



EXETER SCIENCE PARK

Babbage Way, Clyst Honiton
Exeter, Devon EX5 2FN

High quality space up to 100,000 ft²

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

BUILD-TO-SUIT OPTIONS AVAILABLE



With a record of proven growth and existing clients growing from hot desks to office space, our growth services will help your business to thrive.

Businesses at Exeter Science Park benefit from:

- › 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
- › 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



Exeter Science Park is 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, they offer innovation support and access to a network of like-minded individuals and leading institutions to allow your company to grow sustainably.

A growing STEMM community

Our aim is to grow a network of like-minded STEMM businesses with innovative ideas, a willingness to collaborate and a drive to succeed.

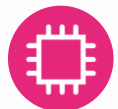
To maintain a focus on STEMM businesses we have a 'Gateway Policy' in place. Companies wanting to become part of a community of passionate and driven professionals must be able to demonstrate one or more of the following:



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.

Our clients benefit from innovation support from SETsquared Exeter, who provide business acceleration services to clients at all stages of development. Clients can access Experts in Residence, business mentors, networks and a range of events, workshops and seminars.

The industry sectors already represented on the park include



Health & Life Science



Defence & Security



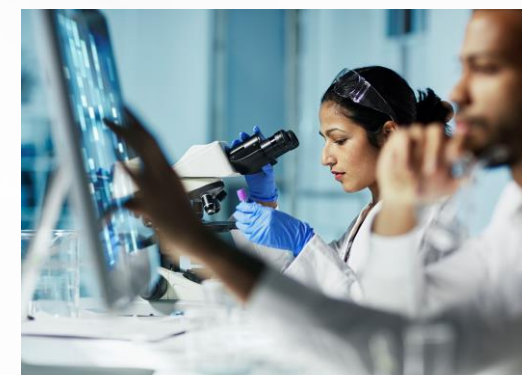
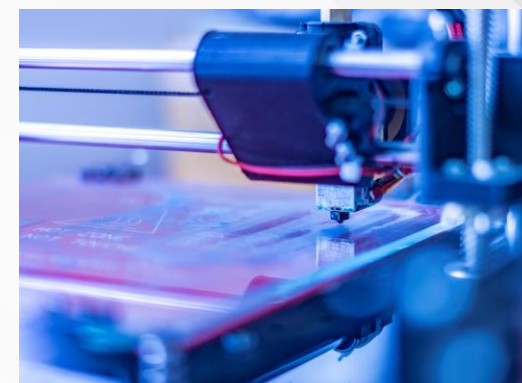
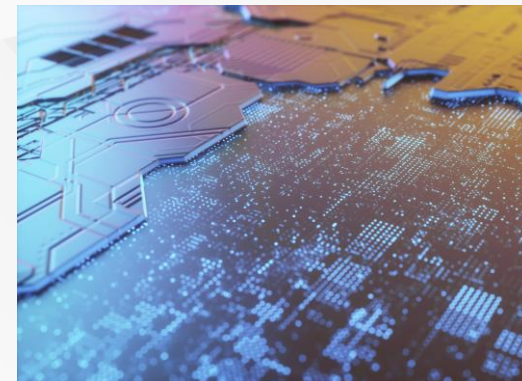
Environment & Net Zero



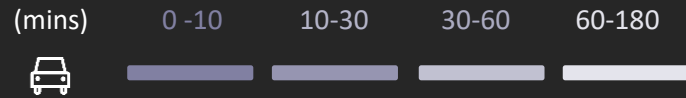
Advanced Manufacturing

Equally, for businesses who are scaling-up and are further in their growth cycle, we offer state-of-the-art multi-use technology facilities designed to give fast-growth businesses the space to succeed.

We can be flexible to suit tenants' needs, from developing bespoke workspace and fit-outs, to flexible lease lengths and office sizes.



The Heart of the South West



9 universities and 4 public sector research establishments within a 2-hour drive.



1.4 million people live within a 1-hour drive



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.



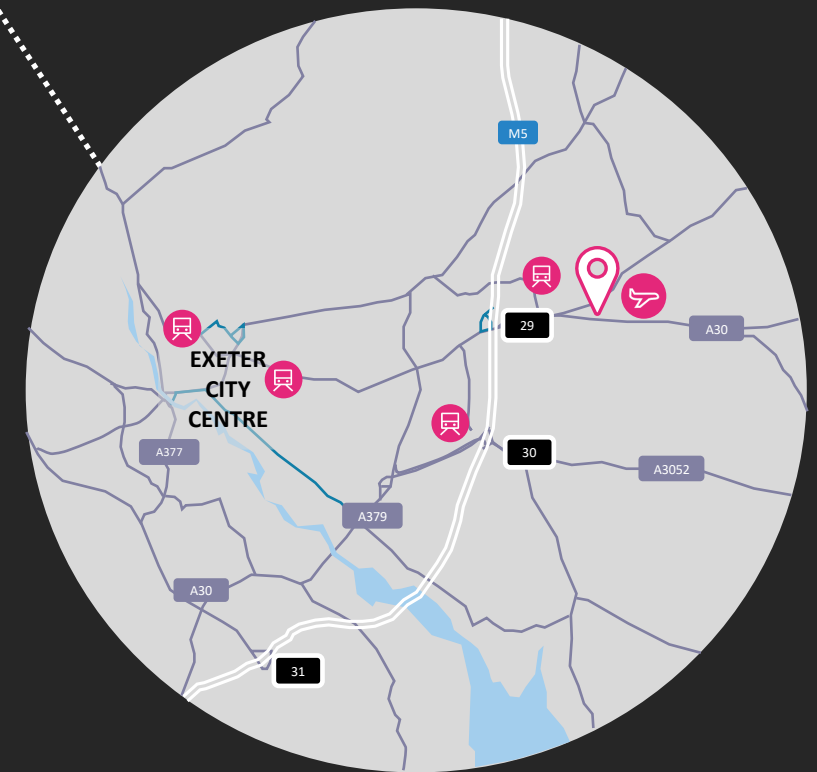
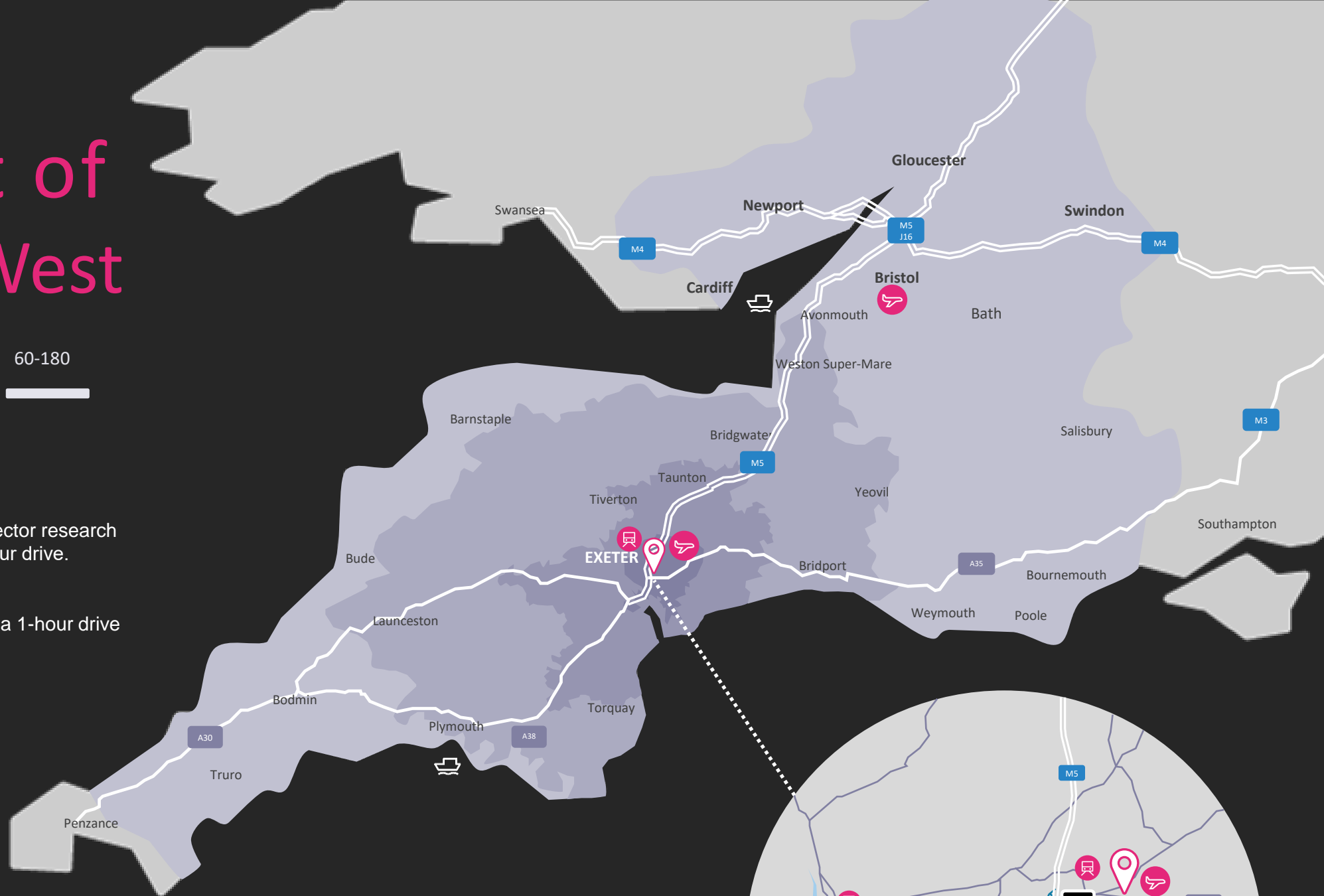
By rail – Exeter St David's destinations include London (2 hours), Bristol (1.25 hours) and Birmingham (2.5 hours).



By air – Exeter International Airport's destinations include major UK and European cities. It is only 1 hour from London by air



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



PLYMOUTH

EXETER

M5

29

EXETER SCIENCE PARK

Met Office LABS

HONITON

TAUNTON

P

Bus icon

Bicycle icon





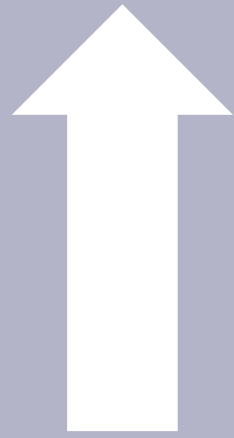
FLEXIBILITY

flexible to suit tenants' needs, from bespoke workspace and fit-outs, to flexible lease lengths and office sizes.

POTENTIAL USES

-  Health & Life Science
-  Environment & Net Zero
-  Defence & Security
-  Advanced Manufacturing

EXETER KEY FACTS



128,900+

Population



Increase of 11% in 10 years



Excellent road access to the **M5 motorway** and regional expressways

35,000

People commute into Exeter



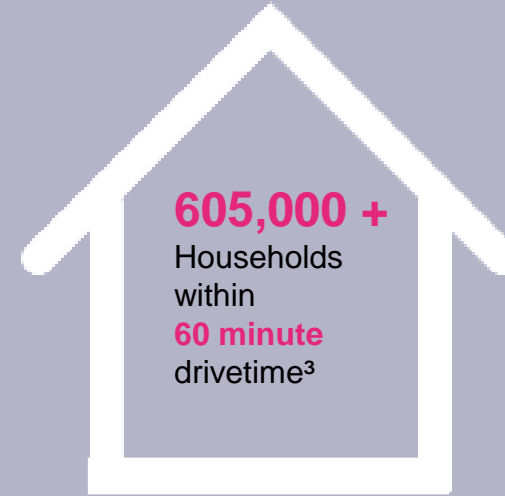
5 MILLION+
population within the South West



288,100 are of **working age**, **241,300** are Employed



Workforce Qualifications – **Substantially above national average**



605,000 +
Households within **60 minute** drivetime³

1,364,000

people visit the city centre per month



4,877
registered companies

Top 25%

Exeter in top 25%, of the Good Growth Index 2018 – 2020 at around 0.4, was predicted that Exeter was going to see a **stronger Gross Value-Added growth rates in 2021 and 2022** compared to larger metropolitan cities

Top 15%

2021 annual GVA growth rate % and Good Growth for Cities Index Score Exeter 0.4 GGfc score, which is in **top 15% of UK** 8.75% Low GG score large economic growth which is second, indicates **strong economic recovery post pandemic**

2.5%

Lowest Universal Credit claim rate in UK at 2.5% in Jan 2022, 4.0% in Jan 2021. This is positive as less people are reliant on government welfare support, **indicating lower poverty, unemployment, and hardship**. Furthermore, it suggests the **local economy is doing well**

6.75%

Second Highest city in UK, 8.9% GVA in 2021, 6.75% in 2022. Indicated by high levels of employment, leading to increased consumer spending Region Recoveries - Southwest - GVA Growth rate was 8.2% in 2021, 6.1% in 2022, higher than any other region in both years

¹ 2020 Good Growth Index 2018 – 2020

² 2021 annual GVA growth rate % and Good Growth for Cities Index Score

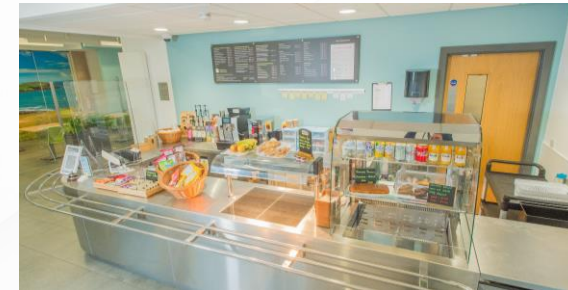
Exeter 0.4 GGfc score

³ Office for National Statistics (Nomis)

Science Park Centre

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

Exeter Science Park is actively working to complete the Central Cluster with a hotel, phase 2 of the Science Park Centre and further Grow-on Space.



Cluster Services include:

- › Public café
- › Seminar rooms for hire
- › Electric charging points for cars
- › Co-bike hire
- › Bicycle stores
- › Tenant and visitor parking
- › Business support through SETsquared
- › 1 Gb/s resilient ICT connectivity

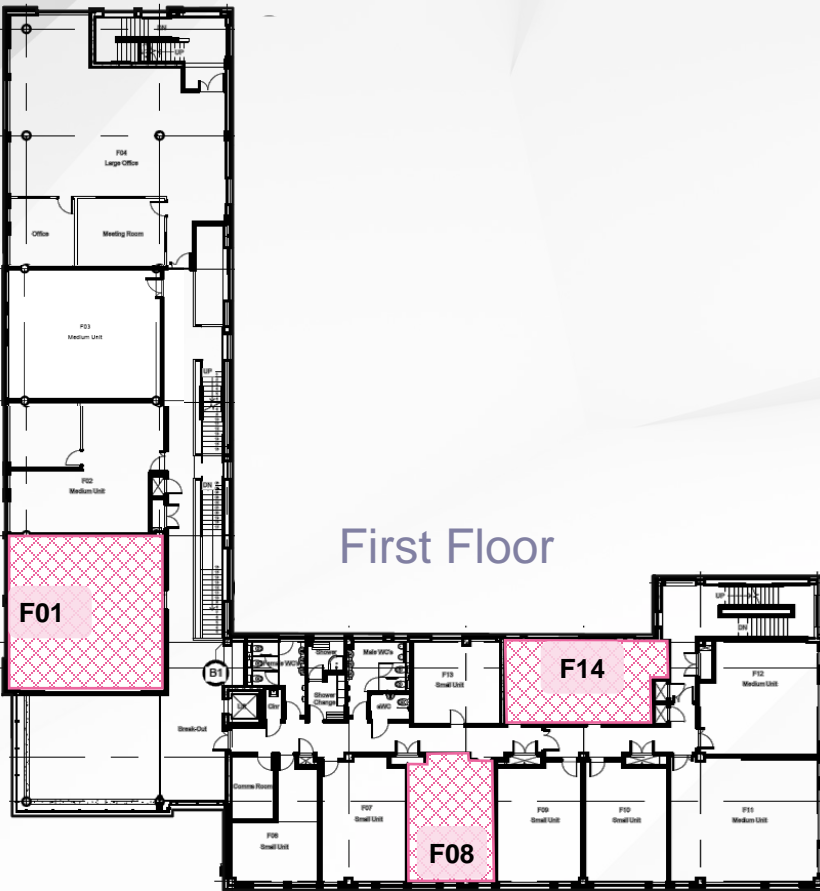
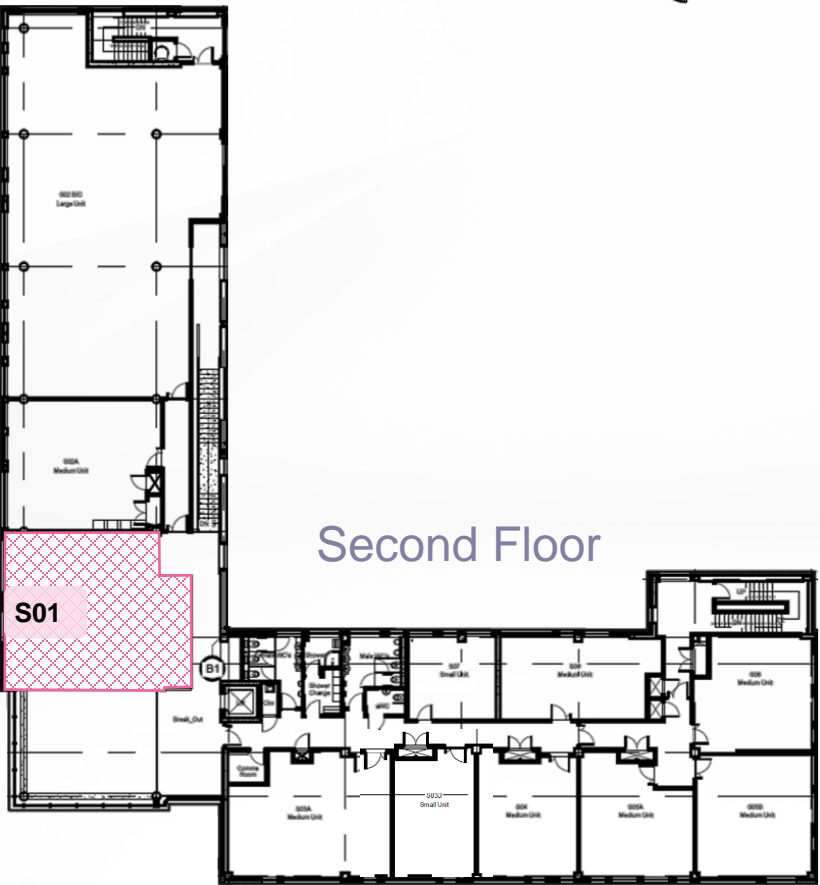
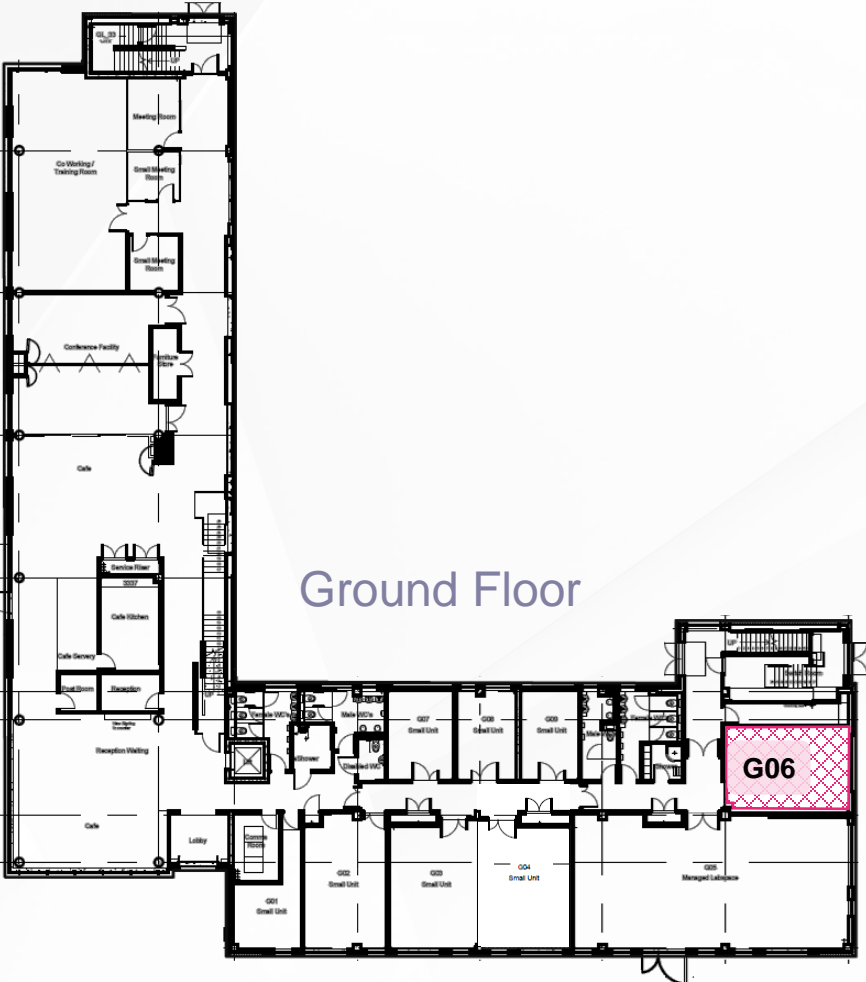
Science Park Centre



Available space

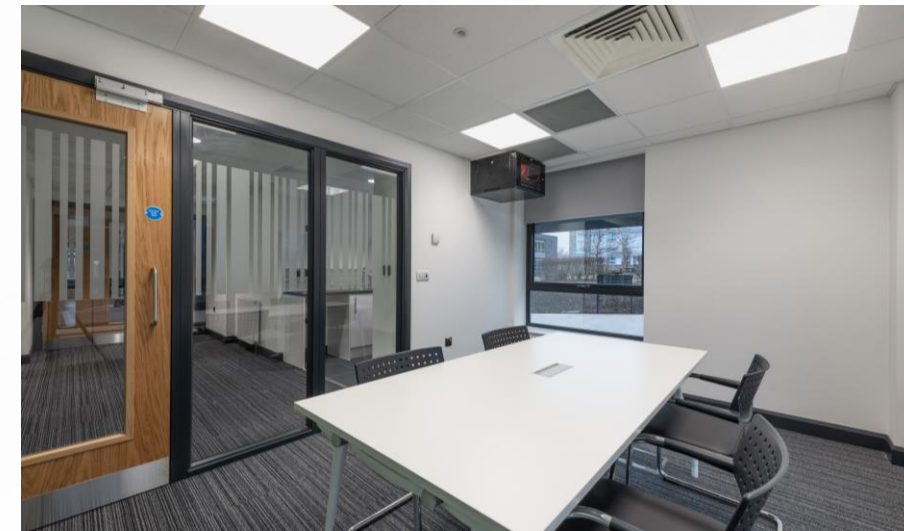
* Detailed plans are available upon request

Space	m ²	ft ²
Ground Floor Suite 06	30	323
First Floor Suite F01	75	807
First Floor Suite F08	33	355
First Floor Suite F14	41	441
Second Floor Suite S01	84	904
Total	263	2,830



George Parker Bidder Building

The new 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.



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.

The building is across the road from the Science Park Centre representing the next stage of growth at the Science Park.

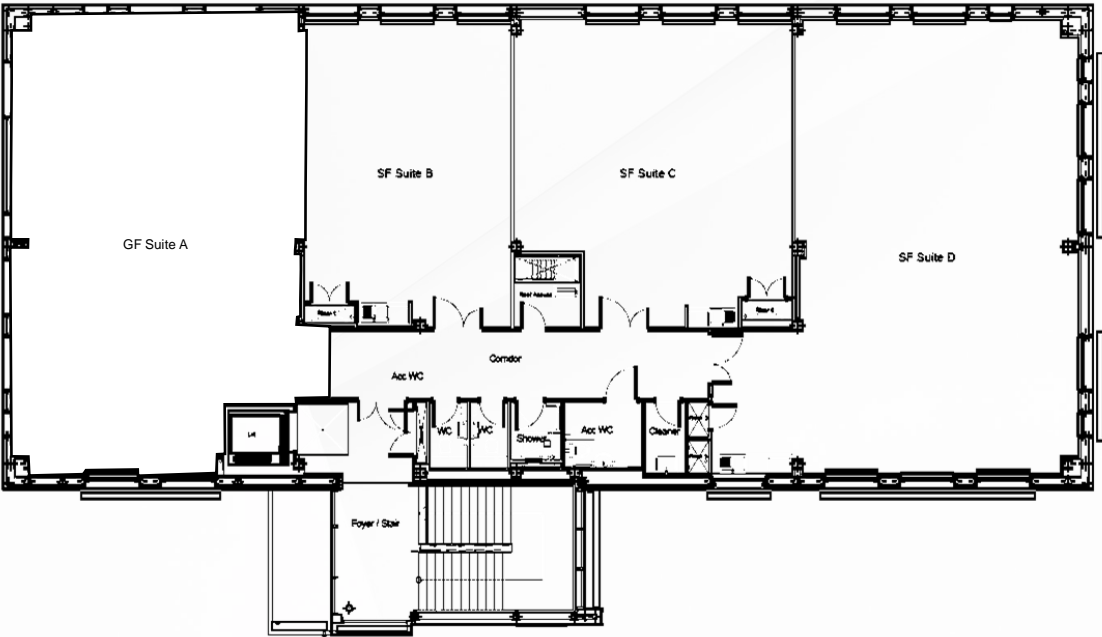
George Parker Bidder Building



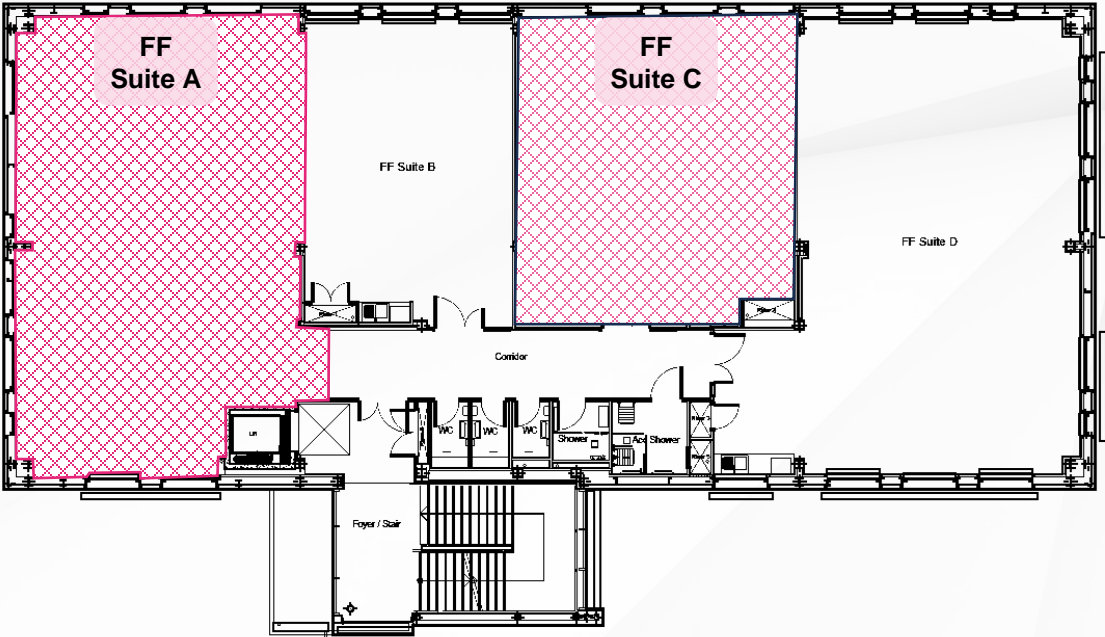
Available space
* Detailed plans are available upon request

Space	m ²	ft ²	Parking
First Floor Suite A	105	1,137	3
First Floor Suite C	74.5	802	2
Second Floor Suite A	105	1,137	3
Total	284.5	3,076	8

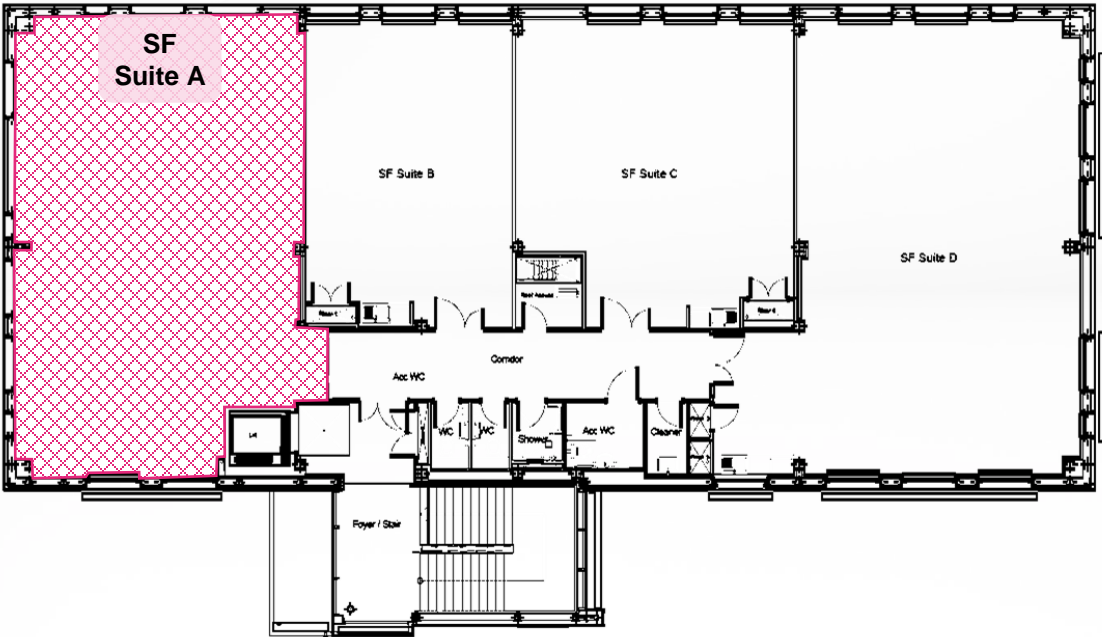
Ground Floor



First Floor

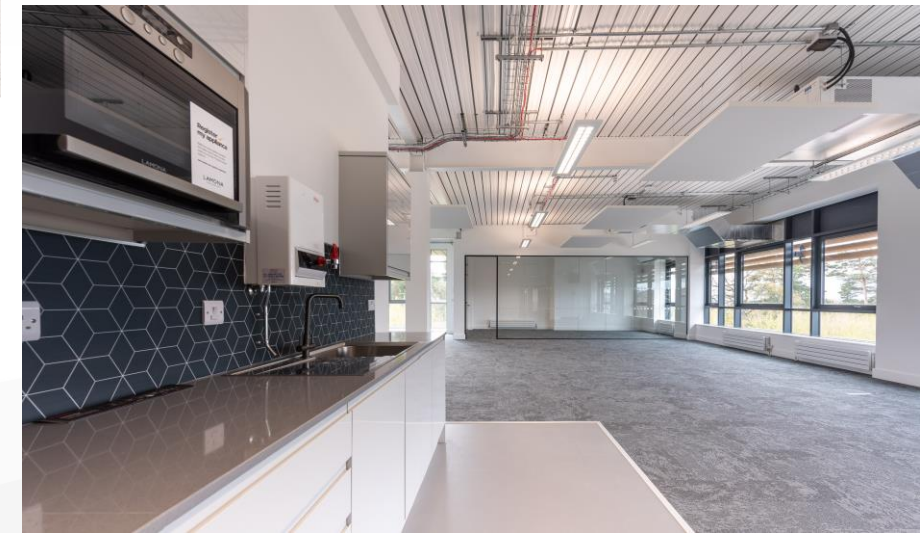


Second Floor





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 small and medium sized enterprises (SMEs) 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.



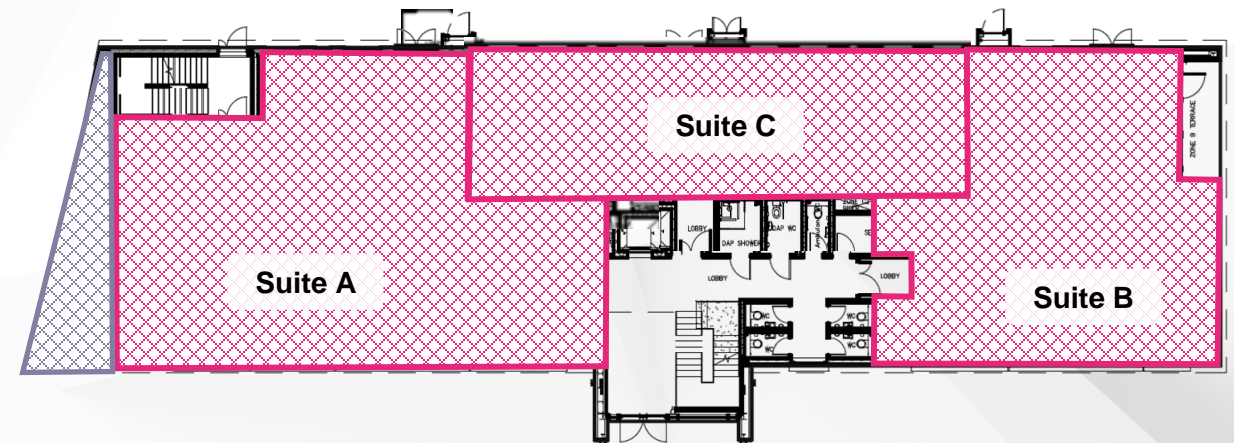
- › Sustainable and highly energy efficient. 44 kW Solar PV
- › Flexible office and laboratory space (1,500 to 6,000 sq ft on each floor)
- › Cat A / Cat A+ fit-out
- › Located next to the Met Office Collaboration Building
- › Dedicated parking available
- › EPC: A+ (Net Zero)

Ada Lovelace Building

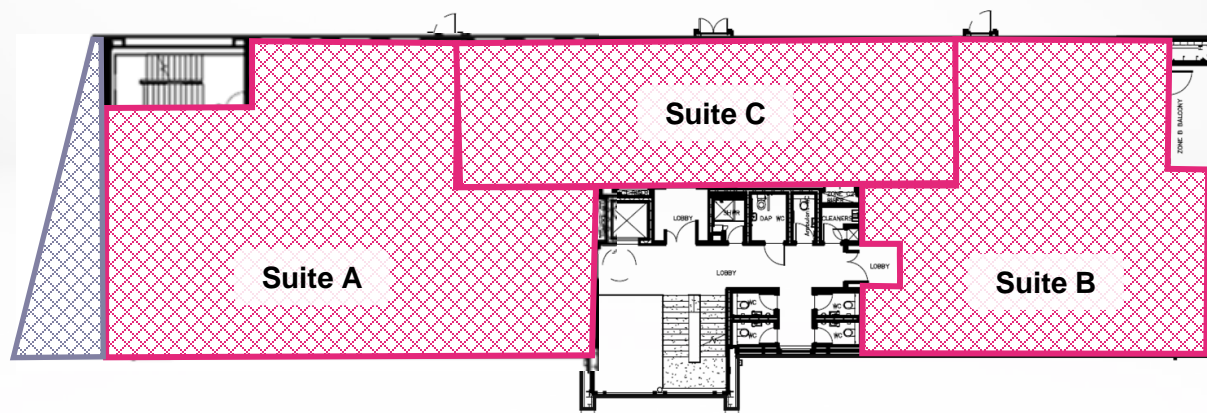
-  Available space
* Detailed plans are available upon request
-  Balcony

Space	m ²	ft ²
Ground Floor	614	6,610
First Floor	643	6,924
Second Floor Suite C	144	1,551
Total	1,401	15,085

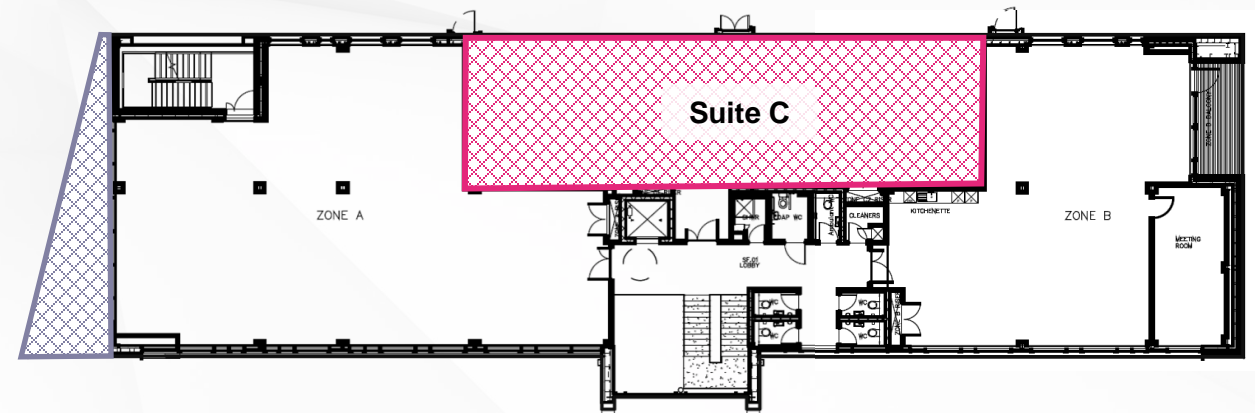
Ground Floor



First Floor



Second Floor



Hedy Lamarr Buildings

The Hedy Lamarr, (Isaac Newton and Alan Turing) buildings provide flexible office and laboratory space, which is now home to some of those business which have grown out from the Science Park Centre.



Cluster Services include:

- › 14,000 sq ft of office and laboratory space arranged over two floors
- › EPC A
- › Internal layout has been configured to be adaptable to meet a wide and flexible range of tenant requirements
- › The building is just across the road from the Science Park Centre representing the next stage of growth at the Science Park
- › Constructed in 2019

**All units currently occupied*

Tenure & Terms

Each of 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 Science Park Centre, where they are included in a all - inclusive rental figure. 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 sole marketing agents:



KATIE PURRINGTON

m: 07513 482451

e: katie.purrington@jll.com



TIM WESTERN

m: 07711 851459

e: tim.western@jll.com

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