EXETER SCIENCE PARK

Flexible office and laboratory space for your business



alder king PROPERTY CONSULTANTS

HECTOR PEARCE

- Ada Lovelace Building
- Science Park Centre
- George Parker Bidder Building



EXETER SCIENCE PARK

Ada Lovelace Building

The three-storey building is named after 19th Century English mathematician Ada Lovelace. **Ada Lovelace comprises 20,000 sq ft of office and laboratory space designed for enterprises working in STEMM.** The building is located adjacent to the Met Office Collaboration building on the Science Park campus, just off Junction 29 of the M5.

Key points

- Flexible office and laboratory space (1,478 – 11,131 total sq ft).
- Tailored to suit tenants' needs, from bespoke workspace and fit-outs, to flexible lease lengths and office sizes.
- Sustainable and highly energy efficient. 44 kW Solar PV.
- Cat A / Cat A+ fit-out.
- Dedicated & EV parking available.
- EPC: A+ (Net Zero).

"Exeter Science Park provided the laboratory facilities we needed, while its proximity to the University of Exeter provides access to a strong scientific and graduate talent pool.

The Science Park's transport and conferencing facilities are also valuable as we work with collaborators and partners, while programmes and support such as SETsquared and the Entrepreneurial Impact Accelerator (EIA) have provided additional opportunities to develop the business."

Dr. Andy Foster,
Founder of HyphaPRO Ltd.

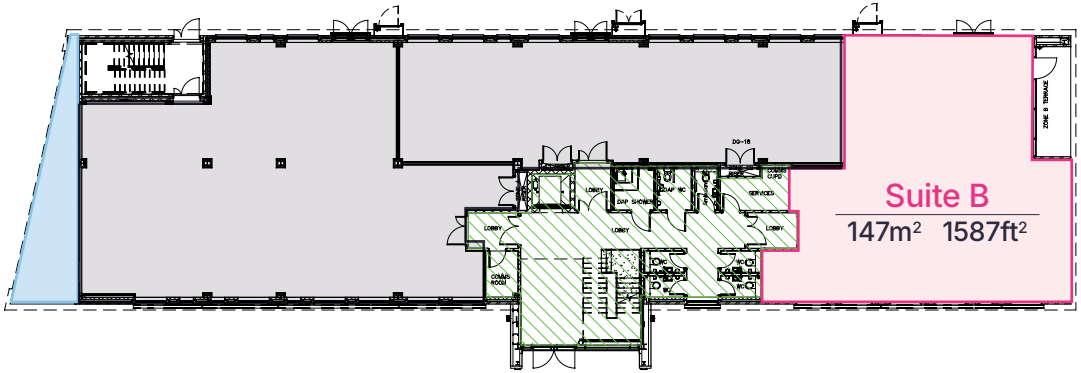




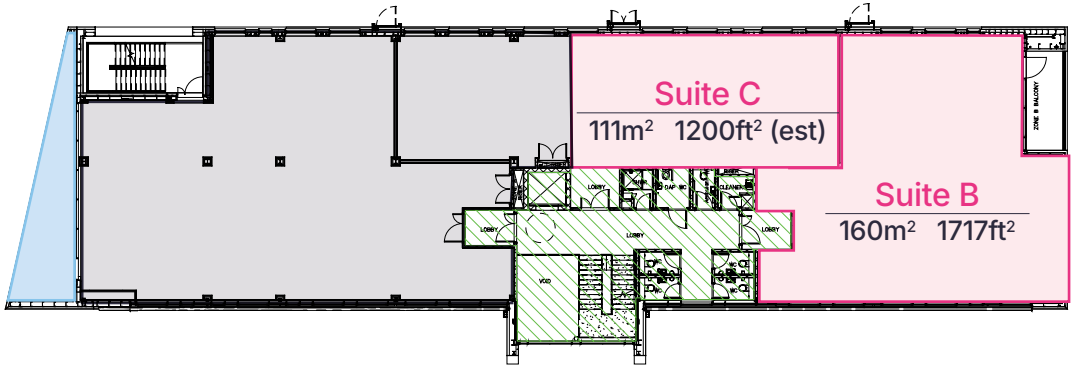
Ada Lovelace Building

Available Space

Ground Floor



First Floor



Detailed plans are available upon request

Available space
Under Offer
Let
Balcony



Science Park Centre

The building sits within the Centre Cluster at the heart of the park and is the most developed cluster.

The Science Park Centre is home to our conferencing and events facilities and meeting room suite and onsite café. Our onsite business acceleration partner Exeter Innovation Accelerator are also based on the second floor of the building in ‘The Hive’.

Key points

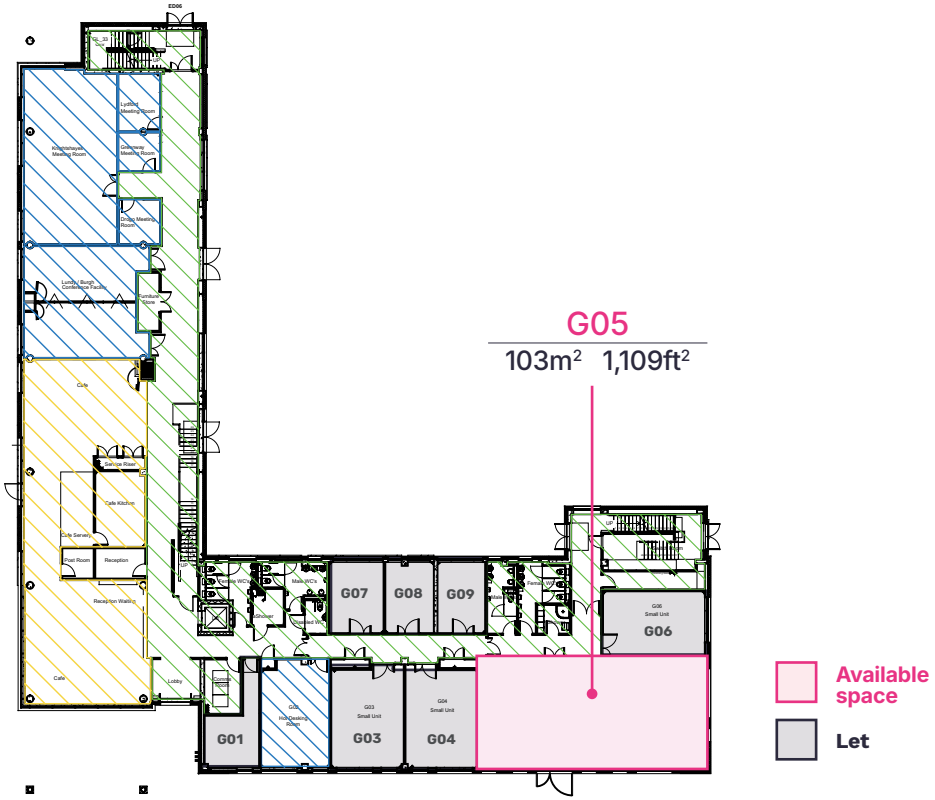
- Public café
- Seminar rooms for hire
- Electric charging points for cars
- Bicycle stores
- 24/7 secure access
- Business and social activities
- Tenant and visitor parking
- Business support through SETsquared
- Collaboration opportunities
- 5 Gb/s resilient ICT connectivity



Science Park Centre

Available Space

Ground Floor



Detailed plans are available upon request

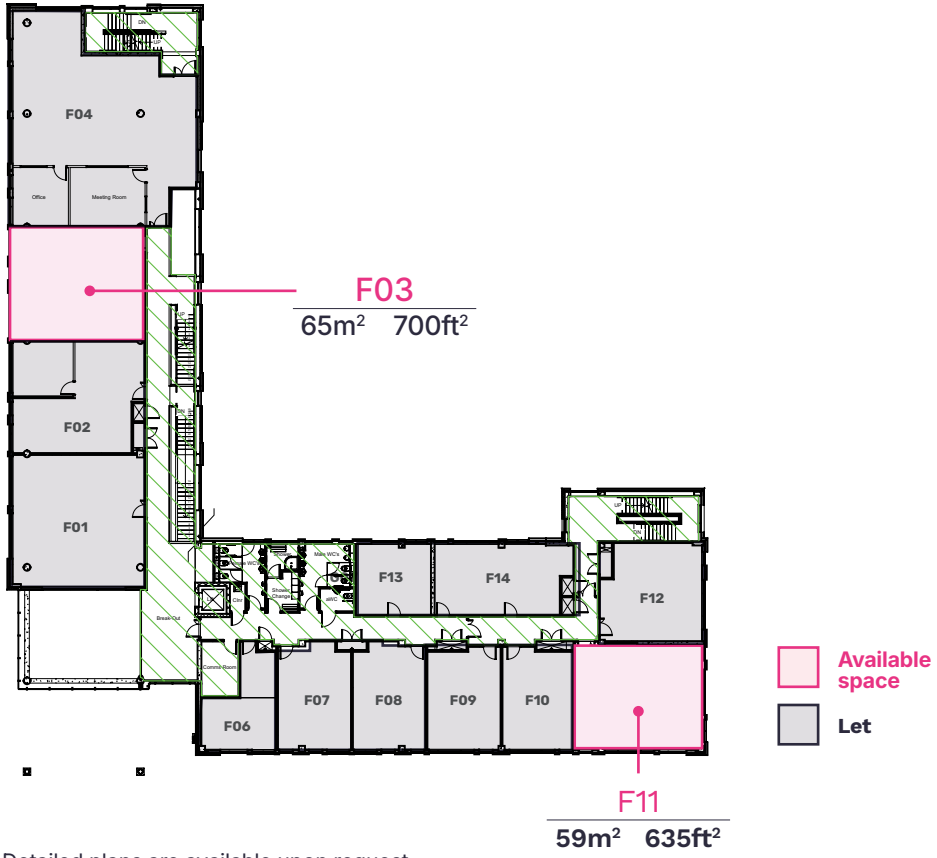
EXETER SCIENCE PARK

South West Life Sciences

Science Park Centre

Available Space

First Floor



Detailed plans are available upon request





EXETER SCIENCE PARK

George Parker Bidder Building

The building, just off J29 of the M5, is named after civil engineer and mathematical prodigy George Parker Bidder, who was born in Moretonhampstead on the edge of Dartmoor in 1806 and became President of the Institution of Civil Engineers. The building crosses the road from the Science Park Centre representing the next stage of growth with the Science Park.

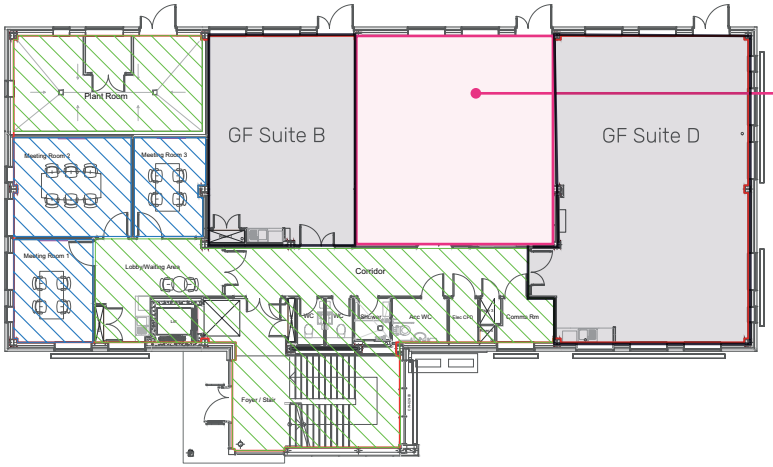
Key points

- The building provides 14,000 sq ft of office and laboratory space arranged over three floors, built to net zero carbon standards with an EPC of A+.
- The internal layout has been configured to be adaptable to meet a wide and flexible range of tenant spatial requirements.
- Dedicated suite of fully equipped meeting rooms only for companies based in the building.

George Parker Bidder Building

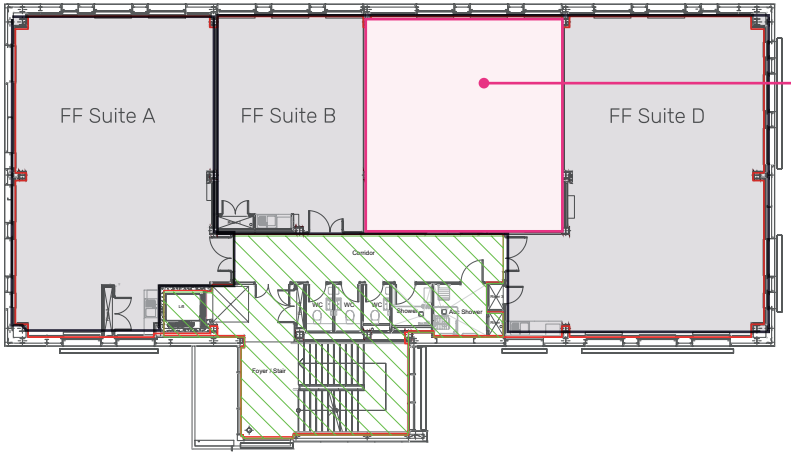
Available Space

Ground Floor



GF Suite C
73m² 784ft²

First Floor



FF Suite C
73m² 784ft²



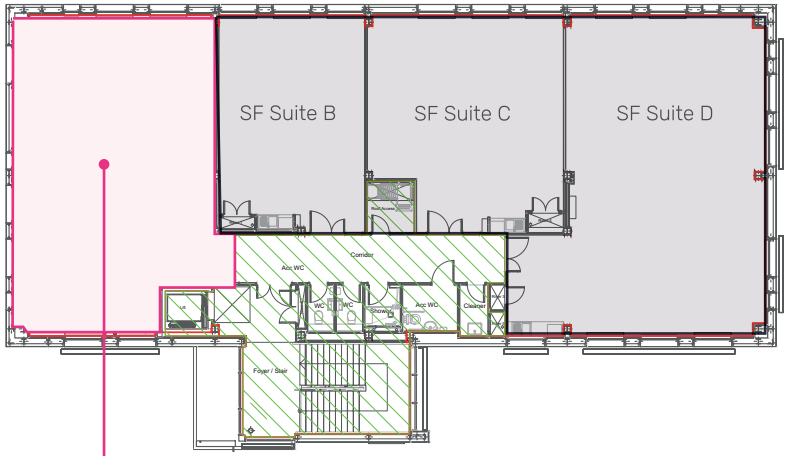
EXETER SCIENCE PARK



George Parker Bidder Building

Available Space

Second Floor



SF Suite A

106m² 1,137ft²

EXETER SCIENCE PARK

Be part of a growing STEMM community

A thriving network of like-minded STEMM businesses with innovative ideas, a willingness to collaborate and a drive to succeed.

Exeter Science Park helps innovative STEMM businesses to deliver extraordinary growth and is creating a collaborative vibrant community of successful companies.





EXETER SCIENCE PARK

Business Benefits

- High quality office and laboratory space
- Intensive business support
- Conference facilities
- Collaboration opportunities
- Open innovation events
- Resilient high bandwidth internet
- Onsite café discount
- Bookable conference space and meeting rooms discounted after booking
- Business and social activities
- 24/7 secure access
- Secure barrier system with registration recognition
- Free car parking, based on level of occupancy
- Electric vehicle charging
- Onsite 4* net zero hotel with bar and restaurant
- Onsite gym and fitness suite

STEMM Focus

To maintain a focus on STEMM businesses we have a 'Gateway Policy' in place. Companies wanting to become part of a community of passionate and driven professionals must be able to demonstrate one or more of the following:

- Research and development of products or services;
- Active collaborations with universities, higher education, institutes, research or similar organisations;
- That they are a technology-based service.



Exeter Science Park

One of the South West's leading centres of activity for businesses in science, technology, engineering, maths and medicine.

We are committed to creating an environment where businesses can thrive; giving them access to state-of-the-art facilities, mentoring from Exeter Innovation Accelerator, and connecting them to a network of like-minded companies. We provide the space, support and skills for success.

As well as high-quality offices, laboratory space and facilities, we offer innovation support and access to a network of like-minded individuals and leading institutions to allow your company to grow sustainably.

There are 47 businesses based at the park, employing 800 people. Covering sectors including Healthcare & Medical, Lifesciences, Environment & Net Zero, Defence & Security, Digital & AI, Sofware as a Service (SaaS), Engineering and the built environment.

EXETER SCIENCE PARK

The Engine

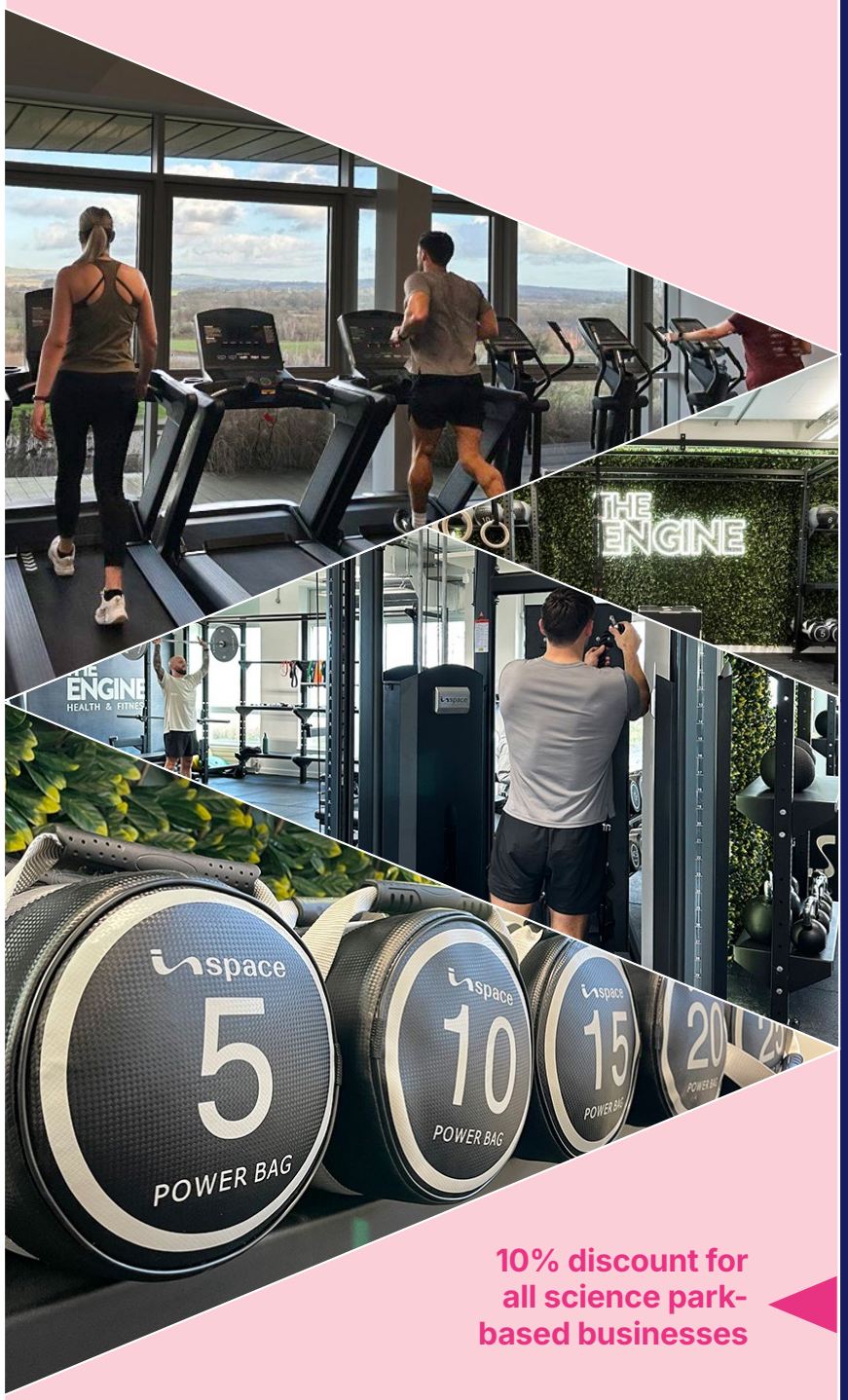
Health & Fitness at Exeter Science Park

Located on the ground floor of the Ada Lovelace Building, **The Engine** is the Park's brand-new, premium health and fitness facility operated by LED Community Leisure. Designed to support wellbeing, productivity and community across the Science Park, The Engine provides tenants with a high-quality on-site fitness solution.

- Modern, on-site fitness hub supporting workplace wellbeing
- Premium facilities convenient for busy professionals
- Expert staff, PT & group programmes

Membership Options

- Gym: **£39 per month**
- Gym & Group Exercise: **£41 per month**
- Junior (11–15 yrs): **£27 per month**



10% discount for all science park-based businesses

EXETER SCIENCE PARK

State-of-the-art facilities

- 55-station premium InSpace Fitness gym
- Extensive cardio zone (treadmills, cross trainers, upright & recumbent bikes)
- Performance zone including RowErg, BikeErg, SkiErg & AirBike
- Free weights up to 50kg, Olympic bars & bumper plates
- Bespoke functional training rig, sled track, rings & accessories
- Group exercise studio with Les Mills Virtual & instructor-led classes
- Medical-grade InBody body composition analysis
- Modern wet rooms, showers, and changing facilities

THE ENGINE
HEALTH & FITNESS

Location

Located strategically at the intersection of the South West's major north-south (M5 and A38/ A380) and east-west (A30) roads, within three miles of Exeter International Airport and within 5 miles of Exeter St David's mainline railway station.



Taunton >

M5

Ada Lovelace Building

EXETER SCIENCE PARK

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Science Park Centre

George Parker Bidder Building

P

Park & Change

ZEAL HOTELS

< Plymouth

JCT 29

A30

Honiton >

< Exeter

By rail – Exeter St David's destinations include London (2 hours), Bristol (1.25 hours) and Birmingham (2.5 hours).

By air – Exeter International Airport's destinations take in major UK and European cities, including Amsterdam, Dublin, Glasgow and Manchester.

The Exeter Science Park is well served by local bus routes and bike paths into and around Exeter City Centre.

Exeter

Exeter is one of the largest and fastest growing cities in South West England, and a centre for education, business, and domestic tourism. It is home to two of the constituent campuses of the University of Exeter: Streatham and St Luke's. The city is connected internationally by Exeter Airport; to the rest of the United Kingdom by Exeter St David's railway station; and by road by the M5 motorway, whose south-west exit is just south of the city. The city retains significant examples of medieval, Tudor, and Georgian architecture.

80%
of Population are economically active

137,000+
Population
Increase of 15.5% in past 10 years



5.8 MILLION
population within the SOUTH WEST

650,000 PEOPLE WITHIN 60 MINUTE DRIVETIME

ACCESS TO THE M5 MOTORWAY AND REGIONAL EXPRESSWAYS

35,000
PEOPLE COMMUTE INTO EXETER

EXETER RANKED 6TH GOOD GROWTH INDEX 2024

SECOND HIGHEST CITY IN THE UK
8.9% GVA
GROWTH RATE IN 2021
6.75% GVA
GROWTH RATE IN 2022

SOUTH WEST
8.2% GVA
GROWTH RATE IN 2021
6.1% GVA
GROWTH RATE IN 2022

WORKFORCE QUALIFICATIONS SUBSTANTIALLY ABOVE NATIONAL AVERAGE

5,571
REGISTERED BUSINESSES IN EXETER

4,866
REGISTERED BUSINESSES IN EAST DEVON

voco Zeal Hotel

voco Zeal Exeter Science Park hotel features 142 bedrooms, a restaurant and bar showcasing local produce, a mini gym, gardens and versatile meeting space. The hotel is 100% electric and has a car park with 12 EV charging points.



Tenure & Terms

The units are available on a repairing and insuring lease for a term to be agreed.

Services

Separate service charges are applicable to Ada Lovelace and George Parker Bidder Buildings. Tenants pay their own electricity, water and also business rates (where applicable).

Activities covered by the service charge are charged at cost, and these include, maintenance, cleaning, security, utilities, and estate costs, etc.

In addition, a proportional service charge is payable on the estate to cover the upkeep of the common parts, landscaping, etc.

Rateable Value

The rateable value for the units are available upon request.

VAT

All figures quoted are exclusive of VAT, where applicable.

Legal Costs

Each party to bear their own costs in the preparation and completion of the new lease.

EXETER SCIENCE PARK

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