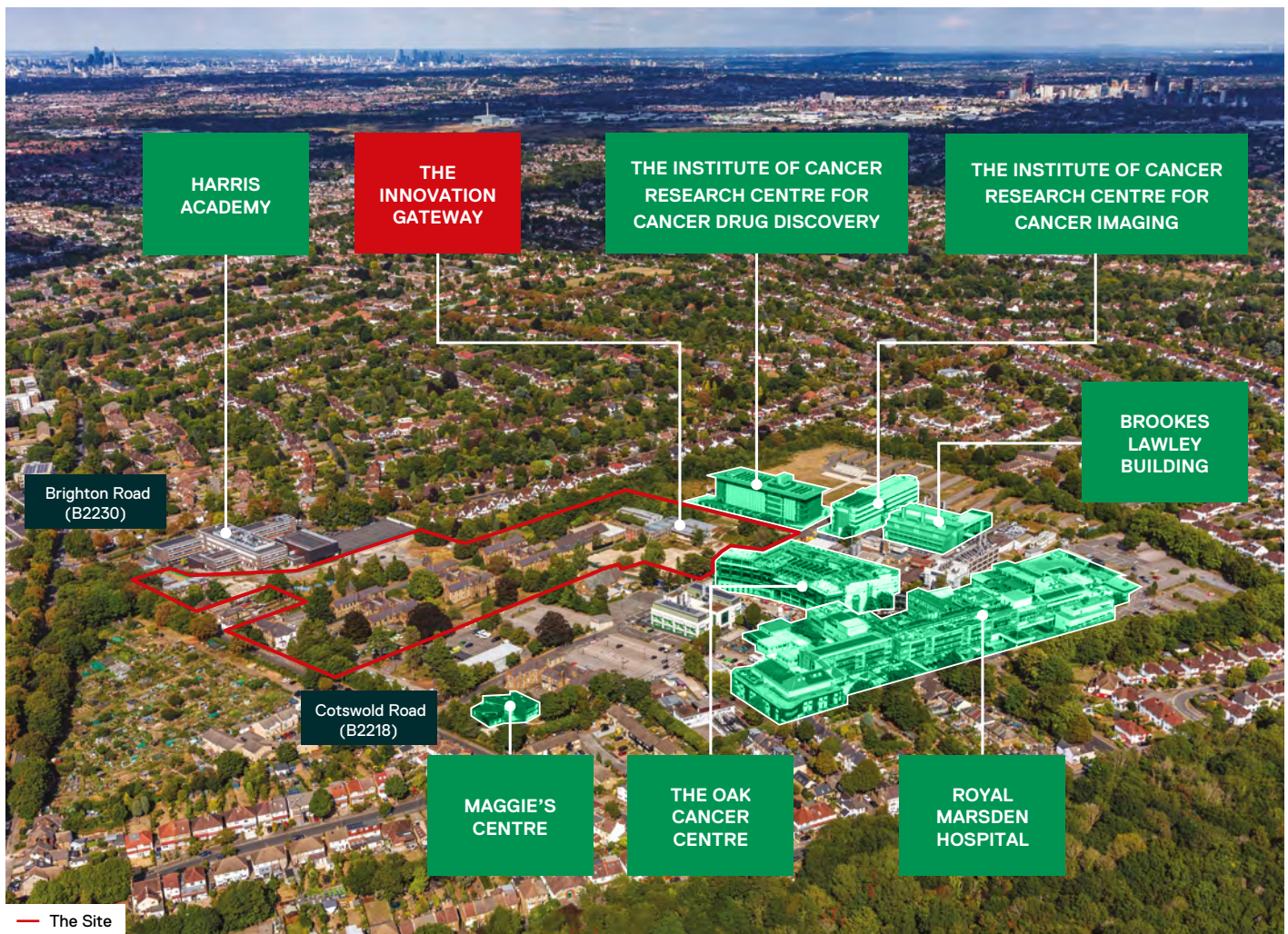


The Innovation Gateway



Centre for Cancer Drug Discovery

The Site



“Our vision is to create the world’s leading district for cancer research, treatment and commercial enterprise - bringing together the very best in cancer research, cancer treatment, healthcare business innovation and education to rapidly translate the existing science and discoveries we are making in cancer.”

Professor Paul Workman FMedSci
FRS, Fellow of the Academy of Medical Sciences, Institute of Cancer Research

Backed by the Government and the Mayor of London

The London Cancer Hub has the support of the Mayor of London and has been endorsed by the UK Government. The Department for Business and Trade has selected the London Cancer Hub as a nationally important investment opportunity; and the Government has demonstrated its support through the award of £14m Levelling Up Fund grant to double the number of trains to the site.

Epsom & St Helier was named as one of the first six hospitals to be allocated funding through the New Hospital Programme when it was launched - with £500m for development of a new specialist acute hospital on the London Cancer Hub site.

About You

The London Borough of Sutton is seeking a development partner with a track record in life sciences and a strong understanding of, and commitment to, placemaking.

The successful partner will have a long term commitment to strengthening the existing ecosystem and working with partners on campus to create a global cancer hub to defeat cancer. They will work to transform the existing campus into a world-leading life science campus creating an outstanding environment, and place of wellbeing where the community are as welcome as the scientist. The London Cancer Hub will become a place for innovation, collaboration, and education that inspires and fosters wellbeing.

"The London Borough of Sutton's vision for The London Cancer Hub and invitation to biotech industry to move into commercial space onsite will strengthen our flourishing research community and create new opportunities for us to collaborate on developing the cancer treatments for the future."

Dame Cally Palmer

Chief Executive of The Royal Marsden and
National Cancer Director for NHS England

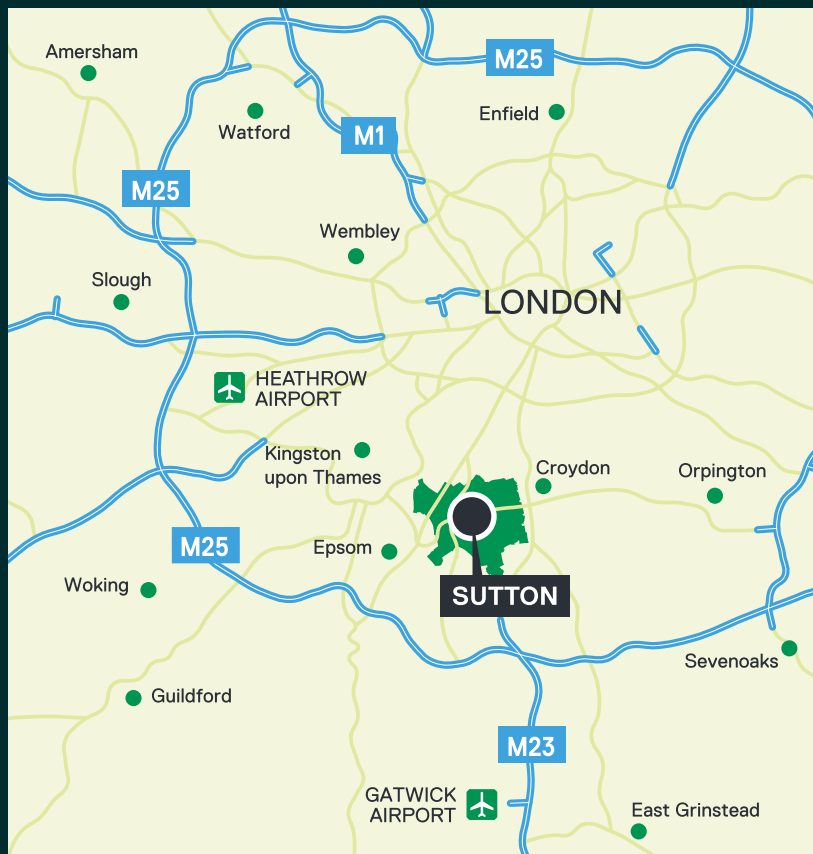
Location

The London Cancer Hub benefits from fast access to central London, as well as Gatwick and Heathrow international airports, and links to the UK's other leading clusters in the life-science 'Golden Triangle' of London, Cambridge and Oxford.

Sutton is one of the best places in London to live. It has plenty of high quality and affordable housing, outstanding schools and is the greenest borough in London.

Key Connections

Sutton 3 mins	Belmont 8 mins	Victoria 36 mins
London Bridge 37 mins	King's Cross 44 mins	Gatwick Airport 26 mins



"London is the best place in the world to live, work and set up a company; and life sciences are a key part of London's DNA. This sector is fundamental to creating good jobs and to stimulating the growth of our economy while delivering innovations that save and improve people's lives, not only here but all around the world. However, we know there is a shortage of space for life sciences R&D in the capital. We need more lab and business space that is flexible and affordable. The London Cancer Hub will help to meet this demand and generate an invaluable addition to our city's unique innovation ecosystem."

Rajesh Agrawal

Deputy Mayor of London for Business

Sales process

The sales process will be formally launched for expressions of interest in March 2023, with the issue of an investment memorandum and other relevant information on the opportunity. The bidding stage will be May to July 2023 with the selection of a preferred bidder in August 2023.

Contacts

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