



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



Flexible office and  
laboratory space  
for your business



# 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).







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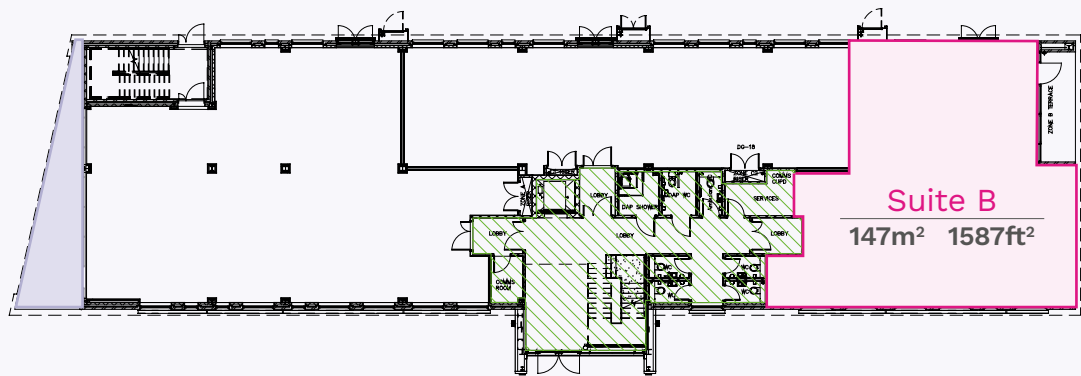
We chose the Science Park and specifically the Ada Lovelace building to enjoy the excellent location and stunning views, which our colleagues enjoy from the comfort of their desk or from the balcony. The office is well located with transport links and the Science Park offers amenities such as the café, events and will soon be co-located with a hotel which should increase the number of visitors to our office.

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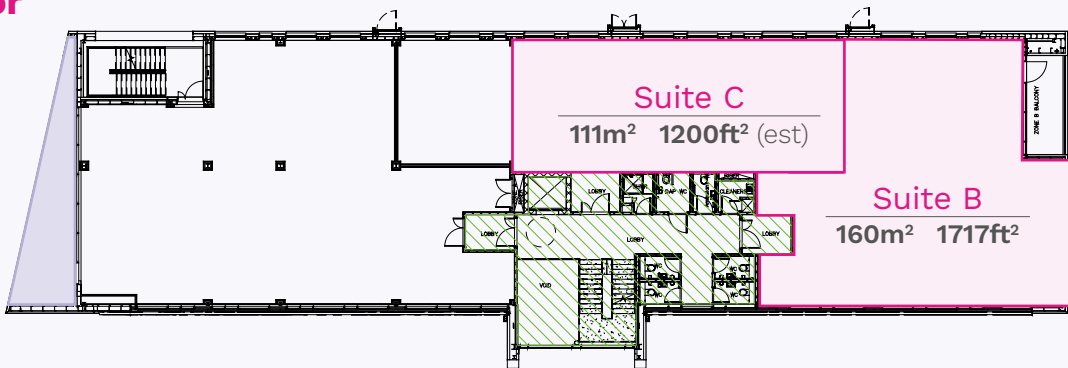
**Josh Parsons**  
Stantec UK



Ground Floor



First Floor



- Available space
- Balcony

Ada Lovelace Building  
Available space

Detailed plans are available upon request





# 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/Set Squared Exeter are also based on the second floor of the building in 'The Hive'.

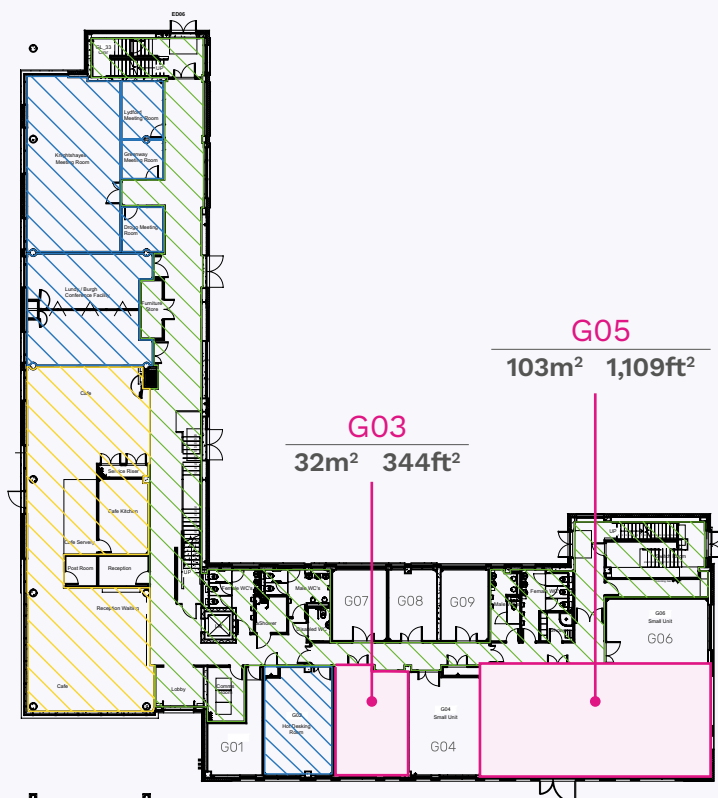


## Key points

- 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



## Ground Floor



## First Floor



Available space

## Science Park Centre Available space

Detailed plans are available upon request





# 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.

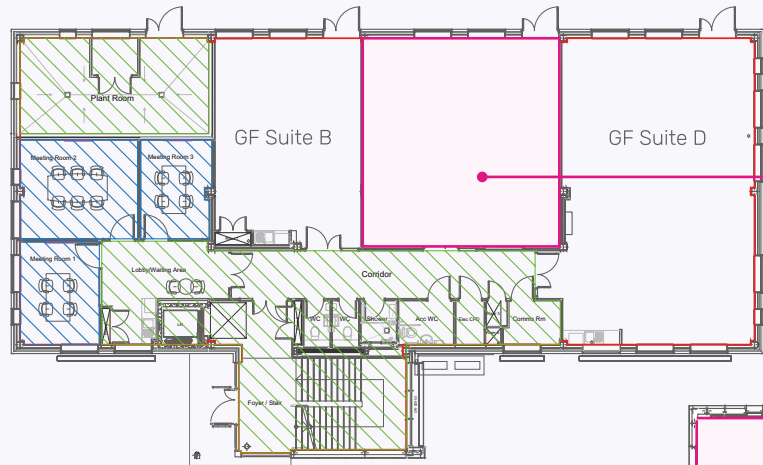


## Key points

- 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.



## Ground Floor



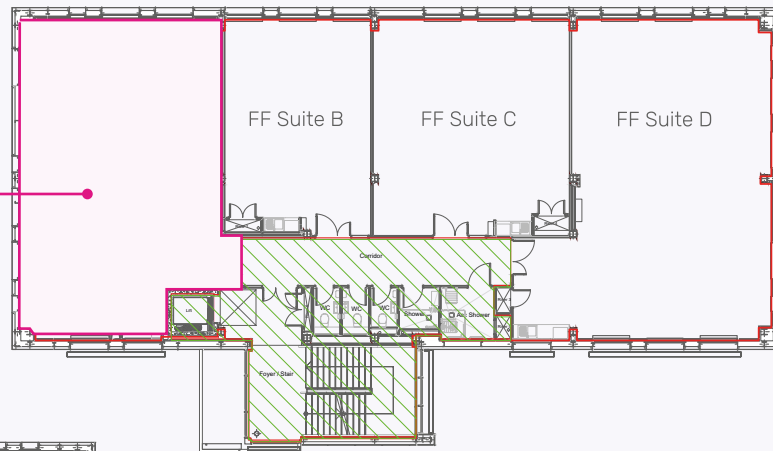
**GF Suite C**  
73m<sup>2</sup> 784ft<sup>2</sup>

Available space

## George Parker Bidder Building Available space

Detailed plans are available upon request

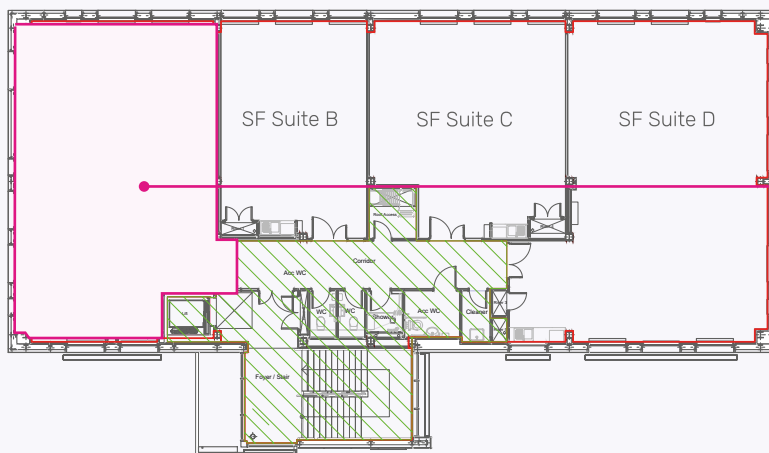
## First Floor



**FF Suite A**  
106m<sup>2</sup> 1,137ft<sup>2</sup>



## Second Floor



**SF Suite A**  
106m<sup>2</sup> 1,137ft<sup>2</sup>







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



**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

**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 SETsquared Exeter, 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 45 businesses based at the park, employing 750 people. Covering sectors including Healthcare & Medical, Lifesciences, Environment & Net Zero, Defence & Security, Digital & AI, Software as a Service (SaaS), Engineering, Defence & Security.

## 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.

## Business benefits

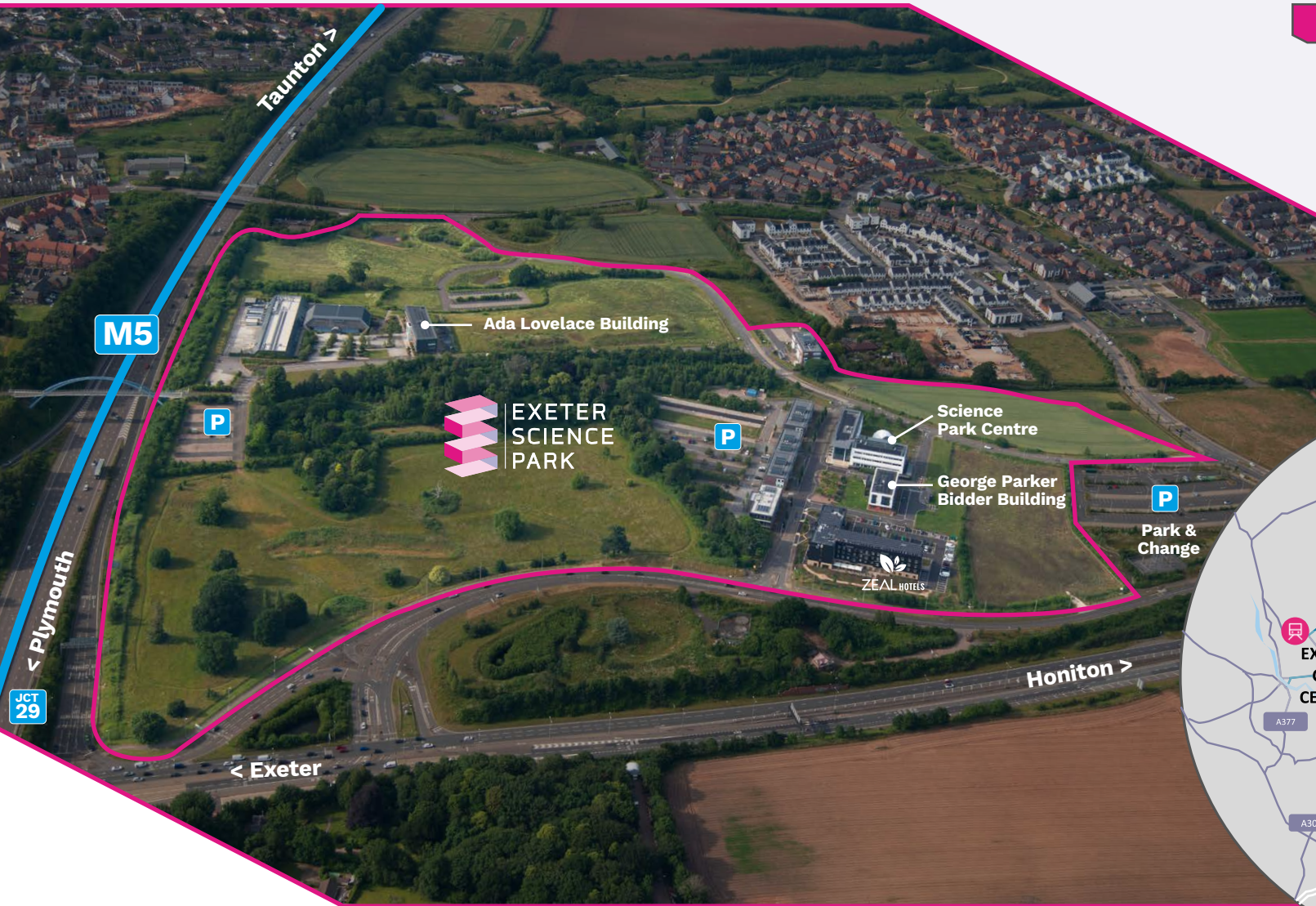
- High quality office and laboratory space
- Intensive business support
- Conference facilities
- Collaboration opportunities
- Open innovation events
- Resilient high bandwidth internet
- Onsite café discount
- Bookable conference space and meeting rooms discounted after booking
- Business and social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





## 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.



**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.





**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**

**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**

Source: Office for National Statistics,  
Devon County Council, Good Growth Index 2024



## 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

Service charges are applicable to all buildings except the main Science Park Centre, where offices are calculated on a per desk, per month basis.

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.

## Viewing and further information

By appointment with the marketing agents:

### Danielle Sendra

T 01392 353080

M 07827 841902

[Dsendra@alderking.com](mailto:Dsendra@alderking.com)

### Noel Stevens

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M 07974 156869

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## Exeter Science Park

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