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DISCOVERY PARK

is the new identity for Pfizer's Sandwich Campus. Comprising some 86 hectares the campus is one of the largest research and development facilities in Europe and has for the last 50 years been at the heart of Pfizer's global research, development and manufacturing capability. Drugs such as Viagra, Diflucan and Cardura were discovered and developed on the campus.





DISCOVERY PARK, KENT
UNITED KINGDOM



01 PROPOSAL

In February 2011, Pfizer announced that it is to cease activities at Sandwich. It is Pfizer's intention to divest of its freehold interest in Discovery Park and make available to investors and occupiers (on an owned or leased basis) the entirety of the Park's world class facilities.

Expressions of interest are sought from potential owners and/or occupiers for the entire Park or any part thereof.

Key aspects:

Opportunity to acquire world class facilities at a price significantly below original cost
Outstanding local talent pool
A highly cost efficient location for business and science



02 ACCOMMODATION & FACILITIES

Overview

The core Park is built on a site of approximately 86 hectares, in addition to which waste treatment, sports facilities and a nature reserve add approximately 34 hectares.

The Park currently provides secure accommodation ranging from specialist laboratories through to functional warehousing. In total, the Park provides approximately 280,000 sq m of accommodation suitable for a myriad of potential uses.

The current facilities were largely developed in three phases with many of the specialist research and development facilities built around 10 years ago.

In addition to the research and development facilities, the Park provides ample opportunity to develop additional accommodation for a range of commercial and potentially residential uses.

The Park currently provides extensive central facilities and comprehensive shared site services including utility infrastructure.

Accommodation

The majority of accommodation on the Park was built either in the 1980's or more latterly around the year 2000.

The research and development facilities provide modern sophisticated and flexible biology and chemistry laboratories (bench laboratories, hood laboratories and speciality laboratories), the office accommodation is generally air conditioned and of modern specification.

Existing warehouse accommodation ranges from simple 1950's moderate eaves height functional storage through to a modern automated high-bay warehousing facility.

Key Buildings

LABORATORIES		OFFICES		WAREHOUSING		SPECIALIST	
Bld No.	sq m	Bld No.	sq m	Bld No.	sq m	Bld No.	sq m
500	56,079	519	8,594	281	12,767	902	6,063
503	16,097	509	27,899	819	6,788	143	1,372
510	15,425	507	2,484			518	4,045
530	32,754	508	3,936			505	9,147
380	5,973	506	7,472				
		502	3,684				
		501	4,992				
		550	10,680				

Areas quotes are estimated rentable areas of most significant buildings only



Example Buildings

BUILDING NO.	USE
500	Research and Development – 56,079 sq m Built in 2000, this modern facility provides very high specification chemistry and biology laboratories with associated write-up areas and specialist facilities.
509	Office – 27,899 sq m Modern full specification air conditioned accommodation built in 2001 providing a combination of open plan and cellular working environments with associated break-out and support service areas.
281	High-Bay Warehouse – 12,767 sq m A fully automated high-bay facility with an 11,000 pallet capacity, dock levelling loading and specialist dispatch areas.
902	Pilot Plant – 6,063 sq m Designed for clinical small batch and scale-up API manufacturing. This facility is designed to be easily adapted for a range of production types.

Central Facilities

People working in the Park enjoy significant central facilities that provide an exceptional working environment in an inspiring setting.

Restaurant
Small café outlets for snacks and drinks
Health Club
Social and Sports Club
Child Care Facility (in Sandwich Town)

The provision of existing and future facilities is subject to change depending on the nature of any future site development.

Shared Site Services

The Park currently benefits from significant sharing of common site services including waste treatment and sustainable utility provision.

Combined Heat and Power

The CHP plant comprises two CHP units, together with a steam turbine generator and two low pressure standby boilers. The system supplies steam and power to all buildings on site through a site-wide distribution network.

Incinerator

The high temperature incinerator was installed in 1998 and is a horizontally inclined rotary kiln designed to treat both liquid and solid waste. It has a capacity of approximately 6 MWth, a waste feed rate of 1500kg/hr and also has a waste heat recovery boiler which produces approximately 3 tonnes/hour of low pressure steam.

Waste Treatment

All effluent generated from Discovery Park is treated via the Waste Water Treatment Facility.

The provision of existing and future site services is subject to change depending on the nature of any future site development.

Potential Uses

The scale of the Park is such that there is ample available land upon which to develop new facilities. Subject to agreement with the statutory planning and associated authorities, elements of the Park may be suitable for a wide variety of additional uses, such as:

Manufacturing
Distribution
Retail
Hotel
Leisure
Residential



550
OFFICES

503
LABORATORIES

502
OFFICES

143
SPECIALIST

505
SPECIALIST

380
LABORATORIES

902
SPECIALIST

506
OFFICES

501
OFFICES

508
OFFICES

510
LABORATORIES

507
OFFICES

509
OFFICES

235
SPECIALIST

517
SPECIALIST

518
SPECIALIST

519
OFFICES

530
LABORATORIES

281
WAREHOUSING

500
LABORATORIES

819
WAREHOUSING

03 LOCATION

Overview

Discovery Park is strategically located on the south coast of England in the County of Kent, between London and continental Europe.

Close to the historic town of Sandwich, Discovery Park lies 14 miles east of the heritage city of Canterbury and approximately 80 miles south-east of London.

Transport Links

The Park benefits from strong road transport links being just 2 miles from the soon to be completed A256 dual-carriageway that in turn connects with the UK national motorway network. The M25 London Orbital motorway is just over 60 miles distant.

Rail links to the region have been significantly improved over recent years with the introduction of the HS1 high speed trains that now provide best journey times to London's St Pancras Station of just 1 hour 16 minutes.

As the closest point of the United Kingdom to continental Europe, Kent is well served with freight and passenger cross channel ferry and rail services.

The Port of Dover is just 12 miles by road. It is the closest UK port to continental Europe, providing freight and passenger services to France. It is one of Europe's largest passenger ports and one of the four largest cargo ports in the UK.

The Port of Ramsgate is just 7 miles by road. The port provides passenger and freight services to Ostend in Belgium with multiple Roll on-Roll off ferry crossings each day. It has seen significant growth in freight services over recent years.

The Channel Tunnel is approximately 23 miles away by road and provides Roll on-Roll off rail freight and passenger vehicle services through the tunnel to northern France.

Air freight services are provided at nearby Kent International Airport (6 miles by road), one of the UK's fastest growing freight airports.

About Kent

Kent is one of the English Home Counties that border London. The County has a resident population of approximately 1.7 million making it one of the largest English counties. The county has a rich history as evidenced by the role of the Cinque Ports, of which Sandwich is one. Today the county is often referred to as the 'Garden of England' reflecting the abundance of highly productive fruit production in the rural parts of the county. Major commercial enterprises

present in the county include Saga, Kimberley-Clark, BAE Systems and the Royal Bank of Scotland.

With a workforce approaching 800,000 and salary costs at least 15% lower than London coupled with significantly lower occupancy and operational costs, Kent and in particular East Kent provides a perfect business location.

The county is administered by Kent County Council and its district councils, in the case of the Park this is Dover District Council.

The closest city to the Park is the cathedral city of Canterbury. Canterbury and its district support the second largest economy in Kent. The city is a major tourist destination and is home to four Universities including the University of Kent and Canterbury Christ Church University with a total of more than 40,000 undergraduate and postgraduate students.

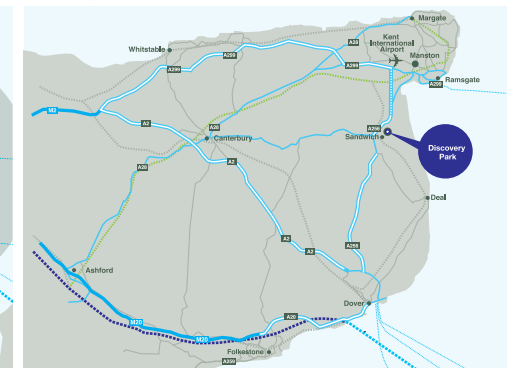
Unlike most counties in England Kent has maintained the Grammar School education system and as a result has the highest number of Grammar schools in England and Wales.



Regional map



Local map



Transport times

BY ROAD

Channel Tunnel	30 mins
Dover	18 mins
Canterbury	25 mins
Kent International Airport	10 mins

BY TRAIN

London*	1h 16 mins
Canterbury*	20 mins
Paris**	1h 52 mins
Brussels**	1h 44 mins

* From Ramsgate
** From Ashford International on Eurostar





04 LIFESTYLE

Kent offers its residents an excellent work/life balance. Beautiful countryside and a fabulous coastline make Kent a desirable place to work and live. House prices are amongst the most reasonable in the South-East of England and recreational opportunities abound.



05 ASSISTANCE & INCENTIVES

Grant Aid and other Assistance

Discovery Park lies within an Assisted Area. Businesses located within Assisted Areas may be eligible for Regional Aid under EU legislation for approved schemes such as the Grant for Business Investment.

Pfizer are currently in discussion with Kent County Council and other public bodies regarding the potential to assist businesses that would like to locate at Discovery Park.

Research and Development Tax Incentives

In the 2011 Budget (Fiscal statement) the UK Government set out its plans to incentivise investment by small and medium sized enterprises in research and development.

From 1 April 2011 (subject to legislation and EU state aid approval) the additional tax deduction for qualifying expenditure is increased to 100%, giving an extremely attractive total deduction of 200%.

In addition, the plans set out further improvements from 1 April 2012 that will increase the total deduction to 225% and remove the tax credit cap that is currently linked to total PAYE and National Insurance contributions.

Locate in Kent

Locate in Kent, the county's investment promotion agency, is committed to providing its support, expertise and assistance to investors and occupiers with an interest in Discovery Park. Locate in Kent has a proven track record and a wide range of experience, having helped more than 700 companies to successfully invest in the county since 1997.

Discovery Park's world class research and development facilities offer an unrivalled opportunity to a wide range of businesses. It has the potential to become a national focal point for high technology industry to encourage innovative companies to cluster. Combined with the availability of a highly skilled workforce, the excellent road and fast rail connections to London and mainland Europe, and the fact that it is located in an area offering an exceptional quality of life, it's a unique proposition for forward-thinking companies.

Locate in Kent's assistance is free and confidential and we are happy to discuss any interest in the site, and provide access to our full range of location services and extensive network of contacts and partners.



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