LOUGHBOROUGH UNIVERSITY SCIENCE & ENTERPRISE PARK

DESIGN & BUILD

Research and development space available on one of Europe's largest combined university and science parks

www.lusep.co.uk

World-class research and skills base Excellent central location Design and build plots Mature parkland







DESIGN & BUILD AVAILABLE FROM 15,000 SQ FT (1,394 SQ M)

LOUGHBOROUGH UNIVERSITY SCIENCE AND ENTERPRISE PARK (LUSEP) COMPRISES OVER 675,000 SQ FT (63.000 SQ M) OF EXISTING ACCOMMODATION INCLUDING OFFICES, LABORATORIES. HIGH BAY UNITS. INFORMAL AND FORMAL MEETING AREAS AND CAFÉ FACILITIES

The next phase of development land at LUSEP extends to 20 acres (8 hectares) and is now available with outline consent for around 290,000 sq ft. (27,000 sq m).

ACCOMMODATION OFFERING A RANGE OF SPACES CAN **BE DESIGNED TO YOUR REQUIREMENTS IN BUILDINGS** FROM 14.500 SQ FT (1.350 SQ M) UP TO 50,000 SQ FT (4,645 SQ M).

The indicative master plan opposite highlights the range of buildings sizes that can be created as bespoke solutions for your business.

- 1. Future plots HQ or Link buildings
- 2. HQ buildings -50,000 sq ft (4,645 sq m) over 4 floors
- 3. Grow on space -33,000 sq ft (3,000 sq m) over 3 floors
- 4. Link buildings
- 5. Future link buildings -28,000 sq ft (2,620 sq m) over 4 floors
- 6. Solus buildings -43,594 sq ft (4,050 sq m) over 3 floors









BE PART OF A DYNAMIC INNOVATION COMMUNITY

SERVICES

At LUSEP, knowledge-based organisations and world-class research centres thrive alongside each other in an environment that encourages collaboration.

BENEFITS

- Fully serviced offices
- Super-fast broadband
- Dedicated car parking
- 24/7 access and security

CONTACT US TODAY

Whatever your space requirements, we can tailor a leasehold package to your particular business needs.

Lambert Smith Hampton +44(0) 115 976 6603		Andrew & Ashwell +44(0) 116 254 1220	
Philip Quiggin	Robbie Farrell	Jane Taylor	Mike Allwood
pquiggin@lsh.co.uk	rfarrell@lsh.co.uk	jt@andash.co.uk	mra@andash.co.uk

These particulars have been prepared by Loughborough University and are believed to be correct at the date of publication (June 2015). These particulars do not constitute an offer or solicitation to deal, whether directly or indirectly, in property or any other asset. The information in these particulars is general information only. It is not intended as investment, tax, legal or financial advice and must not be relied upon as such. All areas and distances are approximate only and not guaranteed. © 2017 Loughborough University all rights reserved. No part of this presentation may be reproduced or transmitted by any means including, without limitation, photocopying and recording, without the prior written permission of Loughborough University.

LOCATION

- Excellent transport links (J23, M1 = 1 mile)
 - Parkland development
- R&D facilities, library
- recruitment. CPD
- Outstanding conference and sports facilities

• Research. consultancy.