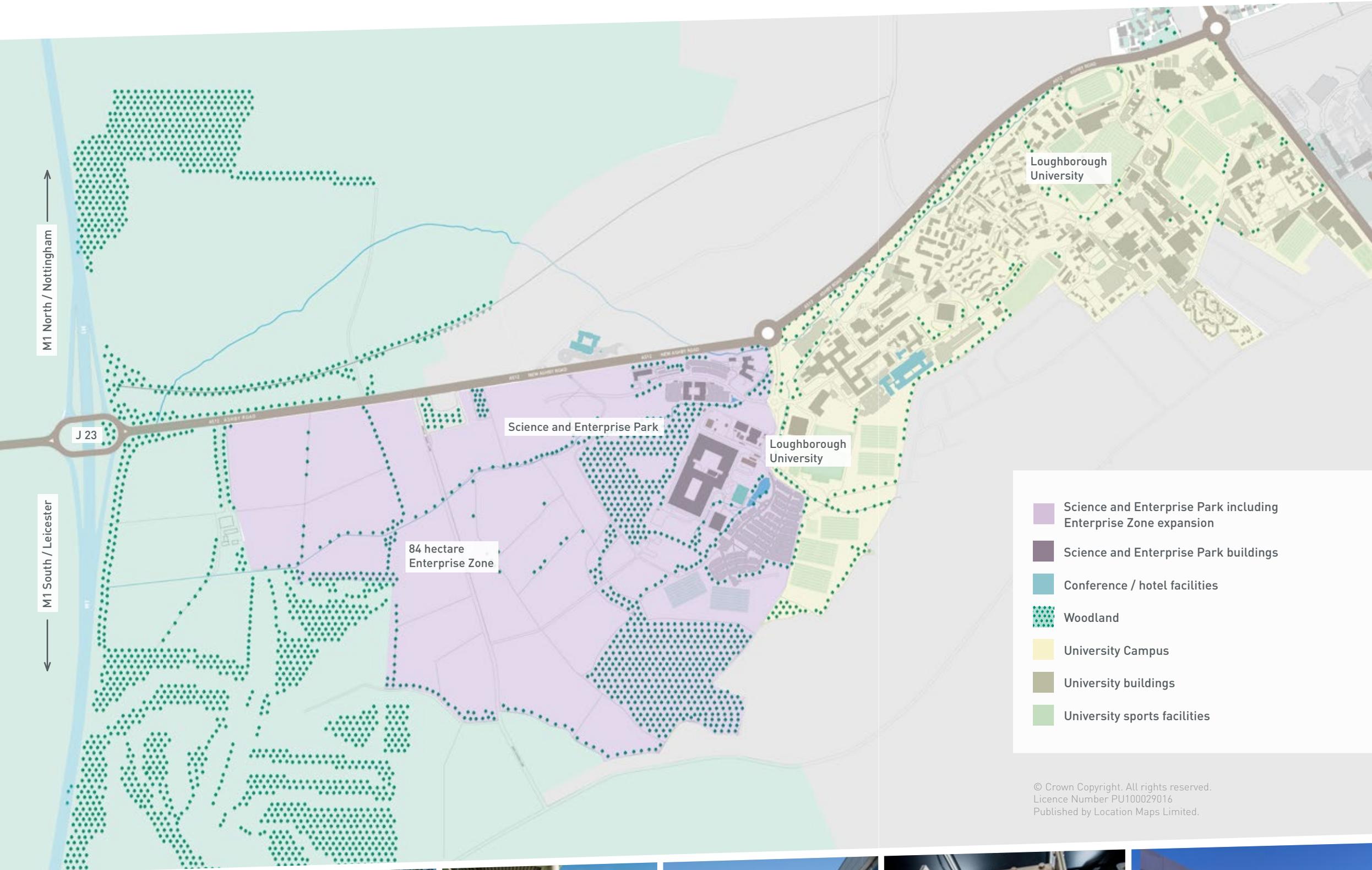
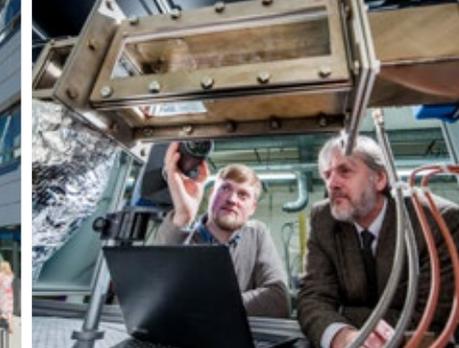


# LOUGHBOROUGH UNIVERSITY SCIENCE & ENTERPRISE PARK

A dynamic innovation community,  
world-class research base and  
highly skilled graduate supply



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Hotel, Conference Centre

UK's best sport facilities

Conference Centre

**Under development**  
£50M investment in  
specialist facilities

**Under development**  
£14M national aerospace  
specialist facility

## One campus, one dynamic innovation community



**WORLD-CLASS**  
R&D base



**OUTSTANDING**  
Campus partner benefits



**2000+ WORKFORCE**  
70+ companies  
start-up to global



**53 HECTARE SITE**  
One of UK's largest  
science parks



**ENTERPRISE ZONE**  
expansion



**EXCELLENT ACCESS**  
1 mile from M1,  
3 cities in 30 mins

**Under development**  
8 hectares build-ready plots



Whether you need a launch pad or a place to grow, Loughborough University Science and Enterprise Park (LUSEP) offers outstanding accommodation with seamless access to the University's world-class research base and skilled work force supply.

LUSEP has distinctive clusters in advanced manufacturing, energy, health & life sciences, low carbon, software & CRM, sport & sport innovation and transport technologies, but we welcome knowledge-based organisations across all sectors.

It's an exciting time to join LUSEP. A 35 hectare expansion as part of the Loughborough and Leicester Science and Innovation Enterprise Zone will see several major new developments, including the National Centre in Combustion and Aerothermal Technology, which opens in 2019.

And with a unique package of business services and outstanding R&D, conference and sport facilities on the University campus, LUSEP offers you and your workforce so much more than a business base.

We look forward to welcoming you.

**Tracy Bhamra**  
Pro Vice-Chancellor, Enterprise  
Loughborough University

## Much more than a business base

With multi-award winning sport and hospitality facilities located in a parkland setting, LUSEP offers a unique environment to attract and retain the best staff.

Our campus partner offer guarantees every LUSEP business preferential rates for the outstanding facilities and services on the University's 438 acre single-site campus.



## Segura Systems

Segura Systems combines digital expertise with detailed global supply chain knowledge to help companies mitigate risk, ensure ethical sourcing, and save money. Clients include many of the UK's biggest high street retailers including Debenhams and Ted Baker.

The company launched in 2012 and operates from a central London office, with a technology and operations headquarters in LUSEP's Advanced Technology Innovation Centre.

*"With many businesses at a similar stage to us, the networking with other CEOs has been really useful. Access to the University's talent pool makes it easy to recruit graduates with the skills we need. And my fitness has really improved since I got back into playing squash - which has also helped to make new business collaborations!"*

**Peter Needle**  
Chief Executive Officer



**UNIVERSITY EVENTS**  
Academic, business and sports events



**FREE TRAVEL**  
Regular shuttle bus across campus



**CATERING**  
Cafés, bars, restaurants, delivered service



**SPORT AND LEISURE**  
Outstanding facilities, fitness classes, lessons



**ARTS PROGRAMME**  
Concerts, free events, arts classes, choir

# Taking care of everything

LUSEP's inclusive packages are designed to take care of your property needs, leaving you to focus on your business's success.

We understand the importance of a secure site with serviced workspaces, equipped with superfast broadband.

We take a bespoke approach to partnership development, helping you to recruit the staff and develop the facilities you need to innovate and prosper.



## CommAgility

CommAgility is an award-winning developer of embedded signal processing and RF modules and software for 4G and 5G mobile network and related applications. Founded at LUSEP over 10 years ago, the company is now part of global leader Wireless Telecom Group. CommAgility has a second office in Germany, following its acquisition of software developer MIMOon. The company has received Queen's Awards for Enterprise in Innovation, and International Trade.

*"LUSEP continues to be an excellent location for our staff as the company has grown. The added value sport and leisure facilities are particularly appreciated. Ancillaries like utilities and security are taken care of, and we've benefited from University contacts and from recruiting a high number of graduates."*

**Edward Young**  
Vice President and General Manager



**INCLUSIVE**  
Comprehensive service packages available



**CONNECTED**  
Superfast broadband available



**SECURE**  
24/7 building access, patrolled site



**CAR PARKING**  
Including electric charge points

# Your launchpad to success

The Advanced Technology Innovation Centre (ATIC) is the ideal base to start up or expand your high tech business.

We understand that your needs will change as your business evolves. ATIC's fully-inclusive support package gives you peace of mind to focus on building your business.

You are guaranteed a highly professional management service with top specification meeting facilities.

A lively social programme ensures plenty of peer support and collaborative opportunities. And the University's partnership development team helps you make the right connections with LUSEP companies and academic experts to help your business flourish.



## INCUS Performance

Sports Technology innovators INCUS joined ATIC in 2016. The flagship INCUS HALO™ project, co-funded by Innovate UK is accelerating the next generation in wearable technology alongside the unique 'living lab' of athletes at Loughborough University. Since its launch, INCUS has created four highly skilled technical jobs. A further three positions will be created as the system moves from beta prototype to product launch within the year.

*"I used ATIC's virtual tenancy service in the early stages and have moved into increasingly larger office space as the business has progressed. It's been a great help to have such a professionally run facility with friendly and attentive staff, a ready-made innovation community and shared facilities. Tapping into the University and regional innovation networks is proving invaluable. I can't think of a better launch pad."*

**Chris Ruddock**  
Lead Engineer and Managing Director



### FLEXIBLE

Business-friendly terms, one month's notice



### ONSITE MANAGEMENT

Reception services, meeting rooms



### VIRTUAL TENANCY

Cost effective membership of LUSEP community



### RENT-A-DESK

Dedicated space in shared office



### ATIC PROGRAMME

Regular social and business support events



# Prime workspaces, future-proofed

Fully serviced office, lab and workshop units from 500 to 5,000 sq ft can be tailored to suit your business needs.

Whether you seek significant space with a prestige entrance and reception, or a small unit within a multi-occupancy building without onsite management, we can provide a fully-serviced, flexible solution to meet your long-term needs.



## Interface Polymers

Interface Polymers is a spin-out from the University of Warwick, established in 2016 to commercialise unique plastic additive technology which modifies the surface properties of the world's most commonly used plastics enabling adhesion between otherwise incompatible materials. Office, lab and test facilities have since been established at LUSEP to capitalise on Loughborough University's polymer processing expertise.

*"LUSEP is the ideal place for us to base our operations. We have good access to our laboratories at Warwick and engagement with Loughborough's plastics processing experts is helping us develop our proposition into a market-leading technology. Furthermore, collaboration with the LUSEP community has helped us to secure further Innovate UK funding and recruit staff."*

**Phil Smith**  
Chief Executive Officer



**FUTURE-PROOF**  
Workspaces that adapt to your needs



**ONSITE MANAGEMENT**  
Reception services in most buildings



**OFFICE SPECIFICATION**  
Full access raised floors, carpeting, recessed lighting and tempered air



**LAB SPACE**  
Fume hood air extraction, piped services, vinyl flooring and lab benching

## New developments within the Enterprise Zone

Major development is underway at LUSEP as part of Loughborough and Leicester Science and Innovation Enterprise Zone.

The total expansion will cover 35 hectares, and the current phase extends to eight hectares of fully serviced plots, ready for development.

Accommodation offering a range of spaces can be designed to meet your specific requirements in buildings from 14,500 sq ft (1,350 sq m) up to 50,000 sq ft (4,645 sq m).



### Major hub for leading software firm

Plans are underway at LUSEP for a new regional hub for The Access Group. The leading software firm turned over £100 million last year and has 14 offices and 1,290 staff. It already employs 230 people at LUSEP and the new hub – which should be operational by October 2019 – will employ up to 700 people. Half of the company's global workforce will then be based at LUSEP.



### Boost for aerospace sector

Work is underway at LUSEP for the National Centre in Combustion and Aerothermal Technology. This new multi-million pound initiative will put Loughborough at the heart of UK aerospace engineering and technology development. It will focus on the development of future low emission aerospace combustion systems that will reduce the environmental impact of aircraft. Rolls-Royce will be a lead partner in the project, building on the existing relationship between Loughborough University and the company.



### Nemaura Pharma

Specialist biotech company Nemaura Pharma has been based in LUSEP's innovation community for over a decade. In August 2015, the company moved into 539 sq m purpose-built laboratory and clean rooms to accommodate its rapid growth – the result of key developments in its products and technologies to combat a range of conditions including Alzheimer's Disease, diabetes, osteoporosis and migraine.

*"Our growth plans for Nemaura Pharma mean we are looking for the ideal combination of both physical expansion space, as well as access to world-class research staff. As a location, LUSEP fits perfectly. We already have an excellent base here, and the partnerships we have built with investors and the University give us the best possible platform for further innovation of our medical technologies."*

**Dr Faz Chowdhury**  
Chief Executive Officer

## Outstanding connections

### 1 mile

#### M1 (J23)

» Heart of national motorway network

#### Midland Mainline train station

» London St Pancras 75 minutes

» Leicester 10 minutes

» Nottingham 15 minutes

» Derby 20 minutes

### 7 miles

#### East Midlands Airport

» 80+ UK and international destinations

» Major global air freight hub

### 38 miles

#### Birmingham Airport

» 260 destinations worldwide

**1,000,000 potential employees within a 45 minute drive**

LUSEP

M1 (J23)

## Find out more

### Property agents

Lambert Smith Hampton

» +44 (0)115 950 1414

Phil Quiggin - pquiggin@lsh.co.uk

Robbie Farrell - rfarrell@lsh.co.uk

Andrew & Ashwell

» +44 (0)116 254 1220

Jane Taylor - jt@andash.co.uk

Mike Allwood - mra@andash.co.uk

### Innovation Centre (ATIC)

» +44 (0)1509 228705

» ATIC@lboro.ac.uk

### University lead

Tracy Bhamra

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