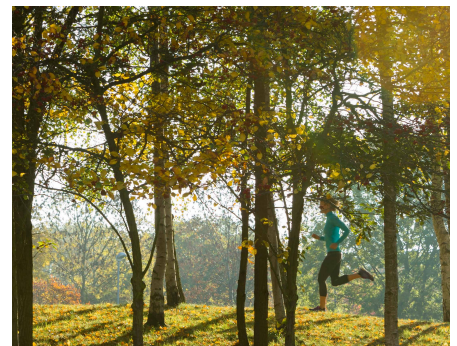


# LOUGHBOROUGH UNIVERSITY SCIENCE & ENTERPRISE PARK



FROM 150 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

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 advanced manufacturing, energy and low carbon, health and life sciences and sports technology and a high calibre graduate workforce.

## 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 150 sq ft to over 30,000 sq ft in multi-occupancy or single-occupancy buildings.

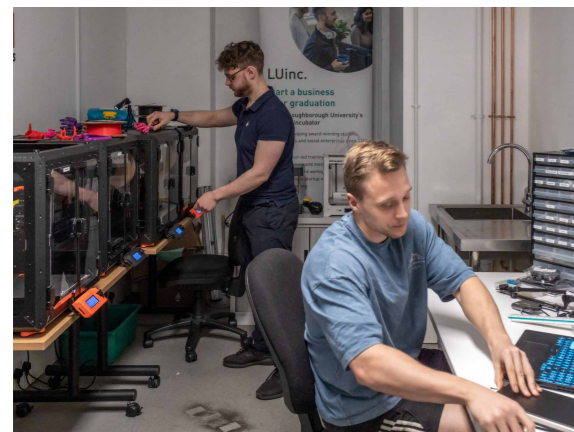
**Contact us today to find out how space can be adapted to meet your precise needs.**

### 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

Managed services covered by the service charge include

- » 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



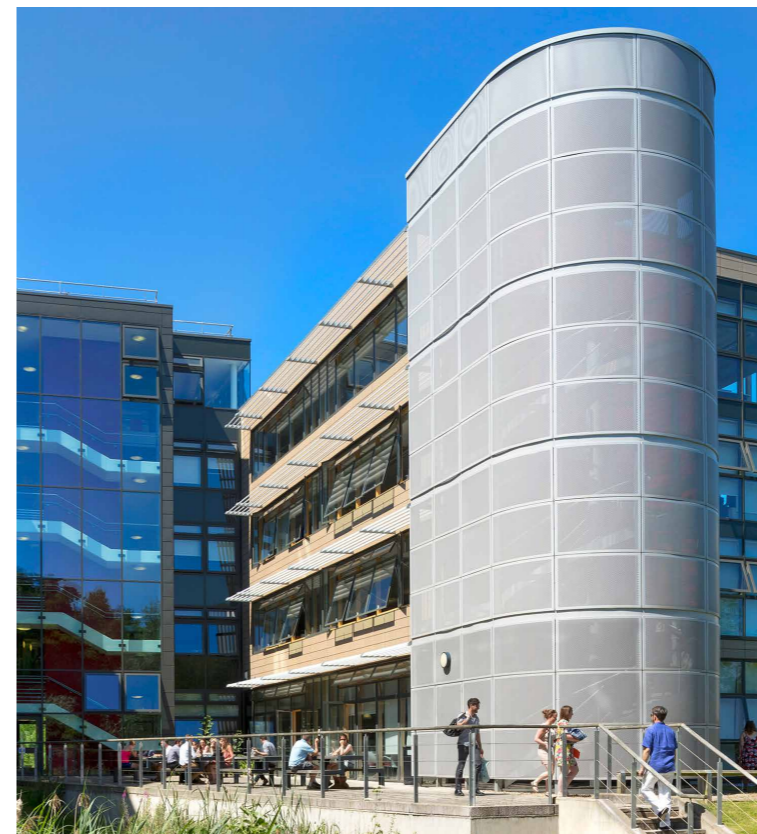
Business incubator offering support packages and seamless transition to dedicated grow-on space in Advanced Technology Innovation Centre



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 since 2017; a Five Stars Plus institution in the International QS Stars scheme 2023.

## One of the most accessible science parks in the UK

LUSEP is minutes away from the M1 (J23) on the western boundary of Loughborough. The cities of Derby, Leicester and Nottingham are within easy reach.



### Claudia Palomino, Commercial Manager

I look forward to helping you find future-proof accommodation for your organisation at LUSEP.

E: [LUSEP@lboro.ac.uk](mailto:LUSEP@lboro.ac.uk)

T: 01509 225802

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

