

# CHARNWOOD BUILDING

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

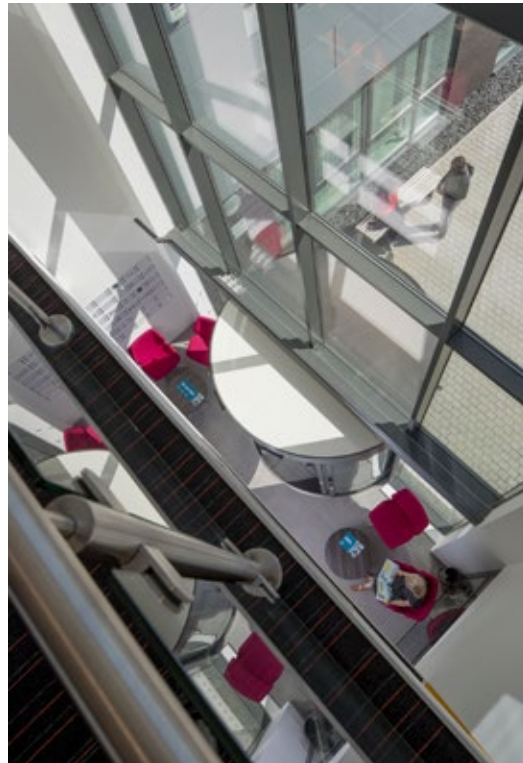
[www.lusep.co.uk](http://www.lusep.co.uk)

World-class research and skills base  
Excellent central location  
Design and build plots  
Mature parkland



# R&D SPACE TO LET FROM 535 SQFT (50SQM)

LOCATED AT THE HEART OF LOUGHBOROUGH UNIVERSITY SCIENCE AND ENTERPRISE PARK (LUSEP), CHARNWOOD BUILDING OFFERS A VARIETY OF OFFICE AND LABORATORY SUITES WITHIN A LARGE MULTI-OCCUPIED PROPERTY; A TRULY VERSATILE SPACE WHERE YOUR COMPANY CAN GROW.



## OFFICE OPTIONS

A variety of areas are immediately available and can be adapted to suit your precise requirements.

## OFFICE SPECIFICATIONS

Standard offices include full access raised floors, carpeting, suspended ceilings with recessed lighting and tempered air (chilled and heating).

Contact us for current availability.



## LAB SPACE

Fume hood air extraction, piped services, vinyl flooring and lab benching.

## BE PART OF A DYNAMIC INNOVATION COMMUNITY

At LUSEP, knowledge-based organisations and world-class research centres thrive alongside each other in an environment that encourages collaboration.

### BENEFITS

- Fully serviced offices
- Super-fast broadband
- Dedicated car parking
- 24/7 access and security

### SERVICES

- R&D facilities, library
- Research, consultancy, recruitment, CPD
- Outstanding conference and sports facilities

### LOCATION

- Excellent transport links (J23, M1 = 1 mile)
- Parkland development

## CONTACT US TODAY

Whatever your space requirements, we can tailor a leasehold package to your particular business needs.

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