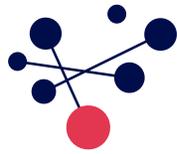


**KENT  
SCIENCE  
PARK**  
Sittingbourne

**WELCOME TO  
AN ENVIRONMENT  
FOR SUCCESS**







# KENT SCIENCE PARK

Sittingbourne

|                          |    |
|--------------------------|----|
| Introduction             | 3  |
| A high level of security | 4  |
| Services and support     | 5  |
| Space to grow            | 6  |
| Work-life balance        | 8  |
| Education and training   | 9  |
| Locating in Kent         | 10 |
| Expansion                | 12 |
| Getting here             | 13 |
| BEST Network             | 14 |

Aerial site plan

## WELCOME TO AN ENVIRONMENT FOR SUCCESS

**The Kent Science Park campus is one of the largest in the South East of England with over 500,000 sq ft (46,450 m<sup>2</sup>) of high specification purpose-built business and laboratory accommodation, flexible enough to suit an ambitious start-up as well as to serve the expanding or mature technology company.**

The Park has a wide variety of space available to let, ranging from units as small as 180 sq ft (16.7 m<sup>2</sup>) in multi-let buildings, to single-use detached accommodation from 3,000 sq ft to 40,000 sq ft (279 m<sup>2</sup> to 3,716 m<sup>2</sup>).

Most of the space can be tailored to occupiers' exact needs. We work actively with existing and new occupants to provide accommodation purpose built to specific requirements.

Protected by a high level of security, Kent Science Park provides an extensive range of services and amenities that currently support over 60 innovative companies engaged in life science, high-tech engineering, environmental, ICT, medical, technology and wider knowledge business activities.

By locating to Kent Science Park, you will be operating alongside like-minded, ambitious people and organisations who enjoy all the benefits of a unique business location.

Kent Science Park is part of the Business Environments for Science and Technology (BEST) Network. BEST Network accommodates a vibrant, inspiring and productive community of forward-thinkers.

Kent Science Park is also a member of the UK Science Park Association (UKSPA).



# PROTECTED BY A HIGH LEVEL OF SECURITY

Security of company property and people is of paramount importance. Peace of mind for our tenant companies and the safety and wellbeing of their employees is assured by the high level of security we offer on-site.

Kent Science Park is surrounded by a 3m high perimeter fence with razor wire, 24/7 manned security gatehouse, swipe card entry for all employees and infra-red CCTV cameras monitored 24/7.



“ WE HAVE STORED THOUSANDS OF ELECTRONIC PATIENT DIARY DEVICES IN KSP'S SECURE ENVIRONMENT. ”

PHILLIP NORTH  
MANAGING DIRECTOR  
NORTHWISE SERVICES



# SERVICES AND SUPPORT FOR ALL TENANTS

**Kent Science Park offers an impressive range of facilities and services to its tenants.**

**Apart from the mature parkland campus, manicured gardens and swimming pool, tenant companies and their employees enjoy the EcoVillage Café and Shop which is open from 7.30am for breakfast and throughout the day. The Café provides freshly prepared food, local produce and services such as refreshments and corporate catering for events and meetings.**

## CONFERENCE AND MEETING ROOMS

For companies wanting to hold seminars or corporate functions, high quality conference, meeting rooms and a lecture theatre are available to hire, as are training rooms for staff development, training courses and examinations.

Refreshments and catering for meetings and onsite events are provided by Cucumber Catering, who are located onsite and are part of EcoVillage Café and Shop.

## HIGH SPEED BROADBAND AND CONNECTIVITY

K-Connect provides high performance broadband and Internet connectivity exclusively to businesses located at Kent Science Park. Services range from low cost contended bandwidth solutions to uncontended, clear bandwidth up to 1gb/ps and beyond.

New start-ups with staffing of five people or less qualify for free broadband of up to 100Mbps for the first year.

The site has its own fibre network connecting these services to all buildings on the park. It also integrates with a core network providing diverse connectivity to the world's largest Internet backbone in London, enabling onwards connectivity to virtually any city in the world. Tenants can also benefit from state of the art data centres and disaster recovery suites onsite.

## BUSINESS SUPPORT

A highly skilled on-site facilities and management team provides a rapid response to tenant needs and business support services.

To help nurture growth and best practice, park management organise regular networking events, business critical talks and clinics.

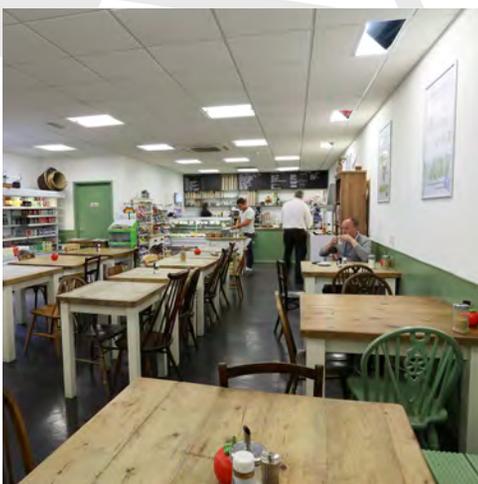
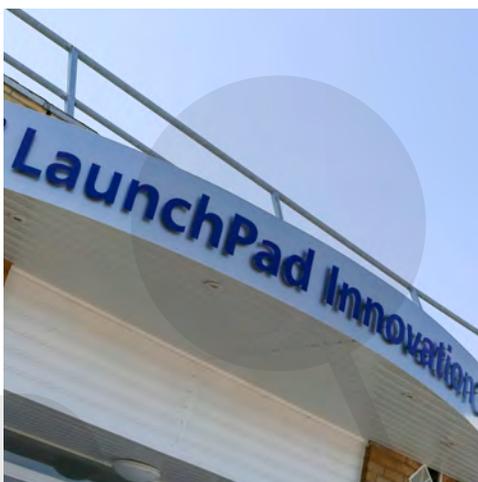
Kent Science Park tenants are able to access **KSP LaunchPad** – a range of free business support services.

The management team has a dedicated business support function that works closely with expert business consultants and Innovation Growth Teams to help tenants, start-ups, University spin-outs and established businesses to commercialise their innovations.

We also partner with a range of top business advisors from firms such as Cripps Harries Hall, as well as Finance South East, TIGER (Thames Gateway Innovation Growth and Enterprise) and Kent Investors Network.

The park also helps lead CHAIN2, the cross channel innovation organisation, that brings together businesses in Kent and northern France.

As a responsible landlord we operate an open door policy to all of our tenants. It is in all of our interests to ensure that Kent Science Park companies succeed and grow.



# SPACE TO GROW IN AN ENVIRONMENT FOR SUCCESS

Kent Science Park has a wide range of offices, laboratories, technology units, and industrial accommodation to let. We offer space that you can refurbish and furnish yourself, or space that is fully refurbished and ready to move into immediately.

Bespoke buildings can be also designed and built on land available for development.

## TAILORED TO YOUR NEEDS

A choice of lease terms and agreements are available to suit the different stages of development of a prospective tenant:

- Conventional institutional leases and flexible leases are available
- Tailored short-term agreements with tenant break clauses and staged rents mean that early-stage enterprises can expand their operations easily
- Semi-inclusive deals are also available. In most cases our semi-inclusive terms include rent, service charge, heat, power and buildings insurance.

Above all, we work hard to provide the most appropriate lease agreement and accommodation tailored to your exact property needs.

“ WE HAVE BEEN ABLE TO MAKE GOOD USE OF GREENHOUSING, LABORATORIES, PRODUCTION SPACE AND OFFICES. ”  
ROBERT PATTERN  
MANAGING DIRECTOR  
PLANTWORKS





**“ WE FEEL THAT OUR  
COMPANY CULTURE,  
ALONG WITH ALL OF OUR NEW  
FACILITIES, MAKE THIS  
A GREAT PLACE FOR OUR  
EMPLOYEES TO WORK. ”**

MARK KIRBY  
MANAGING DIRECTOR  
GORESPONSE

## WORK-LIFE BALANCE

Adjacent to Kent Science Park is the Woodstock Sports and Leisure Club set in 15 acres of grounds. Facilities include football pitches, Tonics Fitness Centre, tennis, squash, physiotherapy centre, two bars, an events room and two meeting rooms.



“THE SUPPORT I’VE HAD FROM KSP HAS BEEN PIVOTAL. IT IS A VERY DIFFERENT SET UP HERE FROM MOST LANDLORDS – MUCH MORE SUPPORTIVE!”  
GIEDRE BRANDAO  
ABBALTIS



## EDUCATION AND SKILLS TRAINING

**Continual professional development and staff training can be organised by companies utilising the facilities to hire, or through courses run onsite by specialist external training organisations.**

Kent Science Resource Centre provides laboratory skills training to foundation degree level, accredited by the University of Kent, and the facility is available to hire to life science companies for training purposes.

Kent Science Park has developed co-operative arrangements with a range of regional and national world-class universities who offer tenants access to collaborative and contract research, knowledge transfer partnerships, consultancy, access to specialist equipment on a short-term basis, as well as post-doc and graduate projects. They also offer staff development and education opportunities, such as short courses, foundation degrees, postgraduate degrees, PhDs, PG certificates and diplomas.



Science Masterclass



# PROSPER IN THE GARDEN OF ENGLAND

Locating your business and staff to an environment where they enjoy working is critical to ensure you maximise productivity. In equal measure, the local area and what it offers your employees is very important to those who decide to live close to their place of work.

Situated in the 'Garden of England' on the edge of a busy market town, Kent Science Park is close to thriving towns such as Ashford, Maidstone, the Medway towns and the historic City of Canterbury. These local towns are excellent places to live and they provide a large pool of talent for your organisation to select and recruit staff.

The vibrant towns and beautiful countryside surrounding Kent Science Park offer exceptional advantages and choice to your staff and their families.

## SCHOOLS, UNIVERSITIES AND COLLEGES

Kent and Medway has 800 schools and the highest number of grammar schools in England and Wales, with a wide choice of specialist schools, as well as independent and international schools.

Kent is home to four universities plus a large number of colleges of further and higher education. All the universities are engaged in high-level research in a variety of disciplines.

There's a real spirit of innovation and collaboration between education and industry, providing opportunities for both students and businesses.

## HOUSING

Housing in and around Sittingbourne offers significant value, with housing stock ranging from the large country house or cottage to new build town houses and apartments.

## SHOPPING

For the shopping enthusiast Canterbury is 30 minutes from Sittingbourne by road and 26 minutes by rail. Bluewater, one of Europe's premier shopping centres, is less than 45 minutes drive.

## EATING OUT

Kent has a wealth of restaurants and gastropubs, especially in the towns and villages in the local area. Whether you prefer to wine and dine in a smart hotel, local town, pretty village pub or seaside location, there is a vast choice and wide variety of places to relax, socialise or entertain locally.

## ENVIRONMENT

Besides beautiful countryside and a wealth of historic towns and villages, one of Kent's greatest assets is its coast. The sea-marshes and wild bird reserves of the north Kent coast contrast with the sea-cliffs and beaches of the south. Whitstable is within 30 minutes of Kent Science Park and coastal resorts such as Herne Bay, Ramsgate and Broadstairs offer a wide variety of leisure amenities and watersports.

## BUSINESS

The business case to locate to Kent Science Park is hard to ignore.

Situated in the south east of England and close to London, Kent is a very cost effective location. Not only are office costs up to 77% lower than London or Paris, salaries are very competitive, and house prices are considerably lower than in London and the South East.\*

\*Source: Locate In Kent 2013



Bluewater Shopping Centre



**“ KSP HAS CONTRIBUTED TO OUR SUCCESS BY PROVIDING A PLATFORM FOR THE PROMOTION OF THE COMPANY AND FOR SOURCING SIGNIFICANT ADDITIONAL FUNDS – A KEY FACTOR FOR A RAPIDLY GROWING COMPANY. ”**

PROFESSOR RAY COKER  
TOXIMET

# EXPANSION IN AN ENVIRONMENT FOR SUCCESS

Since 2009 the park has invested over £9 million delivering new laboratories, office accommodation and infrastructure. A further £10.5 million will be spent during 2014/15 providing 40,000 sq ft (3,700 m<sup>2</sup>) of new bespoke technology units for existing tenants. Additionally, LaSalle Investment Management, the Park's managers, has consent to develop up to 129,170 sq ft (12,000 m<sup>2</sup>) of business floorspace on land adjacent to the Science Park.



Proposed new high-tech units



# GETTING TO KENT SCIENCE PARK

Kent Science Park  
Broadoak Road  
Sittingbourne  
Kent  
ME9 8AG

+44 (0) 1795 411505

reception@ksp-uk.com

[kentsciencepark.co.uk](http://kentsciencepark.co.uk)

\*Directions by road are available on our web site

**Kent Science Park is located in the Thames Gateway – one of the most exciting locations in the UK – a region where there has been a huge investment in road, rail and air transport to provide the connectivity needed to support business growth.**

London is just 56 minutes away from Sittingbourne Station.

Ebbsfleet International is 40 minutes by rail and the Park's proximity helps to make international connections quick and easy, with mainland Europe only 2 hours away by rail or air, and the M20 and M2 motorways open up the Greater South East and the rest of the UK.

Major financial investment continues to improve local transport across the Thames Gateway region. Ongoing developments include Crossrail – set to connect West London to the East by 2016, as well as improvements to bus routes across the Gateway.

## HIGH SPEED RAIL CONNECTIONS

High Speed 1 provides fast journey times from London St Pancras via Stratford and Ebbsfleet to Sittingbourne with a journey time of just 57 minutes and without changing platform.



## BY ROAD TO SITTINGBOURNE FROM\*

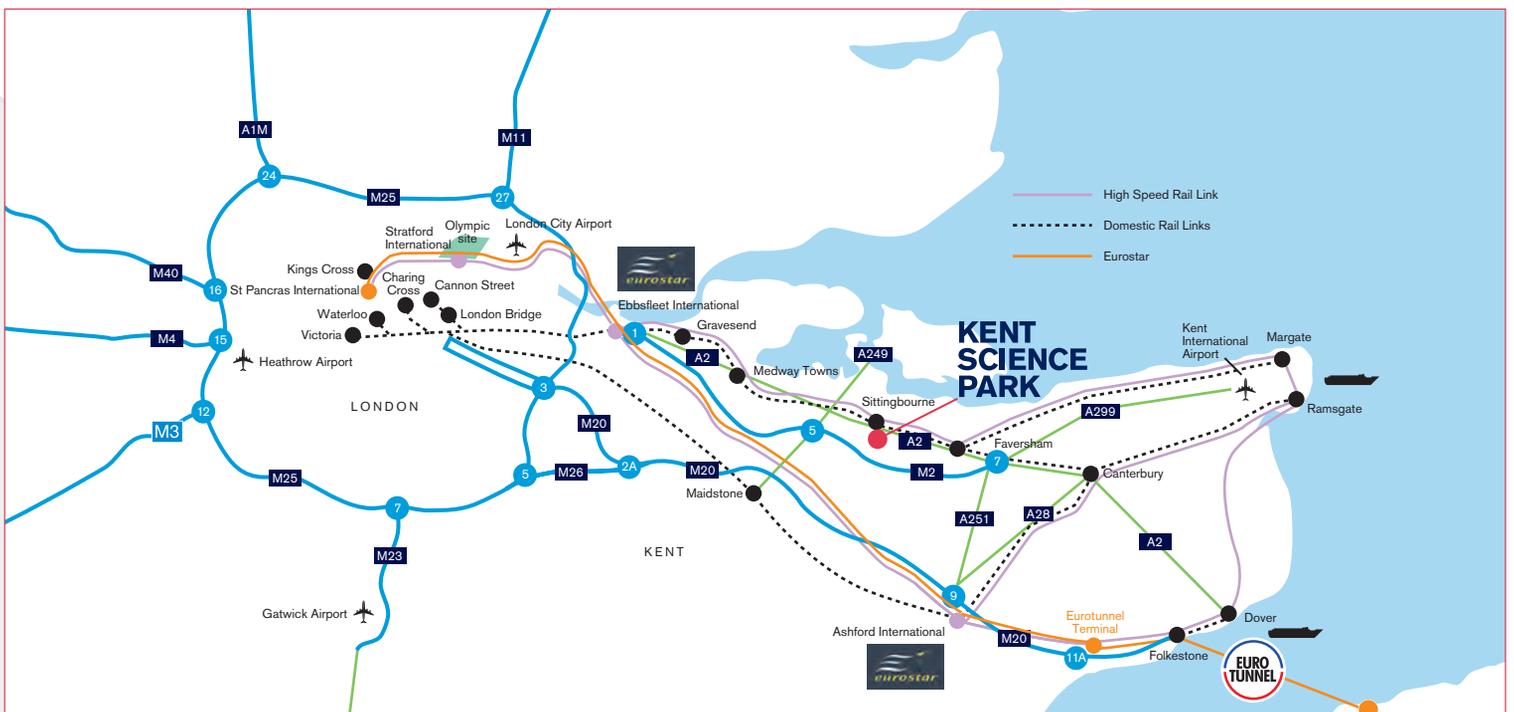
|                           |       |
|---------------------------|-------|
| Bluewater Shopping Centre | 45min |
| Canary Wharf              | 60min |
| City of London            | 65min |
| Ebbsfleet International   | 35min |
| Eurostar (Ashford Intl)   | 35min |
| Eurotunnel (Folkstone)    | 45min |
| Gatwick Airport           | 70min |
| Heathrow                  | 90min |
| London City Airport       | 65min |
| Port of Dover             | 55min |

## BY RAIL TO SITTINGBOURNE FROM

|                              |        |
|------------------------------|--------|
| Brussels (via Ashford Intl.) | 107min |
| Canterbury                   | 25min  |
| Dover                        | 49min  |
| Ebbsfleet International      | 40min  |
| London Bridge                | 58min  |
| London Cannon Street         | 66min  |
| London St Pancras            | 56min  |
| London Victoria              | 64min  |
| Paris (via Ashford Intl.)    | 120min |
| Ramsgate                     | 50min  |

## APPROXIMATE FLIGHT TIMES LONDON CITY / GATWICK / HEATHROW / KENT INTERNATIONAL TO

|               |            |
|---------------|------------|
| Amsterdam     | 50 min     |
| Bangalore     | 10hr 46min |
| Dubai         | 7hr 27min  |
| Geneva        | 80min      |
| Madrid        | 120min     |
| Moscow        | 4hr        |
| New York      | 7hr 35min  |
| Paris         | 50min      |
| San Francisco | 11hr 30min |
| Tokyo         | 12hr 45min |





**BEST**  
NETWORK

# BUSINESS ENVIRONMENTS FOR SCIENCE AND TECHNOLOGY NETWORK

## Our growing network

Where can you find an innovative landlord offering specialist scientific accommodation at landmark sites across the UK within a thriving network of like-minded individuals and companies?

BEST Network brings together high-growth Business Environments for Science and Technology. It has grown since the first acquisition in 2002 to become the largest privately owned portfolio of science and technology parks in the UK. This expanding portfolio of well-established clusters now spans the length of the UK.

An effective critical mass, active management and the excellence of individual centres are earning us recognition by the science and business communities, academia, investors, inward investment agencies and government at all levels as a valuable partner.

The portfolio has been assembled and is managed by LaSalle Investment Management. LaSalle promises active, committed and flexible management in addition to the strong financial foundations needed to keep pace with your evolving business requirements.

## Not just labs!

But we're not just labs! We have a large selection of office space available: from traditional cellular offices to open plan floor plates; from one-person desks up to large open plan suites. So it's not just scientists that benefit from the campus feel of our unique properties – any business can locate in BEST Network and benefit from the same level of support.

We work hard to achieve 100% customer satisfaction and regularly monitor our performance to ensure high retention rates.

## Flexibility, speed and value for money

BEST Network offers flexibility for tenants to take space from as little as 100 sq ft (9.29m<sup>2</sup>) on easy licence terms to larger suites and bespoke buildings of up to 100,000 sq ft on longer term leases with security of tenure.

Same day move-in is possible for small suites and serviced offices and labs with office furniture and voice/data packages readily available.

Our rental levels are great value for money across the network.

We take a long-term investment view of property and our individual tenants' business plans, understanding that you need flexibility to expand and contract in line with your business cycle.

## Helping you move and grow

We have the resources and track-record to quickly refurbish and redevelop existing facilities, or we can provide a blank canvas and work with you to create new buildings tailored to your exact requirements.

Our experienced onsite teams can assist with the design and installation of customized laboratories on a co-investment basis with you and your bank or venture capitalist.

## Supporting your business

At BEST Network we help you innovate and achieve excellence and commercial success in a wide range of the UK's key sectors, including life sciences, energy, agriculture, food and IT/data. Our sector strengths are constantly evolving.

We can plug you into a proven network of business development professionals to help all stages of your growth via our Launchpad initiative, which we are rolling out across all our network.

This approach is delivered in each centre by our dedicated and expert onsite teams who have specialist experience in supporting the growth of science and technology businesses.

Our grant funding specialists focus on access to Central Government, local authority, LEP and European grant funds.

## Networking and more

You can learn about, network and collaborate with every other organisation within BEST Network (over 250 tenants operating in a wide range of clusters) through an easy-to-navigate intranet and at regular business seminars and onsite events.

Every tenant of BEST Network has a virtual Club Pass to use the facilities of the other locations within the network on a free drop-in basis with temporary use of a desk, meeting rooms and free Wi-Fi.

We actively promote the achievements and business wins of our tenants across the network and wider local and national press, raising the profile of tenants and BEST Network.

## Inspiring working environments

BEST Network offers room to think and space to breathe. We have great working environments with excellent onsite facilities including café/restaurants, gyms, conference facilities, lecture theatres, convenience shops and ample parking.

State of the art equipment and communication systems and intranet linkage of the network and their occupiers are part of a rolling programme of investment in each centre's infrastructure.

Security, safety and environmental compliance are a priority for us.

**For more information, visit [bestnetwork.com](http://bestnetwork.com)**

BIOMEDICAL

SCIENCES

TECHNOLOGY

AGRICULTURE



**EDINBURGH TECHNOPOLE**  
Edinburgh



**HEXAGON TOWER**  
Manchester



**KENT SCIENCE PARK**  
Sittingbourne



**LANGSTONE TECHNOLOGY PARK**  
Havant



**STONELEIGH PARK**  
Warwickshire



**WILTON CENTRE**  
Teesside

## BEST Network offers

- Strategic geographical clusters
- Nationwide specialist facilities and services
- Flexible and supportive management
- University and research community links
- Infrastructure investment
- Development potential
- Best practice in sustainability
- Attractive working environments

Managed by



“ Few businesses work well in isolation. They need support, flexibility and investment from a landlord. Inspiration is vital too and that comes from sharing ideas with other like-minded businesses. Make sure those factors are in place and we'll be able to turn the great ideas coming out of the UK into great business. ”

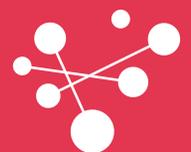
Andrew Bull, European Director  
LaSalle Investment Management



Part of



[bestnetwork.com](http://bestnetwork.com)



KENT  
SCIENCE  
PARK



**KENT  
SCIENCE  
PARK**  
Sittingbourne



**CONTACT US:**

Kent Science Park  
Broadoak Road  
Sittingbourne  
Kent  
ME9 8AG

+44 (0) 1795 411505

[kentsciencepark.co.uk](http://kentsciencepark.co.uk)

**Availability enquiries:**

**James Speck**  
**Site Director**  
+44 (0) 1795 411 500  
[j.speck@ksp-uk.com](mailto:j.speck@ksp-uk.com)

**Nick Woodman**  
**Maxwell Brown**  
07775 644054  
[nwoodman@maxwellbrown.co.uk](mailto:nwoodman@maxwellbrown.co.uk)

**Vanessa Clark**  
**Sinclair Clark**  
+44 (0) 20 7494 9399  
[vanessa@sinclairclark.co.uk](mailto:vanessa@sinclairclark.co.uk)

Part of



**BEST  
NETWORK**

[bestnetwork.com](http://bestnetwork.com)



The material available in this brochure is designed to provide general guidance and information. Whilst all reasonable efforts have been made to ensure that the information provided is accurate, it does not constitute legal or professional advice. No responsibility can be accepted for any use made of the information presented in this brochure. Always consult your professional adviser. December 2013

