

**Webinars**

## **2021 GLOBAL LIFE SCIENCES SECTOR OUTLOOK**

May 17, 2021

### **SUMMARY**

On 13 May 2021, we hosted a webinar to discuss the current Life Sciences market - its future growth, opportunities and investor appetite in this growing sector. Please see below for a short summary of the topics covered and a link providing access to the recording for this webinar.

To summarise, some key messages below:

- The life sciences sector is a long term play in every sense; what we are seeing now in the UK in terms of investor interest into the so-called Golden Triangle (London/Oxford/Cambridge) may be in part due to the spotlight now being shone on the industry as a result of the pandemic but these hubs/clusters have taken years to get to this point. The good news is that the head of steam now generated is facing undersupply hence opportunity.
- Understanding the needs of the industry is key to success - start with place making and then onto the building science and build for what they need where they need it.
- The complexities in building out space that meets the needs of a life sciences business, whether that be lab space or otherwise, cannot be underestimated, and that is only part of the picture - fit-out costs, and ownership/responsibility for the kit installed is a much bigger deal than with other asset classes.
- Established UK science parks are an attractive lending opportunity, with built in diversification/lease length spread since they attract different tenant types from start-ups to bigger players. Most successful schemes adopt that approach eg incubator space on a short let/licence, and as those grow to be able to move them on into expansion space on a 3 to 5 year lease to, ultimately, a long term large floorplate.
- Opportunities in the US currently, given \$3 trillion Government funding, so the trickle-down effect is huge in the life sciences industry generally and R&D in particular and proving very attractive to more risk averse investors.

## RELATED PRACTICE AREAS

- Real Estate
- Real Estate Life Sciences

## MEET THE TEAM



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