

## DESIGN & BUILD

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



## DESIGN & BUILD AVAILABLE FROM 15,000 SQ FT (1,394 SQ M)

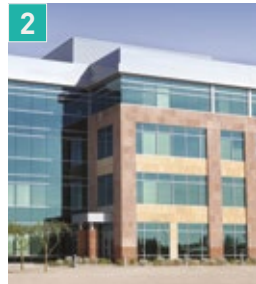
LOUGHBOROUGH UNIVERSITY SCIENCE AND ENTERPRISE PARK (LUSEP) COMPRISES OVER 675,000 SQ FT (63,000 SQ M) OF EXISTING ACCOMMODATION INCLUDING OFFICES, LABORATORIES, HIGH BAY UNITS, INFORMAL AND FORMAL MEETING AREAS AND CAFÉ FACILITIES.

The next phase of development land at LUSEP extends to 20 acres (8 hectares) and is now available with outline consent for around 290,000 sq ft. (27,000 sq m).

ACCOMMODATION OFFERING A RANGE OF SPACES CAN BE DESIGNED TO YOUR REQUIREMENTS IN BUILDINGS FROM 14,500 SQ FT (1,350 SQ M) UP TO 50,000 SQ FT (4,645 SQ M).

The indicative master plan opposite highlights the range of buildings sizes that can be created as bespoke solutions for your business.

1. Future plots HQ or Link buildings
2. HQ buildings - 50,000 sq ft (4,645 sq m) over 4 floors
3. Grow on space - 33,000 sq ft (3,000 sq m) over 3 floors
4. Link buildings
5. Future link buildings - 28,000 sq ft (2,620 sq m) over 4 floors
6. Solus buildings - 43,594 sq ft (4,050 sq m) over 3 floors



## 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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