

## A PRIME LOCATION

The site benefits from excellent public transport links, there are 2 stations in Malvern - Malvern Link and Great Malvern. The nearest station to Malvern Technology Centre is Great Malvern that provides direct services to London Paddington and Birmingham New Street and is situated 0.8 miles to the North. The site is also well located for access by private motor vehicle being situated 8 miles from both J1 and 2 of the M50 and 7 miles from J7 of the M5.

The site is signposted from Malvern.  
Postcode WR14 3PS

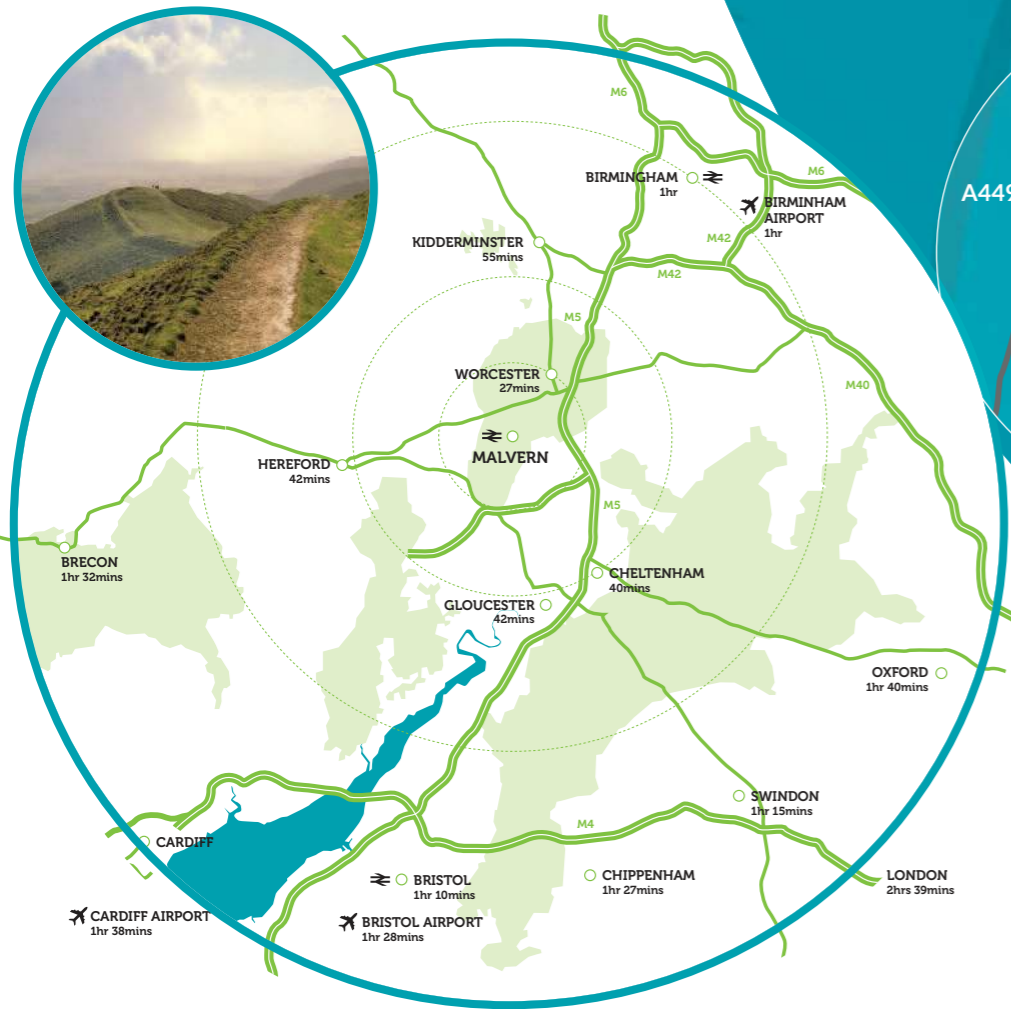
## 21ST CENTURY NEIGHBOURHOOD

Malvern is situated at the heart of Cyber Valley. The area has a high concentration of active and innovative cyber security companies and is now recognised as one of the primary locations in the UK for the research, development and commercialisation of cyber security products and services.

The quality of life is excellent for those who enjoy outdoor pursuits such as hiking, cycling, running or even paragliding. The closest University city is Worcester, about 10 miles away and Malvern has direct trains to London and Birmingham. It is this balance of high-tech business pursuits in a designated area of outstanding natural beauty that makes the Malvern successful as a true 21st Century technology cluster.



**MALVERN  
TECHNOLOGY  
CENTRE**



**connect**

TO REGISTER YOUR INTEREST CONTACT:

**CUSHMAN & WAKEFIELD**  
0121 697 7333  
cushmanwakefield.co.uk

**GJS Dillon**  
The Commercial Property Consultants  
01905 676169  
www.gjsdillon.co.uk

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ENERGY PERFORMANCE ASSET RATING

**Bernard Lovell Building**  
To Let from 19,773 - 64,312 sq ft



## A superb office location set in the heart of Malvern

Malvern Technology Centre is a 58 acre site and the home to QinetiQ in Malvern. The site and buildings are accessible to occupiers 24 hours a day and 7 days week.

There is a comprehensive, security presence providing peace of mind for your staff and business. Several on site facilities are provided including a gym, full service restaurant, conference facilities and landscaped grounds providing an environment for staff and client entertainment

Other occupiers also situated in Malvern include the Morgan Motor Company and Malvern Instruments. The location puts our tenants in the heart of the country providing excellent access to the Midlands' major motorways and two international airports.

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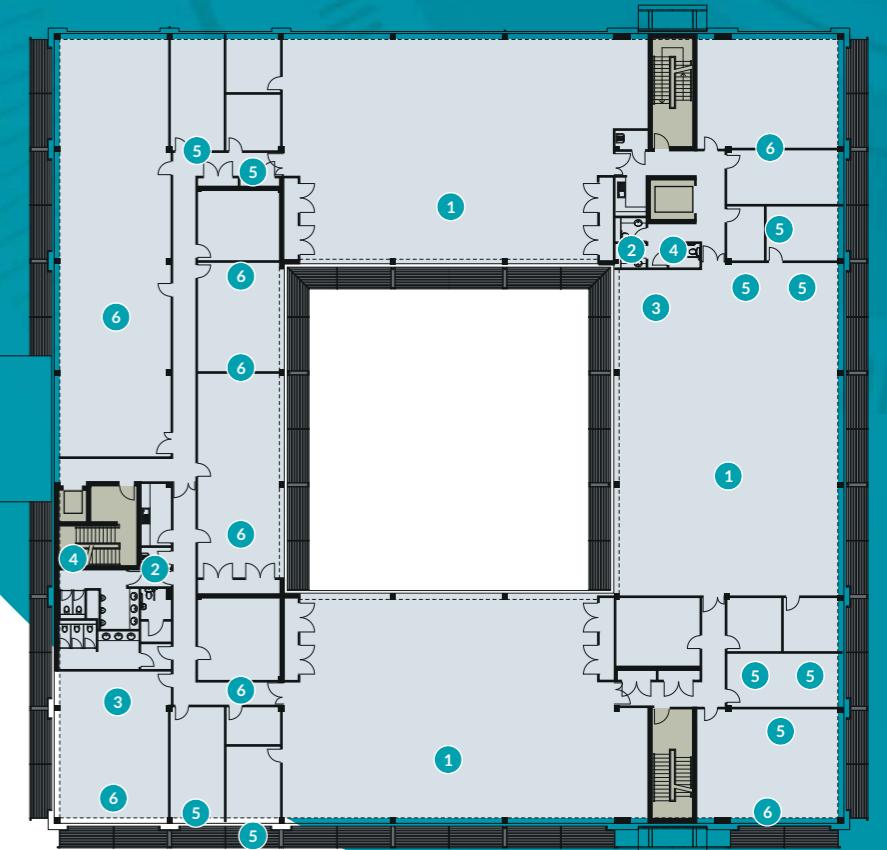
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### \* BERNARD LOVELL BUILDING FLOOR PLAN

- 1 OPEN PLAN OFFICE
- 2 KITCHEN
- 3 WC
- 4 LIFT
- 5 MEETING ROOM
- 6 OFFICE/ROOMS

#### CURRENT AVAILABILITY

Floors	IPMS m <sup>2</sup>	ft <sup>2</sup>
Ground	1,837	19,773
First	1,964	21,140
Second	1,926	20,731
Third	248	2,669
<b>TOTAL</b>	<b>5,975</b>	<b>64,312</b>



# 64,312 SQ FT

#### THE OUTLINE SPECIFICATION OF THE OFFICES COMPRISES

- › Quality reception
- › Raised access floor
- › Fibre suspended ceiling
- › Inset Cat 2 lighting
- › Gas fired central heating
- › Comfort cooling.

#### STATE-OF-THE-ART FACILITIES IN AN AREA OF OUTSTANDING BEAUTY

The Bernard Lovell Building was constructed in 2008 and comprises a 3 storey purpose built office designed around a central core.

Access to the building is provided from the grounds at 1st floor level. The reception comprises a lift to and stair access to all other floors within the building. The whole building is available to 64,312 sq ft or on a floor by floor basis, ranging from 19,773 - 21,140 sq ft.

#### UNRIVALLED AMENITIES INCLUDE:

##### Conference Centre

State of the art conference centre with round table meeting space and auditorium space with full AV equipment.

##### Onsite restaurant/coffee/bar

Full service restaurant with 100 covers and coffee shop serving barista style coffee. On site ATM.

##### Gym

Extensively equipped gym with cardio, machine and free weights, separate male and female shower and locker facilities.

##### 24/7 onsite security

Full service on site security and guest reception. On site monitored, full site coverage CCTV.

##### Car parking & access

Dedicated on site, marked car parking at a ratio of 1:250 sq ft.