

# **SportPark** Pavilion 4

Flexible, high-quality office headquarters in an award-winning bespoke development for the sports sector

2,000 sq m category A, Passivhaus development. Up to 400 sq m spaces available







## **THE ULTIMATE SPORTS SECTOR HQ**

A multi award-winning development for the UK's sports sector, SportPark offers a high-quality environment that encourages collaboration and innovation. An exciting new development, built to the highest environmental standards, has begun.

SHARED SERVICES INNOVATION & BEST PRACTICE



SPORT, LEISURE

& BUSINESS

FACILITIES

WORLD NUMBER 1 UNIVERSITY

FOR SPORT

EXCELLENT

**CENTRAL LOCATION** 

minutes from M1







# SCHEDULED TO COMPLETE WINTER 2022

Sports sector organisations have a unique opportunity to input into the layout and secure future-proof accommodation, tailored to their needs.



The development of SportPark Pavilion 4 will increase the total floor size of SportPark to 8,000 sq m to enable further growth of a successful sports cluster and create an internationally important Sports Innovation Hub, with Loughborough at its heart.

## 25% INCREASE IN FLOOR SIZE

2,000 SQ M EXPANSION



# FLAGSHIP SUSTAINABLE DEVELOPMENT

SportPark Pavilion 4 will be constructed to Passivhaus Classic Accreditation, to significantly reduce  $CO_2$  emissions.

Loughborough University is fully committed to decarbonising its estate to meet the Government's zero carbon target by 2050, with significant progress by 2040. SportPark's development will project the University's forward looking, environmentally conscious values, delivering significant benefits to its occupants.

### Reduce your business carbon footprint and operating costs

- Full height, fixed louvred windows with inward opening doors
- Natural daylight and external solar shading
- Highly efficient heat pumps, no manual control required

### Natural ventilation. Natural daylight Optimised thermal performance.

## PASSIVHAUS CLASSIC ACCREDITATON

FUTURE PROOFED ENVIRONMENTAL PERFORMANCE Solar shading to avoid overheating in the summer and optimising winter solar gains

Opening triple glazed high performance windows for natural ventilation

Louvres for natural ventilation and night time cooling in combination with exposed high thermal mass concrete wall and ceilings for passive cooling during summer

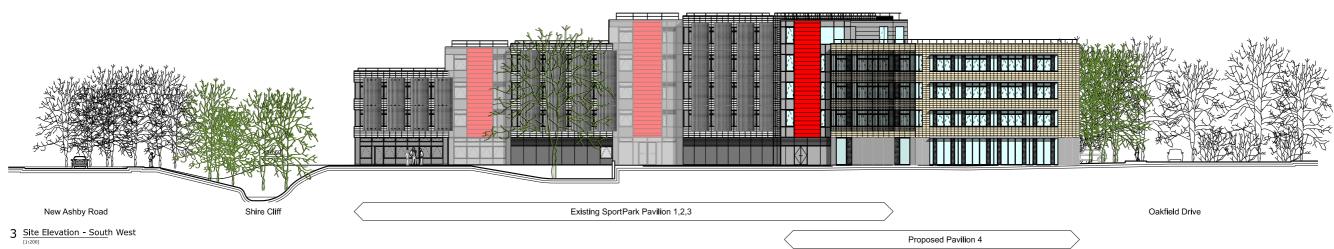
Continuous and well insulated building fabric to minimise heat loss

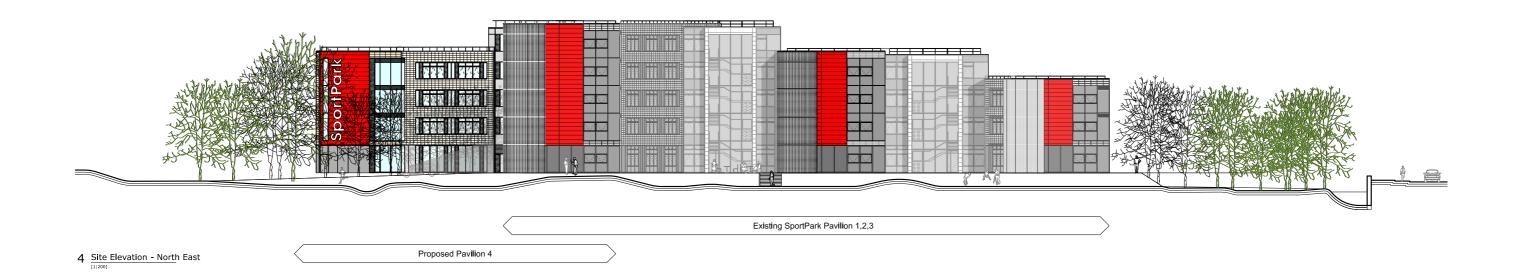
Continuous air barrier providing thermal efficiency and preventing any draughts

Mechanical ventilation with heat recovery, minimising heat loss whilst providing fresh air for the optimal working environment



## **SITE ELEVATIONS**

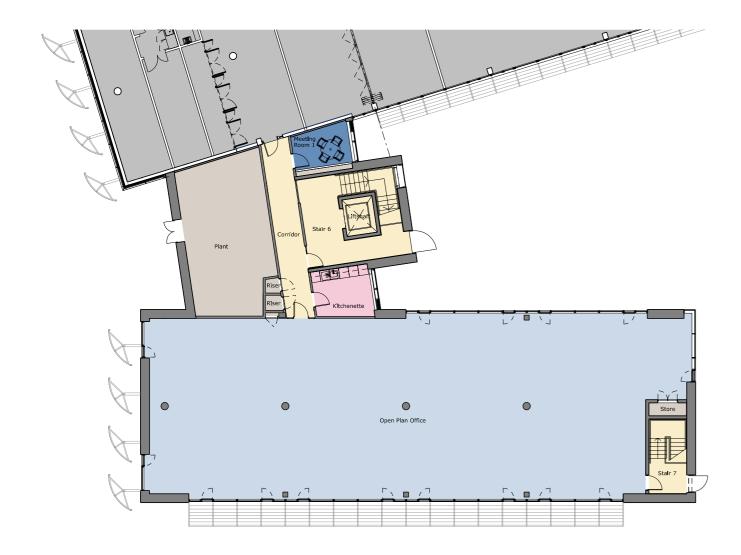




David Morley Architects

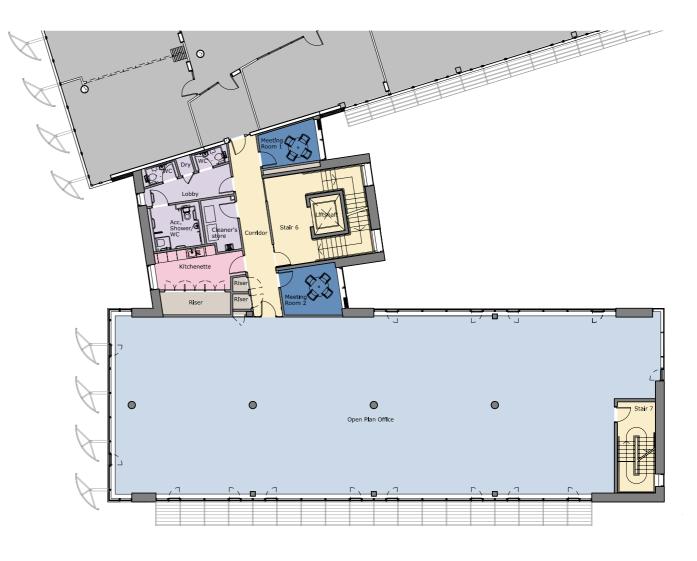
## **FLOOR PLANS**

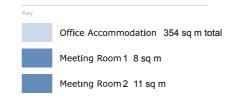
### FLOOR 0



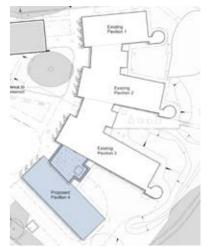


FLOOR 1



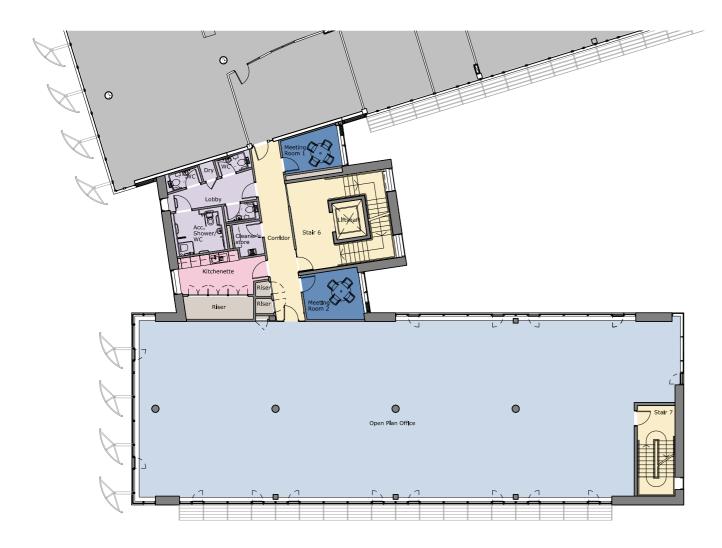


Site plan



## **FLOOR PLANS**

### **FLOOR 2/3**



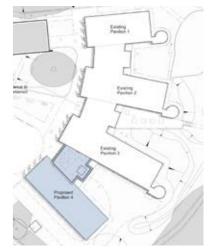


FLOOR 4





Site plan



Roof					 	
						 L

# A WORKPLACE TO INSPIRE AND CONNECT

In keeping with SportPark's award-winning design and the University's active campus ethos, Pavilion 4 will optimise connectivity within the building as well as outside.

Pavilion 4 creates a third, south-facing courtyard, with generous height windows to maximise the views of mature woodland, amenity spaces, footpaths and wildlife habitats.











### SportPark courtyards

- Active designed for sport activities
- **Social** includes café terrace
- **Relax** seating areas, woodland views

# DISTINCTIVE **ADDED VALUE**

Part of LUSEP (Loughborough University Science and Enterprise Park), one of Europe's largest combined university and science parks, SportPark organisations benefit from a dedicated property management service.

#### SportPark services and facilities

- » reception service including mail and telephony
- » meeting rooms
- » café serving hot breakfasts and lunches
- » kitchenettes and breakout areas
- » showers and lockers
- » car parking
- » cycle storage

#### Service charge includes

- » on-site science park management team
- » access control systems and access cards
- » on-site security
- » lift maintenance
- » maintenance and cleaning of common areas
- » external glass cleaning
- » building fabric maintenance
- » grounds and gardens maintenance
- » mechanical and ventilation maintenance
- » general and recycled waste







**SPORTPARK &** THE WIDER CAMPUS ARE FULLY ACCESSIBLE SUPER-FAST BROADBAND & **COMPETITIVE PACKAGES TO** SUIT YOUR NEEDS







**GREEN TRAVEL PLAN, FREE CAMPUS BUS SERVICE &** SMARTGO DISCOUNT SCHEME

# UNRIVALLED **EMPLOYEE** BENEFITS

Every employee of an organisation based at LUSEP can enjoy preferential rates on many of the services and amenities across the University's 410 acre single-site campus, including the UK's largest concentration of world-class sports facilities.

This exceptional campus partner offer will help you attract and retain the best quality workforce.

DAM

PEATY

GREENBA

MARIE WATTEL

#### Sports facilities for all

Discounted membership of state-of-the-art fitness centre including classes and 50m swimming pool. Discounted rates for pay as you go classes, pitches and courts including squash, badminton, tennis, netball. High performance gym.







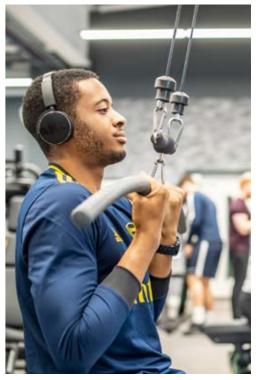


#### Amenities and activities include

- » Dentists, opticians, hairdresser, pharmacy, physiotherapy, nursery
- >> Cafés, restaurants, bars, health and wellness centre
- Amazon collection lockers, cash >> points, mini markets
- >> Social, cultural, community and academic programmes open to all







# **EVERYTHING WITHIN EASY REACH**

### Surrounded by mature parkland with ancient woodlands close by, SportPark feels tranquil, but it is less than a mile from the heart of the national motorway network.

Regular bus services connect you to Loughborough town centre, its Midlands Mainline train station and East Midlands Airport. Loughborough and its surrounding cities are vibrant and multicultural. Many sites of the National Forest are close by, including Bradgate Park and Beacon Hill. The Peak District is within easy reach.





### One of the most accessbile sites in the UK



- » 1 mile from the M1 (J23)
- » 1 mile from Midland Mainline
- » London St Pancras 75 minutes
- » Leicester 10 minutes
- » Nottingham 15 minutes
- » Derby 20 minutes

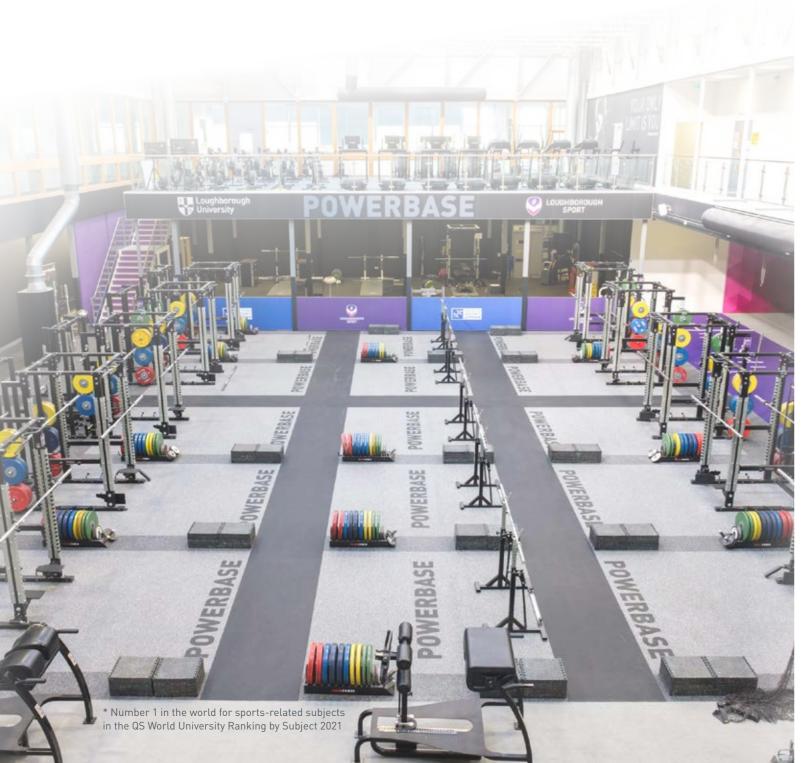


- 7 miles from East Midlands Airport
  80+ UK and global destinations
- » major global air freight hub



# WORLD-CLASS ENVIRONMENT

The world's leading university for sport\*, Loughborough's high-performance environment provides the expertise, facilities and support to enable businesses in the sports sector to achieve excellence.











### World-class research base and workforce supply

Seamless access to the University's specialist expertise and facilities, student and graduate recruitment. See Working with the University, page 14 of this brochure for further details.

### Award-winning hotel and conference facilities

4-star hotel to quality budget accommodation.State-of-the-art conference and training venues.Trusted host of training campus and multi-sport events.



#### Elite Athlete Centre and Hotel

The UK's first elite training centre venue, developed in partnership with UK Sport, Sport England and the English Institute of Sport.



# THRIVING SPORT ECOSYSTEM

SportPark is a unique environment for sports organisations to share best practice, and create mutually beneficial partnerships within the building, the wider LUSEP and University community.





NO. 1 **UNIVERSITY IN THE WORLD** FOR SPORTS-RELATED **SUBJECTS SINCE 2017 QS WORLD UNIVERSITY RANKINGS** BY SUBJECT 2021



# WORKING WITH THE UNIVERSITY

There are many ways to engage with Loughborough University's world-class research base and skilled workforce supply. The Partnership Team will help you make the connections to support your organisation's success.

The University's Property Office manages onboarding and helps facilitate engagement with the wider University



#### Academic engagement

Contract research

Research collaborations

Consultancy

Training and short courses

Secondments

Grant funding and business support











**NO.1 IN THE UK FOR** EMPLOYER-STUDENT CONNECTIONS AND WITHIN THE TOP 20 GLOBALLY QS GRADUATE EMPLOYABILITY **RANKINGS 2020** 

#### Student engagement

Internships PhD research Graduate employment Live projects MBA projects Visiting lectures Presentations

LOUGHBOROUGH UNIVERSITY SCIENCE & ENTERPRISE PARK

## M1 (J23)

- » £25m access improvements
- » completed May 2021
- » 3,200 new homes, 5,700 new jobs

### Contact

Contact us today to see how we can tailor a solution to meet your organisation's needs and develop your relocation strategy to SportPark Pavilion 4. Offices are available on a leasehold basis, terms available on request.



### Mark Davies Head of Sports Infrastructure

Loughborough University E: M.Davies@lboro.ac.uk T: +44 (0)1509 226731



#### Paul Watson

Head of Property Office Loughborough University E: P. Watson@lboro.ac.uk T: +44 (0)1509 228075

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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Loughborough University will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto. © Loughborough University 2021.

SportPark was launched in 2010 by Loughborough University with support from Government, Sport England, Charnwood Borough Council and Leicestershire County Council. SportPark Pavilion 4 is delivered by the Leicester and Leicestershire Enterprise Partnership as part of the Government's Getting Building Fund.



