

The New Home For Bold, Exciting Innovation & Tech Businesses



**OFFICE SPACE
AVAILABLE**



FROM 208 SQ FT (19.3 SQ M)



Potential For Success From The Ground Up

The confidence to succeed is a crucial part of your business plan. At Innovation Centre, Knowledge Gateway we build the potential for success from the ground up; from flexible office, coworking, meeting and conferencing spaces to professional mentoring and support. All backed up by access to world-class research and learning at the University of Essex.

OFFICE SPACE

Standing boldly among mature parkland on the University of Essex's Colchester Campus, Innovation Centre, Knowledge Gateway offers a welcoming and professional environment for early stage technology and growing businesses.

With idea-sparking architecture housing a dynamic collaborative community, you can choose from a range of fresh and enticing workspaces, as well as taking advantage of appealing shared, community spaces. The quality of the building and attention to detail ensures clients and visitors instantly get a great impression from the moment they step into your world.

- Flexible offices for 1-30 people
- Home to the University of Essex Start-up Space a creative and digital hub of Innovation
- Professional mentoring from our on-site dedicated business growth and innovation support team
- Access to Amazon Web Service credits, GROWTHmapper tool, and OION investment networks
- Excellent on-campus facilities including gym, nursery, post office, and 200 acres of parkland
- On-site coffee shop
- Fast, reliable broadband
- On-site parking
- 24/7 access
- 20 minutes from the centre of Colchester
- Cycle storage and shower facilities
- Resident only wellbeing area, with pool table and table tennis

DEDICATED DESK & COWORKING

Whether you need a desk for a day, or are looking for a longer term solution without committing to your own office, we have a workspace solution that will suit you.

- Flexible desk options from £10 per day ad-hoc
- Longer term co-working for £125 month, with no licence
- Dedicated desk option £200 month for your own space in a shared office
- Hi speed WiFi
- State of the art facilities, purpose built for co-working in comfort
- Easy alternative to working from home

MEETINGS & CONFERENCES

Innovation Centre, Knowledge Gateway offers a variety of flexible conference and meeting spaces, each a range of state-of-the-art AV solutions. Whether you are looking to host a meeting, conduct some training, or hold a large scale conference or event, we have modern, professional spaces backed up by customer focused support.

TERMS

The offices are available to occupy on flexible licence agreements.

The licence fee is payable monthly in advance.

Details of the current availability and pricing² are available on request.

Level-Up Your Business



YOU'VE GOT THE IDEAS, WE'VE GOT YOUR BACK.
AS SOON AS YOU JOIN INNOVATION CENTRE, KNOWLEDGE GATEWAY,
TRANSFORMATIONAL THINGS START HAPPENING.

Our approach to helping entrepreneurs and growing businesses focuses on the power of creativity, collaboration and knowledge-sharing, as well as the importance of anticipating the swift pace of change that's often a hallmark of technology-driven enterprise.

Our experienced Innovation Director and wider centre team are on hand to offer all-inclusive support from the off, and provide guidance as your business flourishes.

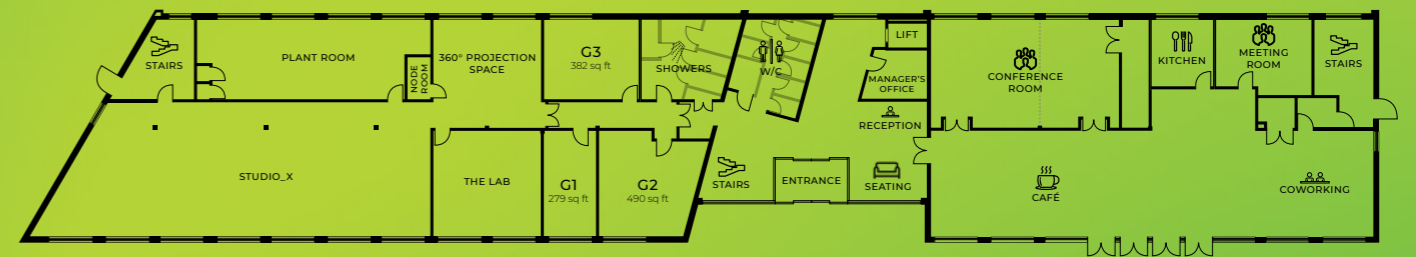
- Access to a network of experts and potential clients
- Tailored support programmes
- Business support masterclasses
- Facilitated collaboration with world-leading experts from the University of Essex
- Networking opportunities in Innovation Centre, Essex, the wider Knowledge Gateway and the regional and national business eco-system

Space To Grow

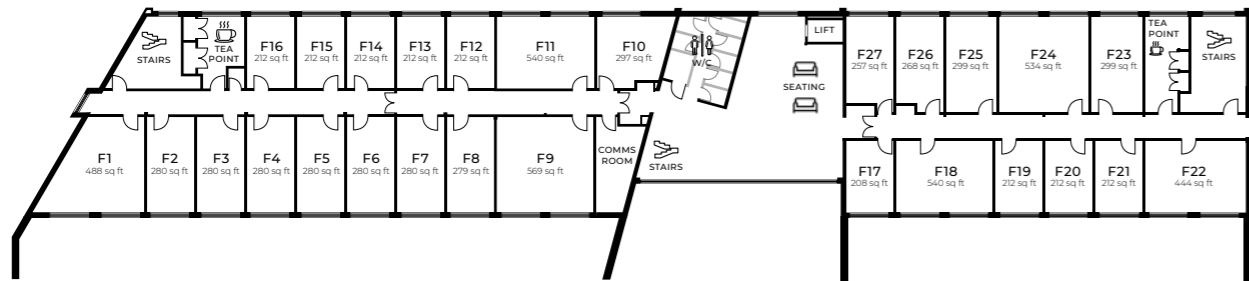


GROUND LEVEL

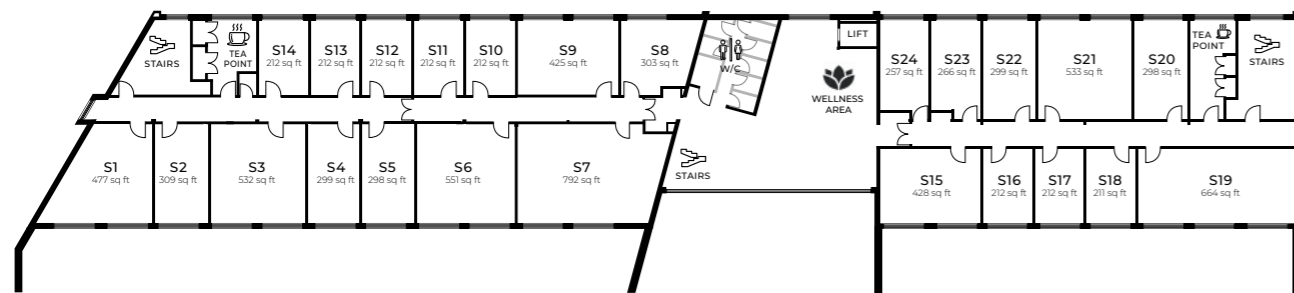
The workspaces at Innovation Centre, Gateway provide a unique environment where entrepreneurs can begin their journey. Designed to offer flexibility and support, businesses can manage costs effectively as their needs and requirements change.



01 FIRST LEVEL



02 SECOND LEVEL



- Dedicated offices for 1-30 people
- Flexible coworking space and wellness area
- Kitchen and tea points



Catalyst For Growth

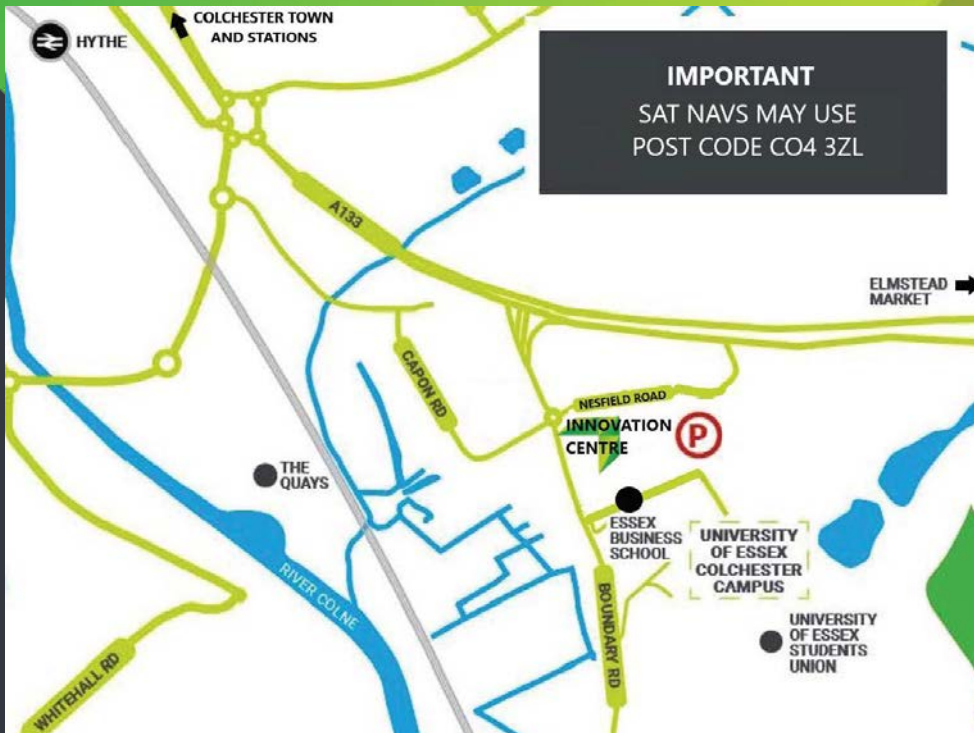
The Innovation Centre is the focal point of the University of Essex's Knowledge Gateway. A catalyst for growth across the whole campus, the Innovation Centre offers space, resources and guidance for businesses. The partnership between the University and Oxford Innovation supports rapidly-developing high-tech and creative start-ups and scale-ups to become sustainable commercial successes - while also taking advantage of excellent campus facilities, leading research expertise and student and graduate talent.

The success of the Innovation Centre will help the University drive economic growth in the East of England as a globally recognised centre of excellence for data analytics, creative industries and innovative business. University of Essex Registrar Bryn Morris said:

"We're really excited to have Oxford Innovation managing this space and creating a new community of start-ups at the Knowledge Gateway. They are the market leader and know exactly what it takes to build thriving start-up communities, drive growth and transform local economies."



GET IN TOUCH WITH OUR CENTRE TEAM TO FIND OUT MORE AND TO ARRANGE A TOUR.



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Innovation Centre, Knowledge Gateway is owned by the University of Essex and managed on their behalf by Oxford Innovation Ltd.

FOR FURTHER INFORMATION PLEASE CONTACT SOLE LETTING AGENTS:

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- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
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