



FROM 500 SQ FT TO 30,000 SQ FT

**Research and development space
available on one of Europe's largest
combined university and science parks**



FLEXIBLE, HIGH
QUALITY OFFICE, LAB
& WORKSHOP SPACE



EXCELLENT
CENTRAL LOCATION,
minutes from M1



WORLD-CLASS
RESEARCH &
SKILLS BASE



SPORT, LEISURE
& BUSINESS
FACILITIES



DESIGN &
BUILD PLOTS
Enterprise Zone status

Location

One of the most accessible sites in the UK, LUSEP is a 95 hectare science park (84 hectares in Enterprise Zone) adjacent to a leading UK university* with particular strengths in engineering and advanced technologies and a high calibre graduate workforce. LUSEP is a mature parkland development on the northern boundary of Loughborough and the edge of the National Forest, minutes from the national motorway network.

Connectivity



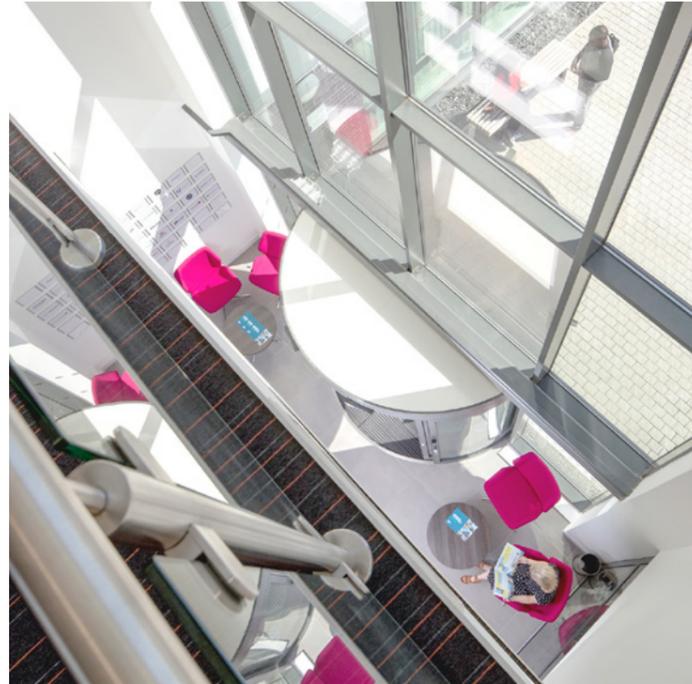
» 1 mile from the M1 (J23)



- » 1 mile from Midland Mainline
- » London St Pancras 75 minutes
- » Leicester 10 minutes
- » Nottingham 15 minutes
- » Derby 20 minutes



- » 7 miles from East Midlands Airport
- » 80+ UK and global destinations
- » Major global air freight hub



About LUSEP

LUSEP is home to an established community of 90 knowledge-based organisations including start-ups, tech unicorns and global brands which thrive alongside Loughborough University's flagship research centres in an environment that encourages collaboration.

Flexible and high-quality office, lab and workshop space including high bays are available from 500 to 30,000 sq ft in multi-occupancy or single-occupancy buildings. Contact us today to find out how space can be adapted to meet your precise needs.

Specification

Offices

A variety of spaces are available, furnished or unfurnished, many with

- » full access raised floors
- » suspended ceilings with recessed lighting
- » radiator heating with additional comfort air ventilation

Lab and workshop space

A variety of space with mixed specification, some of which includes

- » fume hood air extraction
- » vinyl flooring and lab benching

Exceptional LUSEP offer

Below is a list of some of the managed inclusive services covered by the service charge

- » On-site science park management team
- » Access control systems and access cards
- » Reception services
- » On-site security
- » Lift maintenance
- » Mail delivery and collection in most buildings
- » Meeting rooms
- » Fully-fitted kitchens and breakout areas
- » Maintenance and cleaning of common areas
- » External glass cleaning
- » Building fabric maintenance
- » Grounds and gardens maintenance
- » Mechanical and ventilation maintenance
- » General and recycled waste



Super-fast broadband and competitive packages to suit your needs



Green travel plan, free campus bus service, electric charge points, SmartGo discount scheme



Fully accessible site



Distinctive added value

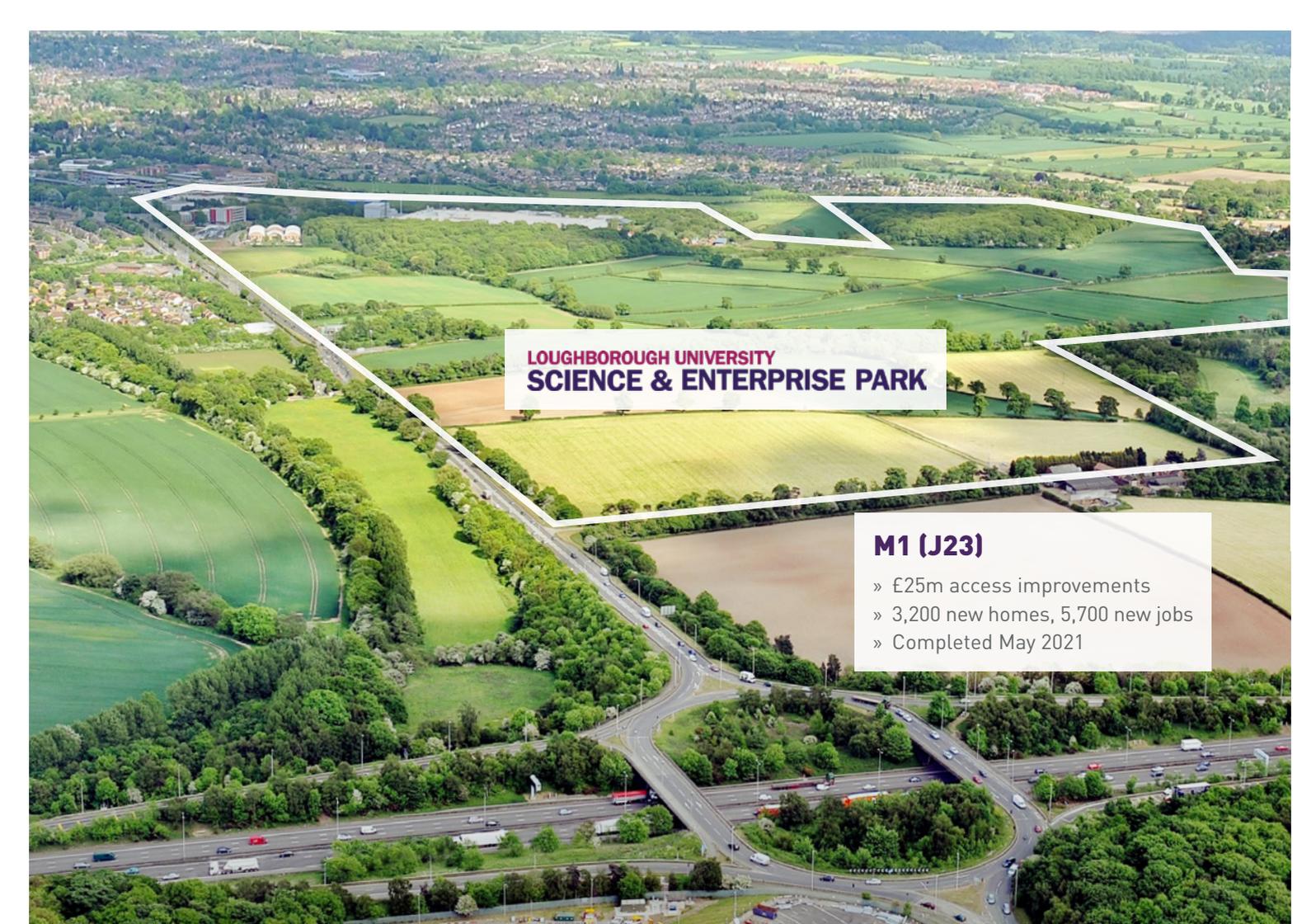
What sets LUSEP apart from the competition is the combination of outstanding facilities, an attractive parkland setting and excellent opportunities for inter-company and university collaboration. This creates a truly unique environment for high-growth businesses to attract and retain the best staff. Benefits include preferential rates for the extensive services and amenities on the University's 438 acre single-site campus.

The campus is home to the UK's largest concentration of world-class facilities across a range of sports.

Stand-out facilities adjacent to LUSEP include two multi award-winning conference centres, a four-star hotel and spa and £1m fitness centre.



* Loughborough University is in the top ten of every national league table and the top university in the East Midlands; number one in the world for sports-related subjects in the QS World University Rankings by Subject 2020; a Five Stars Plus institution in the International QS Stars scheme 2020 – one of only 13 worldwide.



**LOUGHBOROUGH UNIVERSITY
SCIENCE & ENTERPRISE PARK**

M1 (J23)

- » £25m access improvements
- » 3,200 new homes, 5,700 new jobs
- » Completed May 2021

EPC

A copy of the current EPC is available upon request.

RATING

Details on request.

TERMS

New leases available on effectively full repairing terms. Rental details on request.

LUSEP is subject to a service charge for the common areas, maintenance and inclusive services.

VAT

Prices are quoted excluding VAT.

Viewing

Strictly by appointment

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