

**STONELEIGH
PARK**

Warwickshire

**WELCOME TO
THE HEART OF RURAL SCIENCE
AND BUSINESS EXCELLENCE**





“ THE AGRICULTURE AND HORTICULTURE DEVELOPMENT BOARD RECOGNISED THAT STONELEIGH PARK WAS THE IDEAL LOCATION TO BRING ITS SIX DIVISIONS TOGETHER UNDER ONE ROOF FOR THE FIRST TIME – AND THE ROOF IS NOW BEING PROVIDED! ”

COLIN HOOPER, STONELEIGH PARK ESTATES DIRECTOR



**STONELEIGH
PARK**
Warwickshire

WELCOME TO A UNIQUE BUSINESS ENVIRONMENT

Comprising over 1,000 acres of land close to Coventry, Stoneleigh Park is a unique site and the perfect business location for science-based rural industries.

Stoneleigh sits firmly at the heart of England's rural economy and is home to a cluster of over 60 businesses with their emphasis on food production, equine and livestock husbandry, sustainability, renewable energy, and the wider rural economy.

Under a 150 year lease from the Royal Agricultural Society of England, Stoneleigh Park is being transformed by LaSalle Investment Management into a science park dedicated to rural sciences, innovation and business.

There is a wide choice of commercial property to let. Also available are bespoke new development and pre-let opportunities that can provide customised buildings to meet occupiers' requirements.

Over the next ten years, £50 million will be invested in Stoneleigh Park to improve the facilities and support services to ensure the growth and prosperity of the site.

Stoneleigh Park is part of the Business Environments for Science and Technology (BEST) Network, a group of six science parks that accommodates a vibrant, inspiring and productive community of forward-thinkers.

Introduction	3
Services and support	4
Stimulating new thinking	8
Masterplan	6
Investing in excellence	7
A favoured location	8
Getting to Stoneleigh	9
BEST Network	10



SERVICES AND SUPPORT FOR ALL TENANTS



On-site facilities include:

- Wide range of commercial property to let
- New development and pre-let opportunities
- Showground, equine centre, 21,000 m² indoor exhibition space
- Ample free car parking
- 58 bedroom hotel – Stoneleigh Park Lodge – soon to be extended
- Café, farm shop, gym and nursery facilities
- Range of business support services

As with all of BEST Network's science and technology parks, a wide range of support and business services is on offer.

At Stoneleigh Park, these include onsite decision makers who can offer flexible lease terms that can respond to sudden growth and changing property requirements at different stages of the development cycle. Stoneleigh Park is also willing to invest in very specialised space.

Other onsite facilities include extensive free car parking, a 58-bedroom hotel, café and farm shop, gym, nursery facilities, eight conference rooms, a 4x4 course and three helicopter landing pads.

Complementing these facilities soon will be a visitors' centre, where the knowledge generated on the estate can be shared with school groups and other members of the public.

HIGH SPEED BROADBAND

Through the installation of a fibre optic network, Stoneleigh Park can offer occupiers a fully resilient broadband service with download speeds of 500Mbps and faster, at very competitive prices.

MARKET ACCESS

Stoneleigh Park has, amongst the 60 tenants on site, some of the most influential associations and organisations representing the rural and land based economy. They include the Royal Agricultural Society of England, the National Farmers Union and the Agriculture and Horticulture Development Board.

These bodies can assist in developing agri-knowledge, as well as open doors to UK decision and policy makers.

NETWORKING & BUSINESS ANGELS

Stoneleigh Park can provide a wide range of local and regional business networking opportunities, through the Institute of Directors, the Federation of Small Businesses and the Chamber of Commerce. In addition, the park's management team can facilitate introductions to a comprehensive local business support network.

Stoneleigh Park also has close links to a number of effective local and national Business Angel networks.

RESEARCH AND DEVELOPMENT

The nearby universities of Warwick and Coventry and Warwickshire College have research departments that specialise in agri- and bio-sciences. They can assist tenants with contract research, consultancy, training and workshops, graduate placements and apprentices, as well as provide access to equipment and expertise. As well as helping you make the right connections here, Stoneleigh Park can also effect introductions to an extensive list of other academic communities, both UK-based and abroad.

INTELLECTUAL PROPERTY

Stoneleigh Park can introduce you to patent agents and lawyers responsible for licensing and intellectual property infringement.

EUROPEAN LINKS

Stoneleigh Park, through BEST Network, has links to businesses on science parks and innovation centres throughout Europe in every sector, providing market and business access for its tenants.

The Enterprise Europe Network and its extensive database can also provide collaborations, partnering and funded projects opportunities throughout Europe.



STIMULATING NEW THINKING ON FOOD, FUEL, WATER AND SUSTAINABILITY

Stoneleigh Park will be a showcase for the future of farming, both in Britain and around the world. It has the potential to become a crucially important science hub that sparks new thinking on the key areas of food, fuel, water and sustainability.

LaSalle's involvement with Stoneleigh Park is guided by the motto of the Royal Agricultural Society of England for over 150 years, **"Science with Practice."**

The landlords are committed to upholding the Society's charitable core purposes, which include:

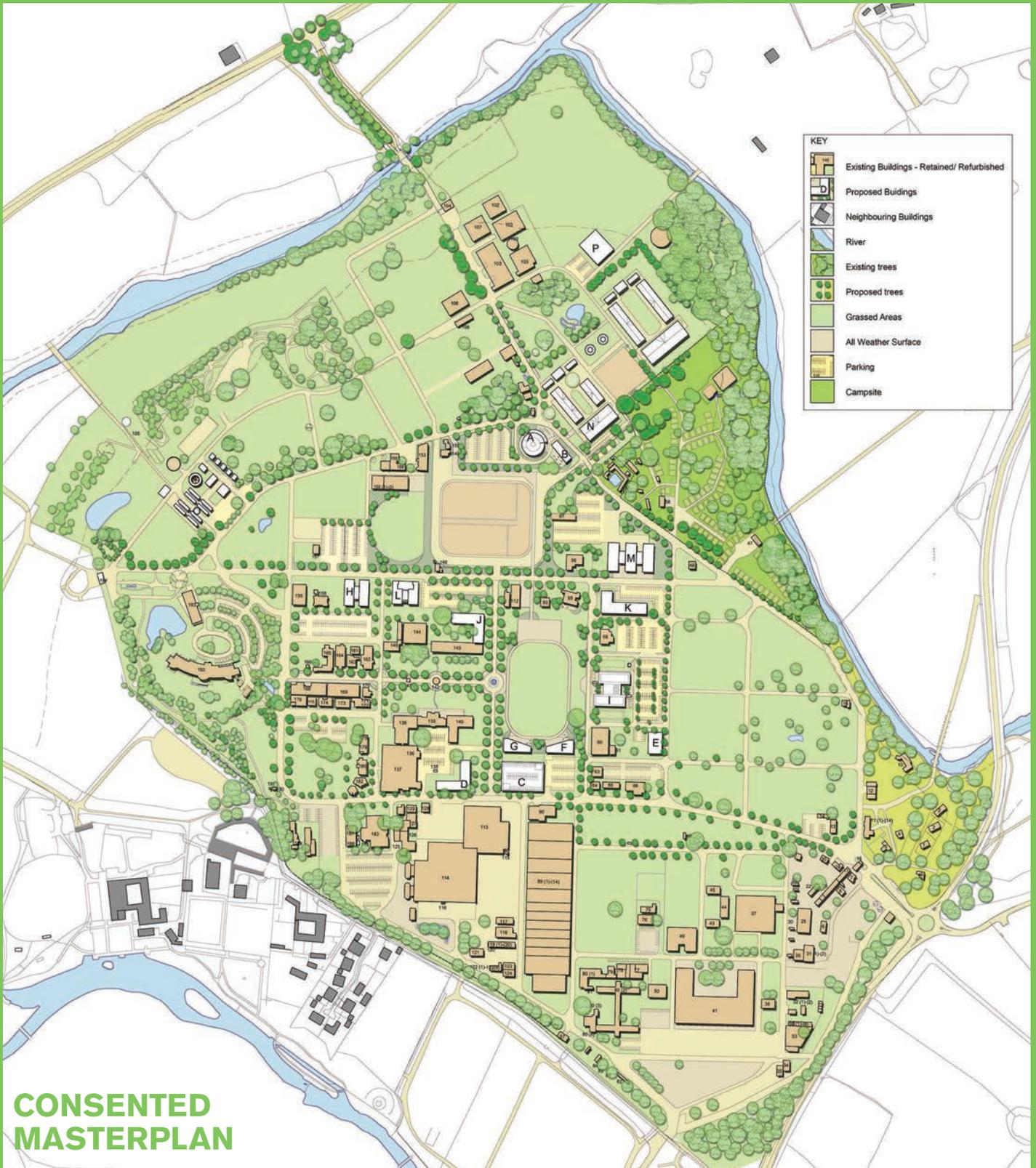
"The promotion and improvement of the science, technology, art and practice of agriculture, forestry, horticulture, kindred activities and husbandry of livestock (including horses) and land and the promotion of the application of improved methods and processes connected therewith by demonstration and other appropriate means; and the promotion of agricultural and environmental education, research and development and experimental work."

Over many years, Stoneleigh Park has nurtured new ideas and techniques for improving agricultural practice, including ground-breaking technology transfers. The pioneering work will continue under LaSalle, which intends the park to serve as a fresh breeding ground for progressive agri and bio-science thinking.

SUSTAINABILITY

The team at Stoneleigh are committed to playing their part in building a socially responsible and sustainable future for agri- and bio-science and technology businesses. Sustainability and environmental principles are embedded throughout Stoneleigh's business culture.





CONSENTED MASTERPLAN

Bespoke HQ building for the Agricultural and Horticultural Development Board – opening Spring 2014.
(Building I on the masterplan).





INVESTING IN EXCELLENCE

With its specialist knowledge in the needs of growing high-tech operations, LaSalle Investment Management is the landlord of choice for science and technology companies throughout Britain.

LaSalle's vision for Stoneleigh Park builds on the site's distinguished agricultural heritage and is set out in its 15-year investment programme.

The masterplan envisages an increase in space that would accommodate up to 1,500 new jobs. Key features are:

- Construction of new offices and research facilities, of superior quality
- New, improved highway access points to Stoneleigh Park
- An extension to Stoneleigh Park Lodge Hotel
- An expanded café and farm shop
- New Visitor Centre, for use by members of the public and school groups
- New agricultural and equine centres of excellence are to be created, which will continue Stoneleigh Park's tradition of hosting animal science facilities of national significance. The equine area will transform the park's facilities for horses and riders.

“ **MOVING INTO A NEW SINGLE MODERN FACILITY WILL REDUCE OUR ENERGY COSTS AND CARBON FOOTPRINT.** ”
TOM TAYLOR
CHIEF EXECUTIVE, AHDB



Rural Innovation Centre – serviced office suites

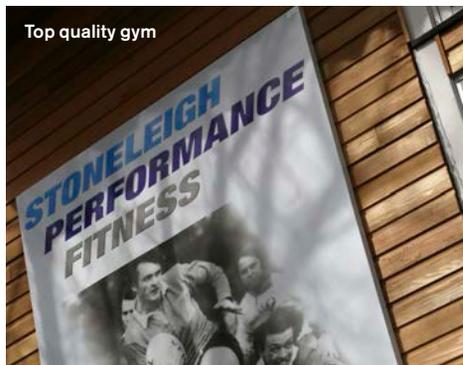
RURAL INNOVATION CENTRE GROW YOUR BUSINESS HERE

Set at the heart of Stoneleigh Park, these beautifully presented serviced offices provide a smart, professional space for your business, away from the noise of the city. If you enjoy peace and tranquility then our location is perfect for you. Become part of the Stoneleigh Park community and discover a relaxing place to work.

For more information go to: www.ricoffices.co.uk



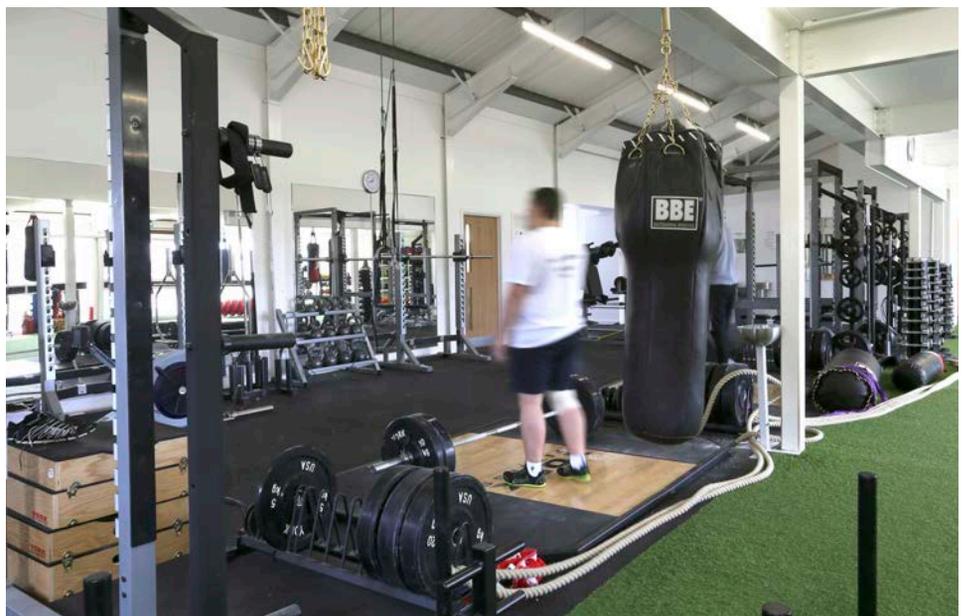
GREAT ONSITE FACILITIES



Top quality gym



Farm shop and café



A FAVOURED LOCATION FOR WORK REST OR PLAY

Coventry and Warwickshire is a dynamic business region set in the heart of the country.

It is an area rich in commercial and industrial heritage which, combined with the development of new industries and technologies, has made it the perfect place to do business.

Simply, it is one of the best located areas in the UK.

Over one million people live within a 30 minute drive of Coventry. There are very regular train services to London, which is only an hour away from the city via the West Coast Main Line and only an hour and 10 minutes on the Chiltern Line from Royal Leamington Spa.

Coventry and Warwickshire sits in the heart of the motorway network, with the M6, M1, M40 and M42 all serving the area, while Birmingham airport is just a short drive away.

The locational advantage is just one of many ingredients that have made the area so attractive for business.

Major international names thrive alongside younger companies who use the rich knowledge base in the area to establish and grow.

Its two leading universities – Warwick and Coventry – are renowned in their fields and both have a strong reputation not only for the range and quality of their undergraduates but also for their links with innovation and business.

This pool of skills helps the area spawn companies and is a major magnet for attracting inward investment.

Manufacturing and engineering remains a strong sector with Jaguar Land Rover, Aston Martin, Rolls Royce and MIRA all based in the area.

Coventry and Warwickshire has almost a tenth of all English motor manufacturing jobs and the second highest proportion of employment in advanced manufacturing and digital media.

While being a centre for industry and innovation, Coventry and the surrounding area is also a great place to live and visit.

Many of its attractions – Stratford-upon-Avon, The RSC, Coventry Cathedral and Warwick Castle – are international icons and ensure the area has a healthy and growing tourist industry. Coventry Transport Museum hosts the largest collection of British road transport history.

The area's towns, such as Warwick, Royal Leamington Spa, Kenilworth and Stratford upon Avon, are packed with old world charm and are host to many leading retail names along with a massive range of independent shops and restaurants.

Stoneleigh Park is located in the very centre of this vibrant region.



GETTING TO STONELEIGH PARK

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info@stoneleighparkestate.com

stoneleighparkestate.com

Stoneleigh Park is located between the M6 and M40 motorways, close to Kenilworth and around 6 miles south of Coventry close to the A46.

SAT NAV

Please use the postcode CV8 2LG.

BY ROAD

The Park is accessed from the B4113.

BY RAIL

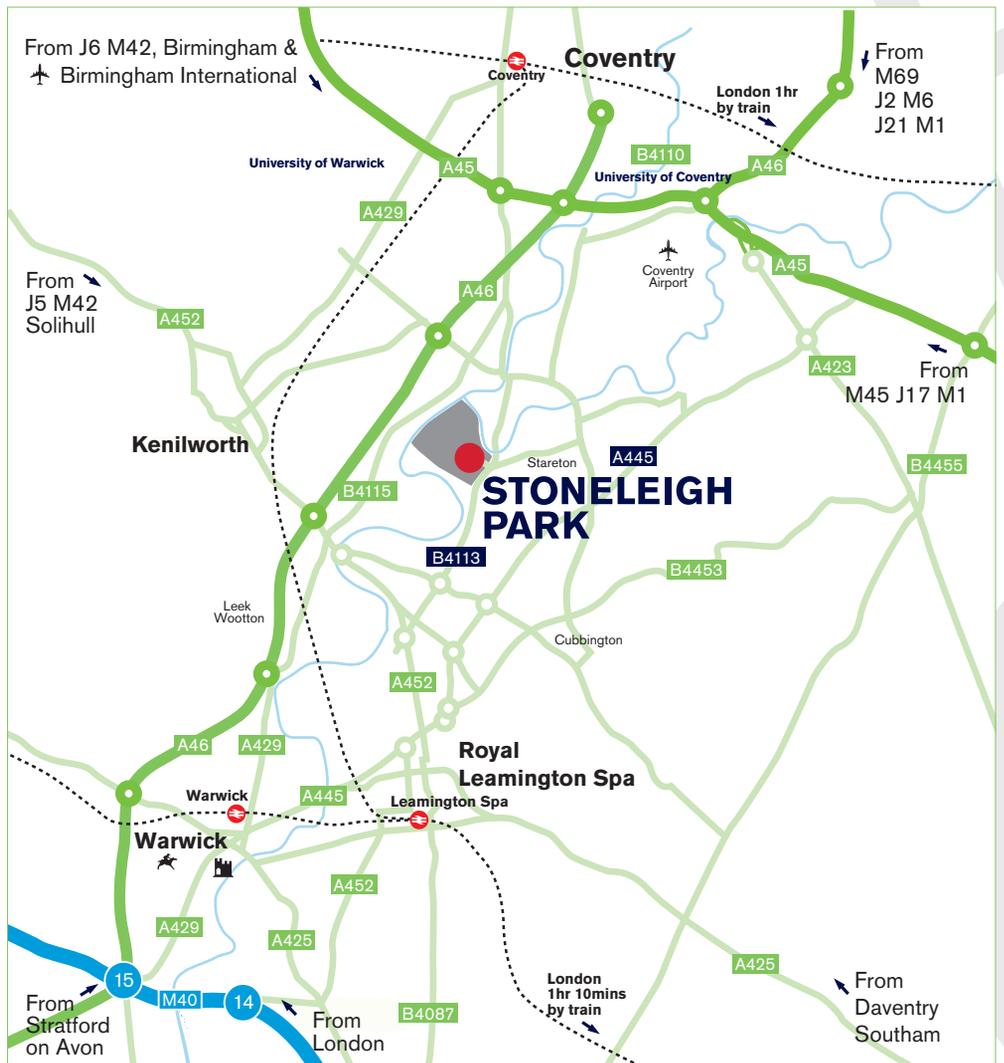
Royal Leamington Spa, Warwick and Warwick Parkway rail stations are situated on the main London Marylebone-Birmingham line, whilst Coventry is a regular stop for the Virgin West Coast Mainline.

BY AIR

Stoneleigh Park is within 30 minutes drive of Birmingham International Airport.



Onsite hotel





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 (9.29m²) 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

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



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