

The Innovation Gateway

Work with world-class scientists at The London Cancer Hub





A gateway to innovation at The London Cancer Hub

The Institute of Cancer Research, London, and the London Borough of Sutton are working in partnership to develop The London Cancer Hub. Our vision is to create the world's leading district for cancer research, treatment and commercial enterprise – a vibrant community of scientists, doctors and innovative companies, supported by state-of-the-art facilities.

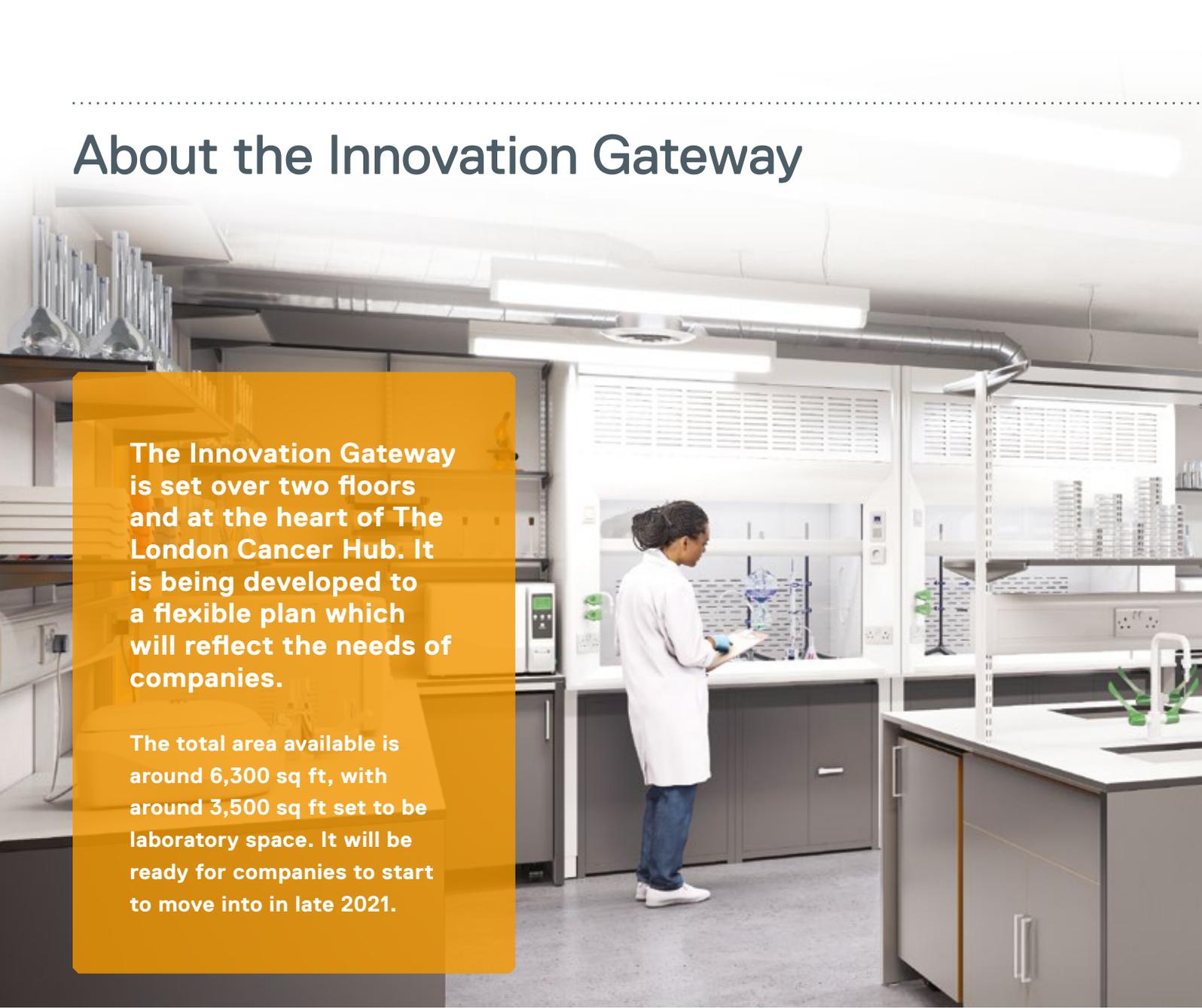
We are currently developing the new Innovation Gateway. Around 6,300 square feet of incubator space at the heart of The London Cancer Hub, the Innovation Gateway offers high-quality laboratory, office and collaboration space for a range of innovative companies working in areas of the life sciences related to cancer. There will be a particular emphasis on accommodating start-ups, spin-outs and small teams from the biotech, medtech, data science and pharmaceutical industries.

The creation of the Innovation Gateway is a significant step forward in realising the vision of The London Cancer Hub, which is projected to create 7,000 jobs in the life sciences and contribute £1.2bn each year to the UK's economy.

The Innovation Gateway is located in Sutton, south London, with excellent access to talent pools across both London and Surrey. It aims to play a leading role in establishing an 'open innovation' ecosystem across The London Cancer Hub – by creating opportunities for companies to collaborate with world-class scientists at The Institute of Cancer Research, London, and to interact with each other, enabling a free flow of ideas across sectors and between organisations of different specialisms and sizes. Most importantly, it aims to drive forward the development of new treatments and technologies that will benefit cancer patients.

The Innovation Gateway offers companies an exciting opportunity to work closely and side by side with scientists and clinicians at The Institute of Cancer Research (ICR) – including at the new Centre for Cancer Drug Discovery next door. They will also have the chance to share knowledge and develop collaborations with other companies within the Innovation Gateway and across The London Cancer Hub more widely. The London Borough of Sutton, as the project partner, will be offering the economic development support to ensure occupiers receive the full benefits from the wider partnership and collaboration opportunities in the sub-region.

About the Innovation Gateway



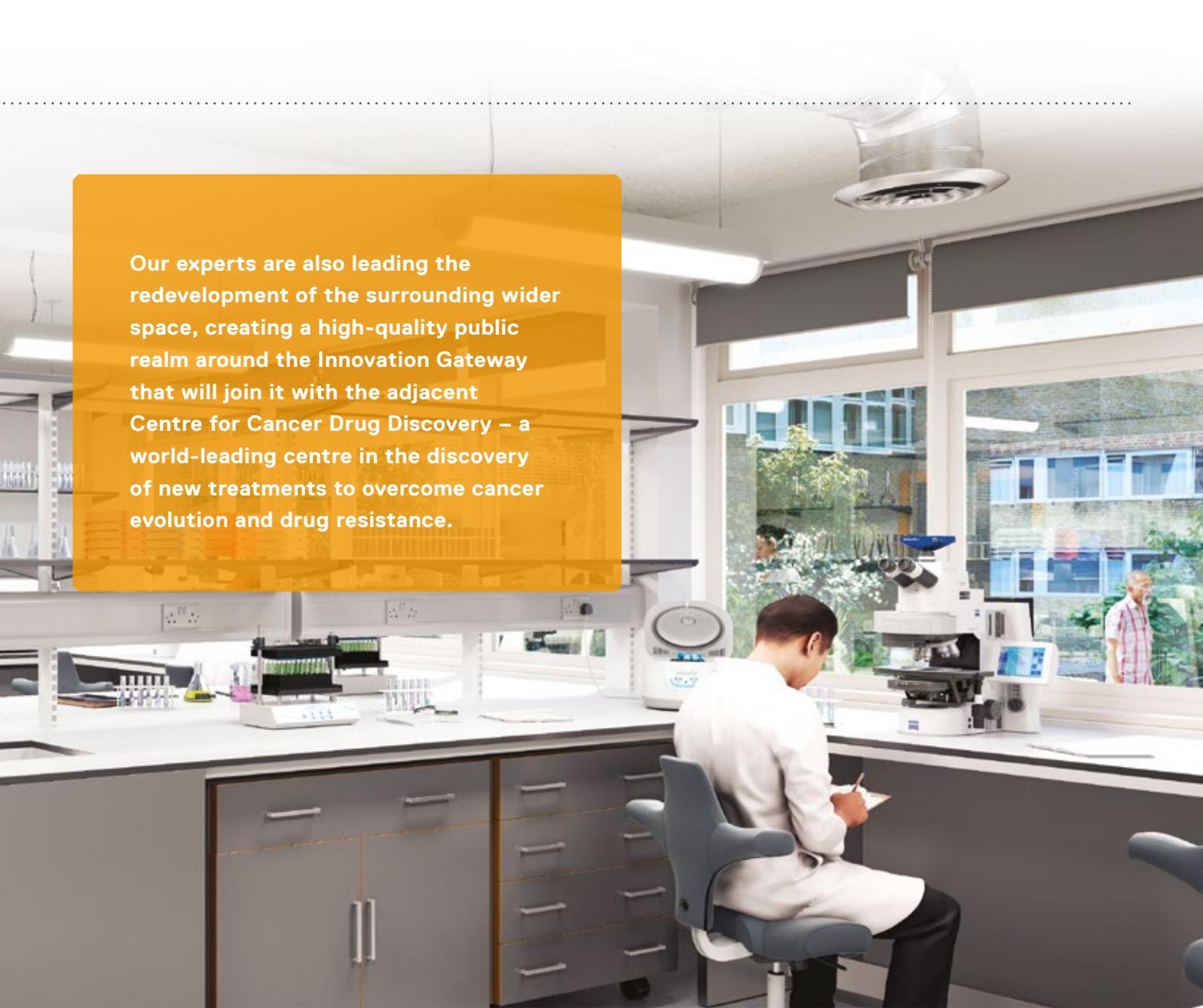
The Innovation Gateway is set over two floors and at the heart of The London Cancer Hub. It is being developed to a flexible plan which will reflect the needs of companies.

The total area available is around 6,300 sq ft, with around 3,500 sq ft set to be laboratory space. It will be ready for companies to start to move into in late 2021.

The Innovation Gateway will include:

- 1 Up to seven individual Category-2 laboratories.
- 2 Shared laboratory space available to all companies.
- 3 Up to four additional office spaces reserved for specific companies – including those who wish to work closely with ICR scientists but do not require laboratory facilities.
- 4 A large hot-desking area for companies which require only a small amount of desk space.
- 5 Breakout meeting rooms, in-house site management services and kitchen facilities.
- 6 A large space on the second floor is also available for a company requiring a large footprint.

Our experts are also leading the redevelopment of the surrounding wider space, creating a high-quality public realm around the Innovation Gateway that will join it with the adjacent Centre for Cancer Drug Discovery – a world-leading centre in the discovery of new treatments to overcome cancer evolution and drug resistance.



A world-leading cancer research district

The London Cancer Hub is already home to the Sutton sites of the ICR and The Royal Marsden – which together are ranked in the top four centres for cancer research and treatment worldwide.

The London Borough of Sutton has invested £30 million to acquire 4.8 hectares of land, which will accommodate up to 100,000 square metres of new commercial life-science facilities at the heart of the campus. The Innovation Gateway is just one of a series of exciting new developments planned at the site, which will deliver cutting-edge facilities for research and knowledge exchange.

Creating innovative cancer treatments

The ICR is one of the world's most influential cancer research organisations and discovers more new cancer drugs than any other academic centre globally. Since 2005, it has discovered 20 new drug candidates and taken 10 of them into clinical trials. At the Sutton site, the ICR and The Royal Marsden together run one of the world's largest and most successful centres for phase I clinical trials – delivering many studies in collaboration with industry.

The London Borough of Sutton

The London Borough of Sutton is a dynamic local authority located in Outer London and forms part of the South London sub-region. It is leading the way in developing new investment opportunities to benefit its residents and businesses and has ambitious plans for making Sutton home to one of the world's leading cancer research and treatment hubs. Containing 1,500 acres of open space, it is one of the greenest boroughs in London with some of the best schools in the country and with a range of arts, culture and entertainment activities.



Located 1.5km to the south of Sutton town centre, the London Cancer Hub is strategically positioned with fast access to central London, and Gatwick and Heathrow international airports.

- Fast trains into central London in ~20 minutes
- By road to Gatwick in ~30 minutes (17 miles)
- By road to Heathrow in ~45 minutes (36 miles)



Harris Academy Sutton secondary school (now open)

Development site

Innovation Gateway

The Centre for Cancer Drug Discovery (now open)

The Institute of Cancer Research

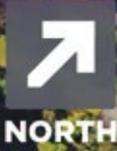
The Oak Cancer Centre (opening 2022)



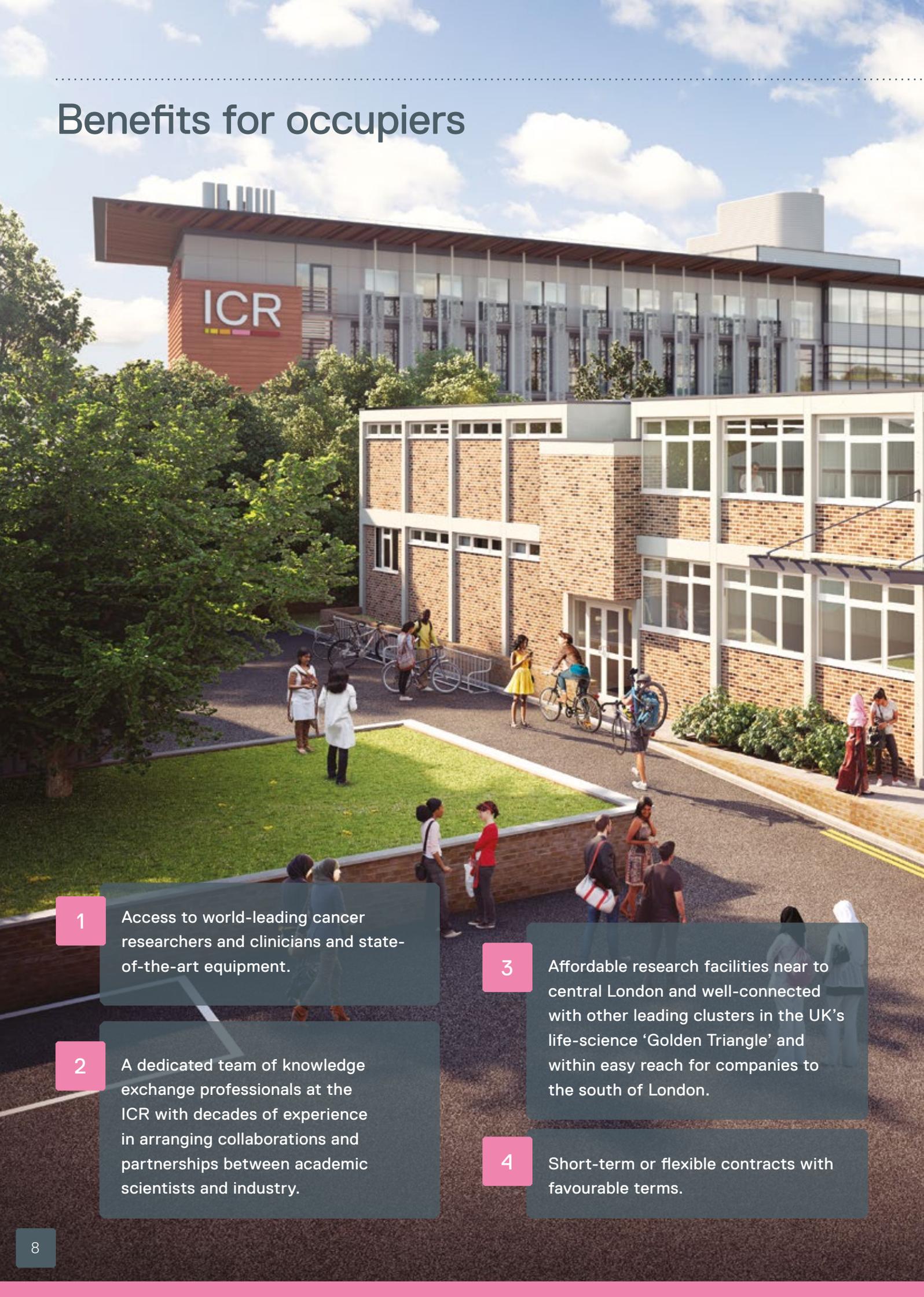
The ICR's new **Centre for Cancer Drug Discovery** is located just metres away from the Innovation Gateway. This £75m building brings together 280 ICR researchers in drug discovery and evolutionary science to facilitate collaboration, stimulate innovation, and drive partnerships with industry to take discoveries into the clinic.

Site Ownership

- London Borough of Sutton – secondary school
- London Borough of Sutton – development site
- Epsom and St Helier
- The ICR
- The Royal Marsden



Benefits for occupiers



1

Access to world-leading cancer researchers and clinicians and state-of-the-art equipment.

2

A dedicated team of knowledge exchange professionals at the ICR with decades of experience in arranging collaborations and partnerships between academic scientists and industry.

3

Affordable research facilities near to central London and well-connected with other leading clusters in the UK's life-science 'Golden Triangle' and within easy reach for companies to the south of London.

4

Short-term or flexible contracts with favourable terms.



5

Business services, training and knowledge exchange – provided by the ICR to nurture and empower small companies.

6

Scientific seminars, hackathons and networking to build skills, diffuse innovations and encourage collaboration across disciplines and sectors.

7

The cafe at the Centre for Cancer Drug Discovery, as well as wider ICR catering facilities, providing opportunities for intermingling and collaboration.

8

Potential access to existing ICR core scientific facilities.

Collaborating with the ICR

The Innovation Gateway provides a great opportunity for companies to be among the first to realise the benefits of locating at The London Cancer Hub.

Working with industry forms a vital part of the ICR's approach to drive benefits for patients. It currently has more than 100 active partnerships with a range of companies – from small, specialised biotech and medtech firms to Big Pharma.

The ICR is among the top 10 universities worldwide for the proportion of papers published with industry, and second globally for the number of publications cited in patent applications – highlighting the impact it has on innovative technologies and medicines through its research. It is also the most successful academic organisation in the UK at earning invention income from its discoveries.

Potential areas for collaboration include:

- Drug discovery
- Drug development, including first-in-man clinical trials
- Immuno-oncology
- Antibody-based therapeutics
- Big Data and AI
- Biomarkers
- Paediatric oncology
- Preclinical tools for testing novel agents
- Radiation combinations
- Microscopy
- Drug resistance mechanisms
- Imaging
- Medical physics



Occupiers will collaborate with ICR researchers in the neighbouring Centre for Cancer Drug Discovery.





The ICR has been directly involved in almost one-fifth of all new cancer drugs licensed in Europe since 2000.

Companies based at the Innovation Gateway will benefit from dedicated scientific site management facilities.

Joining an open innovation ecosystem

We expect the first occupiers of the Innovation Gateway will be life-science or technology companies of various kinds with an interest in cancer. They will be attracted by the chance to be part of an open innovation ecosystem with the ICR's world-class scientists and clinicians, and with other cutting-edge companies. Occupiers will have the opportunity to co-locate and collaborate with world-leading academics and to access specialist equipment and facilities.





Companies we want to attract:

- 1 Exciting, innovative **start-ups** and **small biotech companies** – either spun out from ICR research or attracted from outside.
- 2 Teams or individuals from **larger biotech** or **pharma companies** who will drive collaboration with ICR researchers on pioneering translational research projects.
- 3 **Medtech companies** wanting to develop diagnostics, imaging, radiotherapy equipment and other medical technologies, and to test them in patients.
- 4 **Software and data companies** working on use of AI and Big Data to give us new insights into cancer and its treatment.
- 5 **Innovative tech or creative companies** with an interest in cancer which are looking to rent flexible, creative accelerator office space outside of central London.



We are now looking to partner with companies that will begin to move into the Innovation Gateway in 2021.



Reserve your space today

To find out more about the opportunities available at the Innovation Gateway, visit the London Cancer Hub website:

www.londoncancerhub.org



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Partners



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