

# CHARNWOOD BUILDING

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

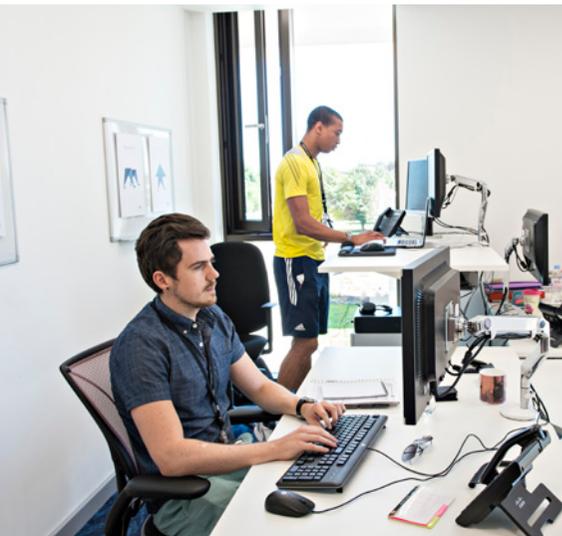
[www.lusep.co.uk](http://www.lusep.co.uk)

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



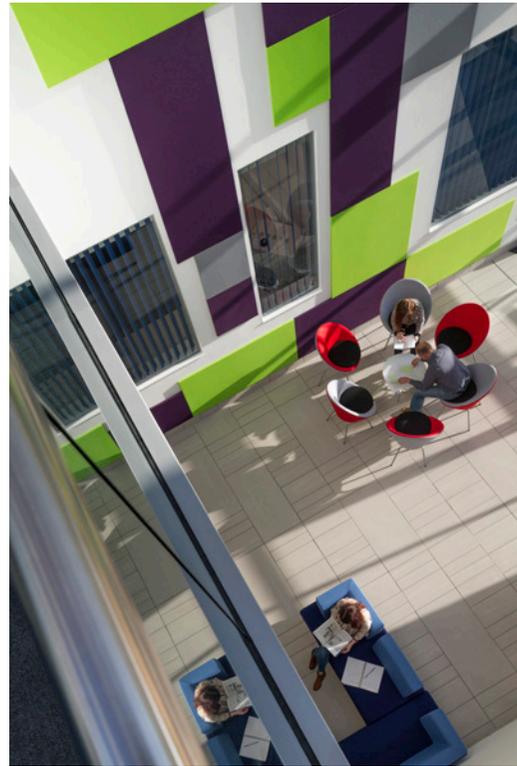
# R&D SPACE TO LET FROM 535 SQFT (50SQM)

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).

## CURRENT AVAILABILITY

Suite	Type	Area	
GA (part)	Lab	235.44 SQM	2,534 SQFT
FC (part)	Office	139.57 SQM	1,502 SQFT
FD (part)	Office	173.81 SQM	1,871 SQFT
FL1	Office	435.84 SQM	4,691 SQFT
FL2	Office	51.46 SQM	554 SQFT



## 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, big data
- 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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