



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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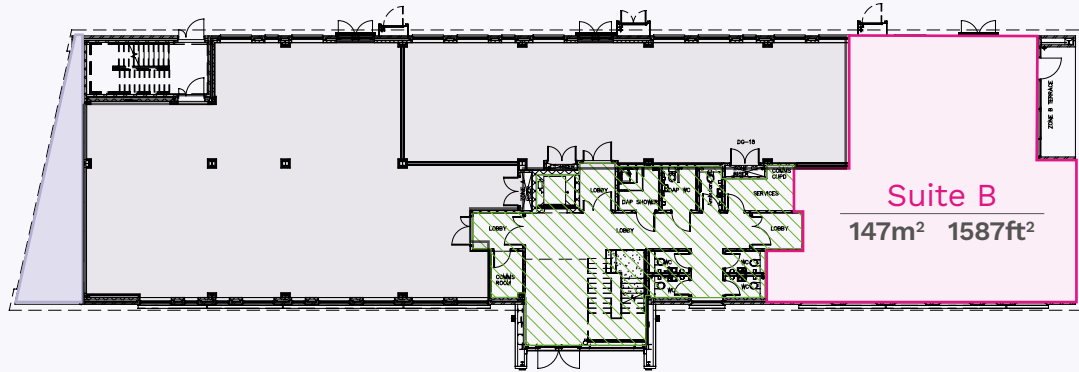
We chose the Science Park and specifically the Ada Lovelace building to enjoy the excellent location and stunning views, which our colleagues enjoy from the comfort of their desk or from the balcony. The office is well located with transport links and the Science Park offers amenities such as the café, events and 4* net zero carbon hotel which will be great for those visiting the office.

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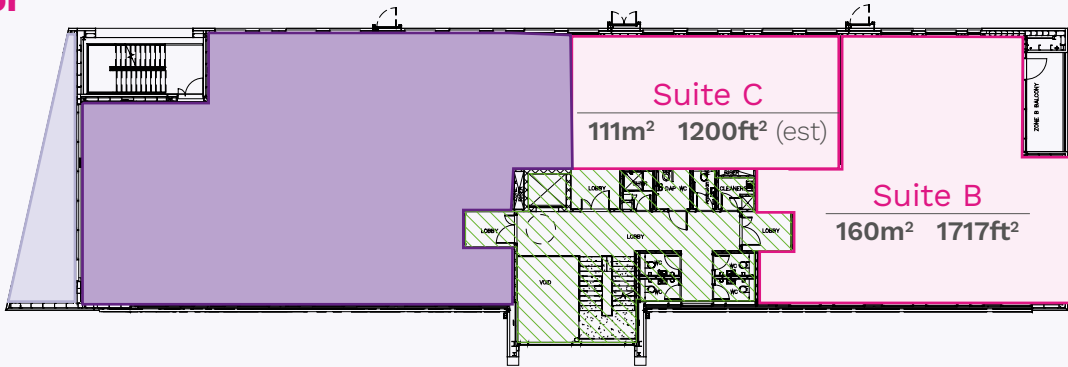
Josh Parsons
Stantec UK



Ground Floor



First Floor



- Available space
- Let
- Under Offer
- 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



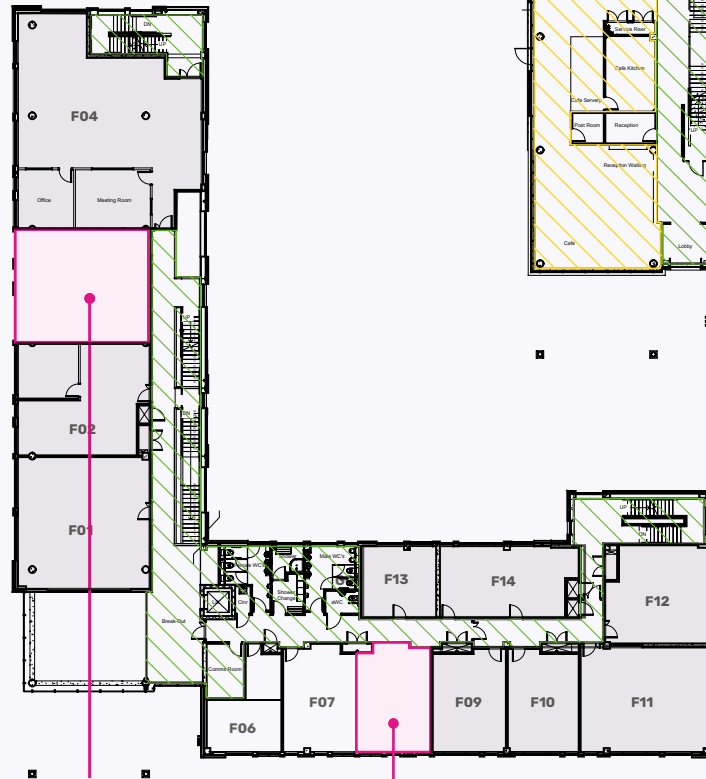
Ground Floor

- Available space
- Under Offer
- Let

Science Park Centre Available space

Detailed plans are available upon request

First Floor

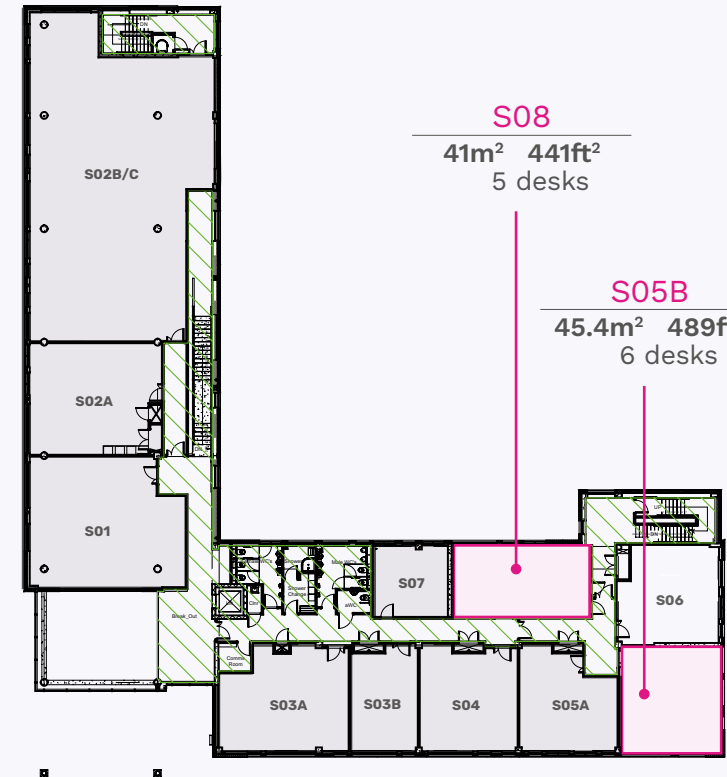


F03
65m² 700ft²
8 desks

F08
33m² 355ft²
5 desks

G05
103m² 1,109ft²

Second Floor



S08
41m² 441ft²
5 desks

S05B
45.4m² 489ft²
6 desks

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.



73m² 784ft²

Let

106m² 1,137ft²

The floor plan shows three main suites: SF Suite B, SF Suite C, and SF Suite D. A pink line starts from the left edge, passes through Suite B, Suite C, and Suite D, and ends at a pink dot in Suite B. The central area contains a 'Floor 1 Bus' and several restrooms labeled 'WC' and 'WC+WC'. The plan also shows various doors, windows, and furniture like beds and desks.

106m² 1,137ft²

Detailed plans are available upon request





**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.

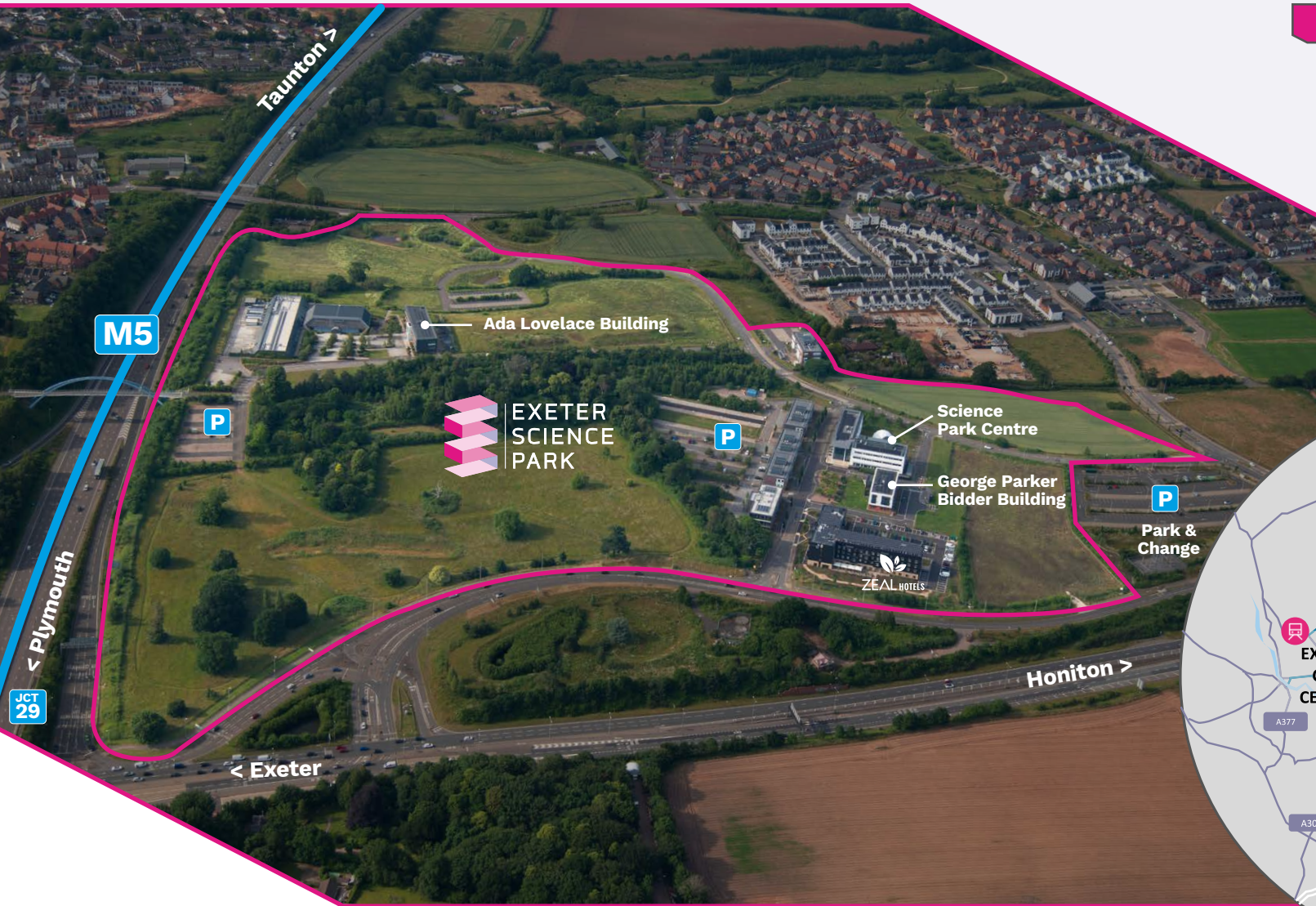
Business benefits

- 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
- Onsite 4* net zero hotel with bar and restaurant



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

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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Viewing and further information

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