



UPDATE

ISSUE No 3



PAGE **1** CONTENTS

- Drake Electronics joins CRP

PAGE **2**

- A scorching success

PAGE **3**

- A new playground

PAGE **4**

- Natural business habitat
- Central lake restocked

PAGE **5**

- Biotech expertise in the UK

PAGE **6**

- Breast cancer therapy
- Independent power supply



Cleared for takeoff

Drake Electronics, whose advanced digital broadcasting systems are used in air traffic control towers, has just moved to Cambridge Research Park, where the company has taken a 10-year lease on Building 7400, a 19,120 sq.ft office..

Drake Electronics is a subsidiary of Vitec plc, a major systems group. The move, which is the largest commercial letting in the Cambridge area in the past year, involved the relocation of 70 staff from the company's former premises in Welwyn Garden City.

The change of scene should give them a real lift: Building 7400 enjoys an attractive lakeside setting with its own waterside terrace and magnificent views over the adjacent woodlands and nature reserve.

Commenting on the move, Daniel Burns, Managing Director of Drake Electronics, said: "We considered all the technology parks around Cambridge before selecting the Research Park. The working

environment is ideally suited to science-based companies and I'm confident that it will provide an excellent base from which to grow."

Ian Coull, Slough Estates' Chief Executive, adds: "Drake Electronics is the fifth company to relocate here in the past 12 months. All of the Park's occupiers remark on the quality of the architecture, the absence of traffic problems and the charm of the natural setting - which create an unrivalled working environment for business.

"With occupiers like NTL, Diomed, Synaptics, Dannio Labs, Elecheck and Viatris, the Park is now well established but there's still plenty of scope for expansion."



David Rees, Regional Manager of Slough Estates, welcomes Irwin Nathanson, Sales & Marketing Director of Drake Electronics to the company's new premises at Cambridge Research Park



"Ah, that's better!" Masseur Liz Knox administers a soothing chair massage



More Pimm's? - the cocktail hour was extended all afternoon!

Sun, fun and all that jazz at Research Park party

A sizzling summer's day enlivened by hot jazz and a spicy barbecue made July 16th a scorching success for the occupiers of Cambridge Research Park, 300 of whom turned out for a party in the grounds of the development's Building 1000.



Cool jazz - Rosie-Val leads the band in some foot-tapping, toe paddling music!



Boys' toys - Scalextric proved a roaring success with the men of the party

Guests were welcomed with a convivial cup of Pimm's, entertained by the Cambridge Jazz Band, and enjoyed the thrills and spills of virtual racing on Manx TT bikes and a giant Scalextric layout.

Maybe it was the prospect of Silverstone looming at the weekend, but the Scalextric layout brought out the budding Schumachers, Fangios and Mosses in the men of the party, who fought a fiercely competitive race, with Jason Hunt of Drake Electronics living up to the reputation of his namesake, James, and setting the lap record.

The Manx TT bike racing proved equally popular with the young bloods of the party. Even the ladies got in the saddle - although in their case it was the seat of a chair massage machine that gave an invigorating upper body massage, ideal for relieving work-related stress! That, together with the restful natural surroundings of the Park, must make CPR occupiers the most relaxed executives in Cambridge.



"That's trad dad!" The Cambridge Jazz Band set the party swinging

A little light exercise was probably in order to work off the effects of a substantial lunch which included a mouth-watering selection of spicy Cambridge sausages, home-made apple and pork burgers, marinated chicken, spare ribs and barbecue prawns - with cream gateaux and blackcurrant cheesecake to follow!

The Pimm's and other drinks flowed freely, and for added refreshment - it was, after all, a scorchingly hot day - Rosie-Val the jazz band singer cooled off with a paddle in the fountain in the gardens of Building 1000!

"We were overwhelmed by the response to our invitation," said David Rees, Regional Manager of Slough Estates, which owns and manages the development. "It certainly achieved our objective - to reinforce the community spirit on the Park. A great time was had by all."



Gripping stuff - the thrills and spills of Manx TT bike racing

CRP gives kids' playground a push

In response to a vigorous campaign by local mums, Cambridgeshire businesses swung into action and helped raise £50,000 for the creation of a new children's playground in Waterbeach.

The playground, which was opened by children's author Jean Adamson - creator of Topsy and Tim was an instant success, with around 350 mums and toddlers turning out for the occasion.

Suzie Kay, chairperson of the campaign committee, says: "The children had a lovely time. I want to thank everyone in the village who helped us design the playground, and the local businesses and individuals who helped us raise the money."

Steve Lord of Cambridge Research Park, one of the principal sponsors, adds: "We understood that there was a real need at Waterbeach and are delighted to have helped in meeting it. Working parents will also be pleased to know that we are preparing plans to introduce a children's nursery on-site at the Research Park".



Above left: Salima Vivian, Marketing Manager at Cambridge Research Park, and right: Suzie Kay, chairperson of the campaign committee

The Workscape

Cambridge Research Park creates a natural business habitat

If English heritage lies in its landscape and its history, then Cambridge Research Park enjoys more than its fair share. A miniature lakeland of some 112 acres, it incorporates within its boundaries a 25-acre nature reserve, 12 acres of lakes and the Roman monument of Car Dyke - the remains of a waterway system that, two thousand years ago linked Cambridge to Lincoln.

In an age when sustainability of the environment is a key issue, the Park is a model of how that can be achieved: indeed the Slough Protocol, named after the Park's developers, has already been officially adopted and promulgated as a template for new commercial development.



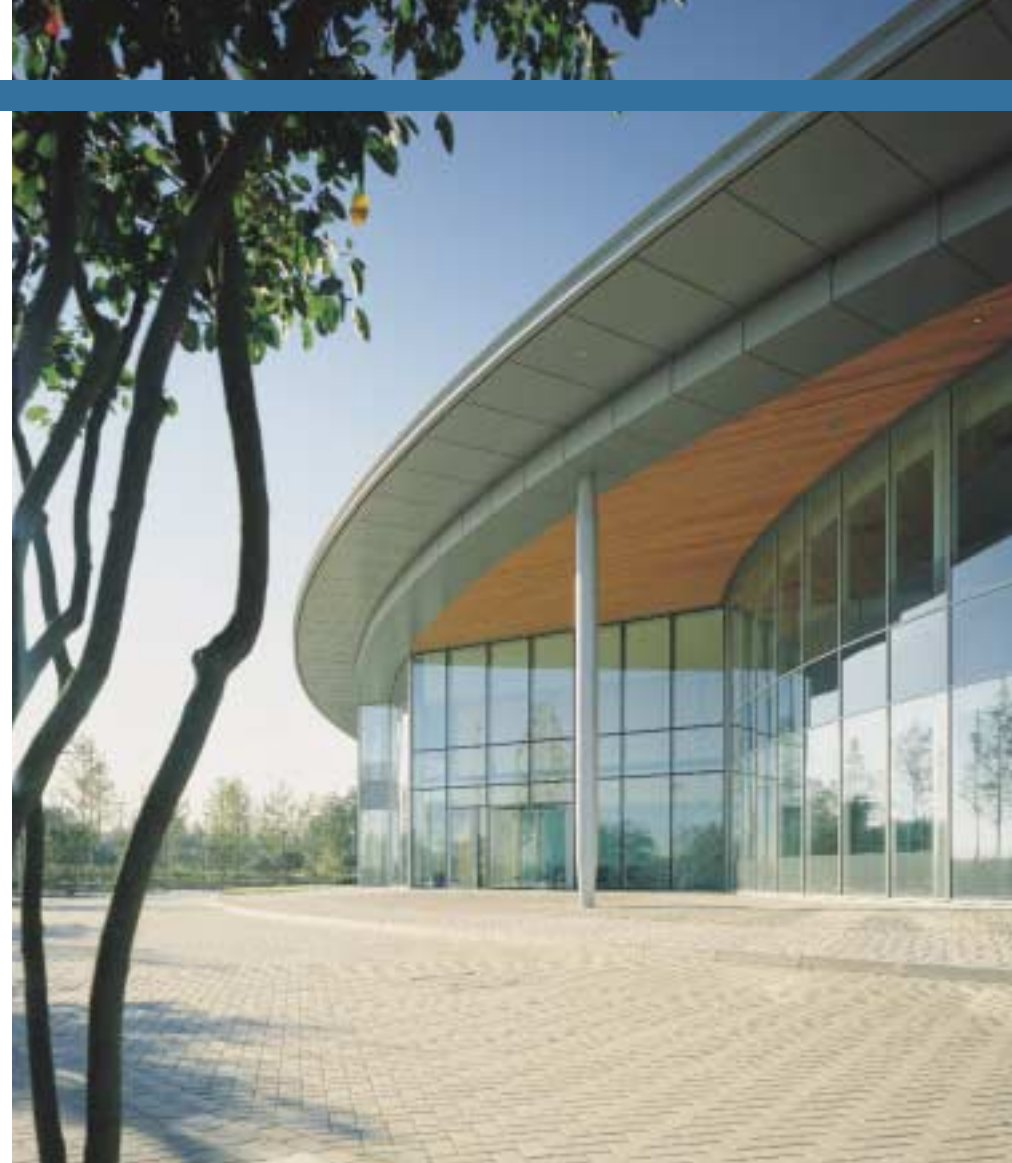
Central to the master plan for Cambridge Research Park was the regeneration of the landscape, much of which was originally a brownfield site (i.e. previously developed), which had served variously as gravel extraction pits, a landfill site and a caravan park.

Primary landscaping together with general engineering works involved the remodelling of the lakes as the central aesthetic feature of the site, and the transformation of the landfill area into a fully fledged nature reserve.

To encourage users to interact with the landscape, as opposed to being mere spectators, a network of footpaths, cycle tracks, lakeside decks and jetties was constructed, as well as a boardwalk which snakes out across the central lake. The boardwalk, with its plentiful seating and stunning views of the lake and its wildlife, is a popular lunch venue for people in the Park.



Things are going swimmingly at CRP!



Building 1000 at Cambridge Research Park

Around the lakes an area equivalent to five football pitches has been turfed. Avenues of shrubs line the road infrastructure, and no fewer than 570 mature trees have been planted.

Alongside this, the creation of a nature reserve, which combines a wildlife lake, a willow wood and open grassland areas, represents a significant departure from the blueprint of a typical business or science park. Not only has this been preserved in-tact, as the natural habitat of resident species such as Golden Orioles and Great Crested Newts, but it is also the subject of an ongoing ecological maintenance programme. The developers' long-term objective is to recreate, in miniature, the original fenland environment, complete with reed beds, open water and wet woodlands.

The developers, Slough Estates, have also shown themselves to be responsible caretakers of the site's archaeology. Car

Dyke, one of the longest Roman engineered structures in Europe, is an important historic monument. Following extensive discussions with English Heritage and the Cambridge Archaeological Unit, a programme of management and restoration has been undertaken. This has included clearance works, new planting and ongoing maintenance to sustain it as a recognisable feature.

At a time when many pay lip-service to preserving our heritage and sustaining the environment, it's refreshing to find a commercial enterprise that practises what it preaches. Slough Estates' investment will surely prove a sound one: the quality of the working environment they created is a powerful attraction to a new and more demanding generation of commercial occupiers.

The environment at Cambridge Research Park has been further enriched by the introduction of Ghost and Koi Carp into the central lake. A selection of mature Koi and Ghost Koi, between one and six years old and weighing up to six pounds, has been supplied to the Park by Tim Watts of Framlingham Fisheries. Other lakes, of which the Park boasts five, have been stocked with Golden Orf and Golden Rudd, together with indigenous species such as Silver Rudd and Carp. The Ghost and Koi Carp, which quickly

become domesticated, are surface feeders which will be very much in evidence, adding to the Park's attractions, which already include wet woodlands and a nature reserve. The fish, both new and existing, will also help to maintain the ecological balance of the site. The larger fish will breed, sustaining the population, whilst the smaller, younger fish provide food for waterfowl such as cormorants, kingfishers and herons.



UPDATE

ISSUE No 3



Left: Stephen Jones of DakoCytomation. Centre: Jeff Solomon, Chief Executive of ERBI. Right: Teresa Swift of Roche Products

Breast cancer therapy advances through joint venture

100 Eastern Region Biotech Industry members gathered at Cambridge Research Park to learn more about how the collaboration between two biotechnology companies has paved the way for a successful breast cancer therapy.

The two speakers, Stephen Jones of DakoCytomation and Teresa Swift of Roche Products, explained that Roche's drug Herceptin has improved the survival rates of breast cancer sufferers. Teresa Swift told the ERBI audience that the drug is effective in 20% of cases, with those whose cells carry a protein called

HER-2, and that Roche didn't want the wrong patients to receive the drug because it only benefits those with an excess of this protein.

In order to identify which patients carry the HER-2 protein, DakoCytomation developed a specific pathology test, which means that the treatment can be specifically targeted to those patients who will benefit from it.

This joint venture has paved the way for further collaboration within the biotech industry and although one of the first, it will surely not be the last.

A WINNING COMBINATION

Award-winning laboratories take pride of place at Cambridge Research Park

The Amec FlexiLab, which was voted Laboratory of the Year in the Laboratory News Industry Awards 2002, is also the laboratory of choice at Cambridge Research Park.

"Biotechnology and pharmaceutical research are the growth industries of the 21st century," says Alan Halland, Development Manager at Slough Estates, "and the sheer pace of progress in this sector means that dedicated laboratory space needs to be highly sophisticated, yet totally adaptable to the market's evolving needs.

"FlexiLabs fit the bill beautifully. To date, they have been used for biology, synthetic chemistry, analytical chemistry, spectroscopy and automation. Their layout can be readily adapted to satisfy different research techniques, including the automated processes used in modern research projects."

A typical FlexiLab has a sealed vinyl floor finish between partition walls with virtually no fixed items of furniture and equipment. All services are supplied via flexible cables or hoses, enabling easy relocation of benches, fume cupboards and other equipment. Write-up space is separated from wet areas with a transparent 'squash-court' wall of glass.

FlexiLab is just part of a design-and-build package available to science-based companies locating to Cambridge Research Park. The package also includes purpose-built premises, direct funding and flexible leasing arrangements.



Business powers up

High-tech business is high-powered business which relies on a constant and reliable power supply. Occupiers at Cambridge Research Park will be reassured to learn that they now have their own secure power supply direct from Histon Grid Substation.

Occupiers can count on a substantial 33KV supply, fed via twin underground circuits to a 30MVA primary substation within the Park. In addition, a dedicated 11KV ring main serves plots within the site, with plenty of power in reserve for both present and future requirements.

Most local power supplies are delivered by overhead cables which are vulnerable to gale damage and have a negative impact on the environment. In contrast the Park's underground supply provides greater security against power failure and is an environmental bonus. The supply is reinforced by back-up cables and transformers in case the primary circuit should fail.

"Security of supply is vital to our occupiers and we have done our best to guarantee this with a dependable supply from the National Grid. It's made us a power base for high-tech business in every sense of the word," says Alan Holland of developers, Slough Estates.

There have been warnings that capacity in Cambridgeshire has already been reached and that large areas may face power cuts unless a plan for a new 10km dual circuit line is approved. According to a report by the Regional Electricity Company, failure to increase capacity could lead to widespread loss of supply for extended periods and equipment failure at this voltage can take months to resolve."

The occupiers at Cambridge Research Park can count themselves fortunate that they are very unlikely to suffer the power supply problems that look set to trouble many of the businesses in the area.



Work beginning on the underground circuits

Visit the site at www.cambridgeresearchpark.com



234 Bath Road, Slough, Berkshire SL1 4EE
Tel: 01753 537171
Fax: 01753 674331
e-mail: robert.cragg@sloughestates.co.uk
www.sloughestates.com

Contact: Ian Leather

Contact Jamie Green



Slough Estates clones its biotech expertise in the UK

With its extensive investments in the biotech property market, Slough Estates is ideally positioned to meet occupiers' needs on both sides of the Atlantic.



It used to be said that what is happening in America today will be happening here tomorrow. In the cutting edge field of biotechnology, it's more likely to be happening simultaneously, thanks in no small measure to international developers like Slough Estates, which specialise in creating biotech business environments on both sides of the Atlantic.

Cambridge Research Park, Slough Estates' flagship development in the UK, is in many respects a clone of the company's biotech projects in California, USA. For example, Torrey Pines, a 39-acre site near San Diego, is a 'cluster' of purpose-designed buildings, strategically located in close proximity to the University of California.

The site is designed to accommodate the exponential growth of biotech companies such as Genentech, which has a policy of spinning off its executives to form their own companies. Some of these become

large biotech companies in their own right, while others are purchased by increasingly acquisitive pharmaceutical companies.

Here in the UK, Cambridge Research Park, a 112-acre site to the north of the city, was also selected for its proximity to one of the world's greatest universities and the quality of its high-tech and R&D skills base.

Dannio Labs, a cutting edge drug discovery company, is typical of the Park's occupiers. A spin-out of Cambridge and California Universities, it was established with commercial assistance from the Cambridge University Entrepreneurship Centre. It is a textbook example of the new spate of technology-transfer partnerships which are attracted to these biotech hubs.

As Slough Estates' Chairman, Sir Nigel Mobbs, is quick to point out, building for the biotech sector is a highly specialised undertaking. "Slab-to-slab

distances, the space between the concrete floor and the ceiling, need to be far higher than for traditional office space, and the wider floor spaces must accommodate upgraded air conditioning and sophisticated plumbing systems.

"Bearing in mind the fast growth potential of biotech companies, it's also necessary to be flexible about leasing", says Sir Nigel. "The trickiest part of lease negotiations is the high proportion of alterations required. Customers need cold rooms, essentially large walk-in refrigerators, and HazMat Rooms where hazardous materials are handled. Such familiarity with the industry does not come easily. It's all about our connections and contacts with customers."

Clearly, the company enjoys a close working relationship with its occupiers and, with its impressive track record in the States, its development of biotech clusters here in the UK is set to keep pace with the growth of the international industry.