

# COLLAB HUB

GASTRONOMICA

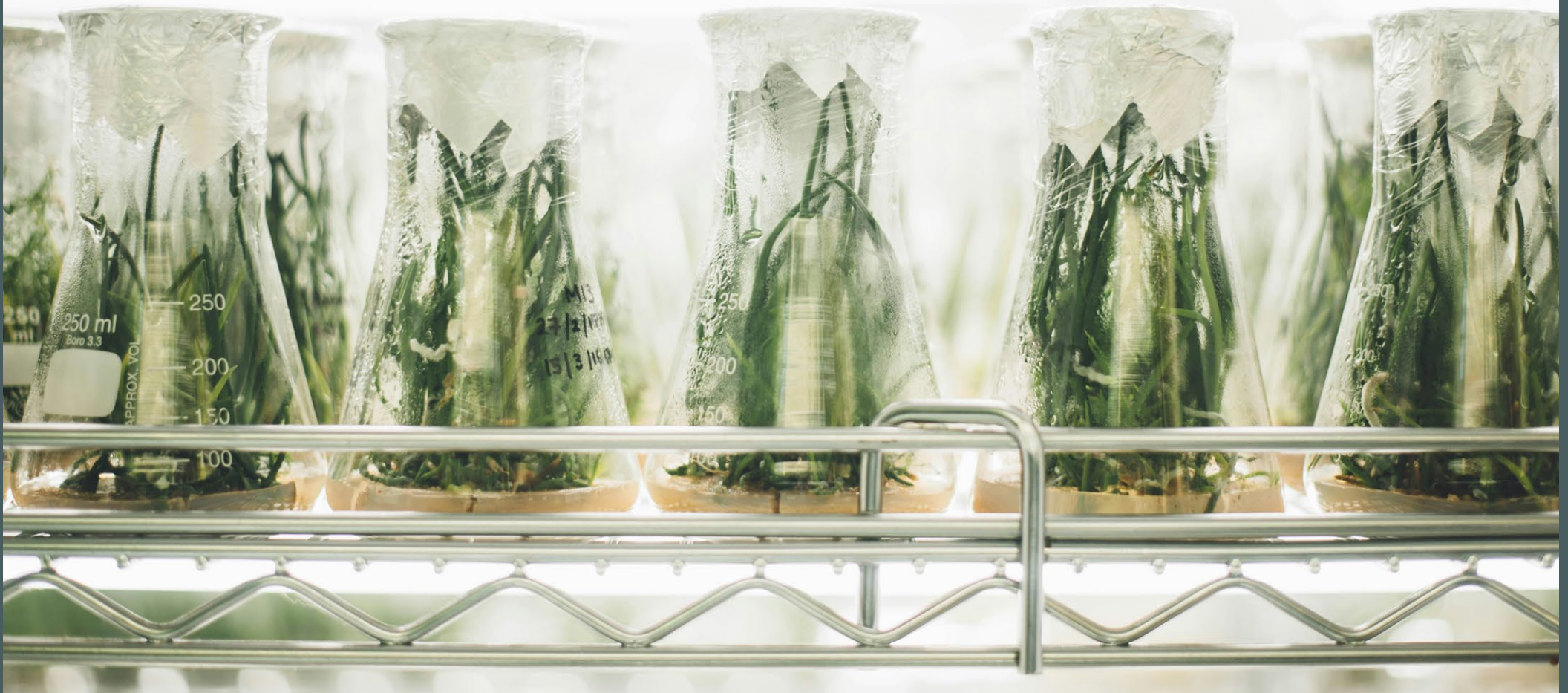


**To Let**

Up to 25,995 sq ft of Office and Laboratory Space  
within a Collaboration Hub



# A collaboration hub for the science & food tech occupier



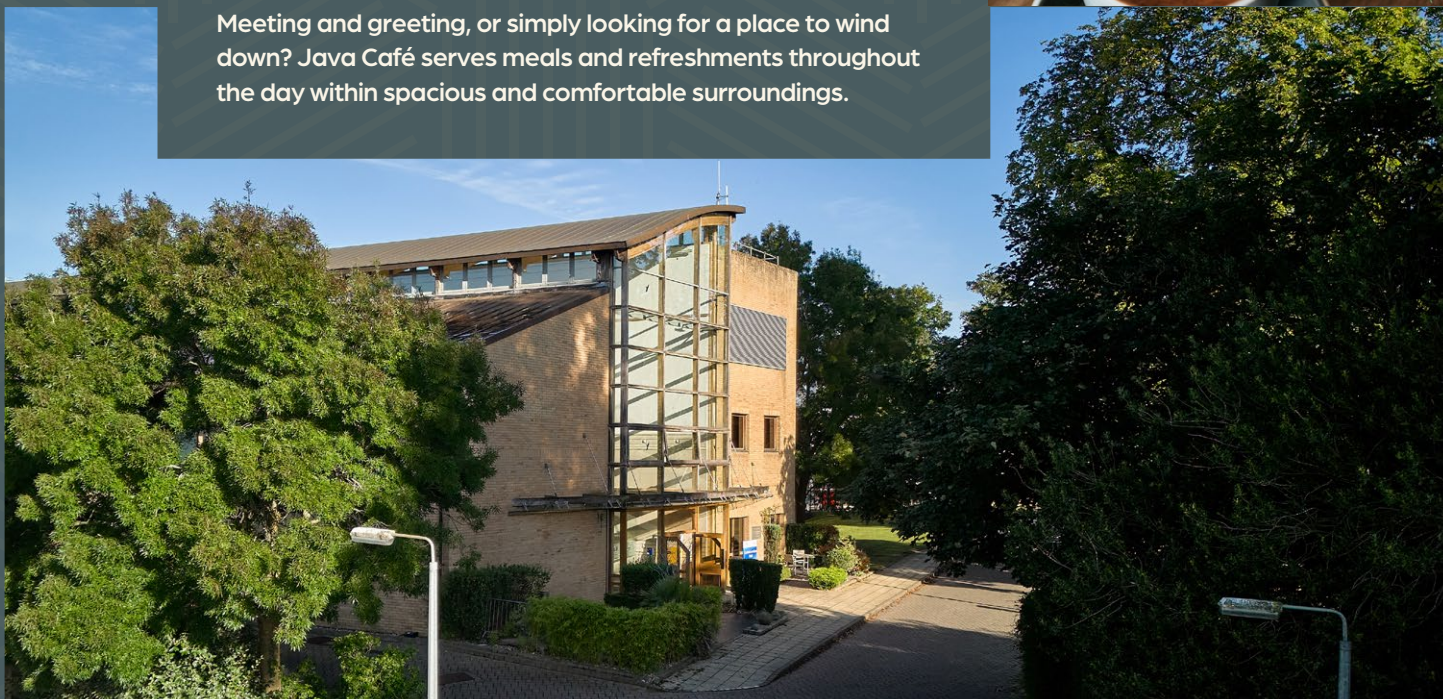
# An outstanding location with exceptional amenities

So much more than just a business park, Colworth Science Park offers a supportive environment where interaction and collaboration are part of the campus culture that will support your growth.

Extensive facilities and services on offer will make every day truly rewarding.

For those with children, our on-site nursery has been rated 'OFTSTED Outstanding', and there is an array of leisure activities on hand to keep you active, including a fully equipped sports club, gym, tennis club and 9-hole golf course.

Meeting and greeting, or simply looking for a place to wind down? Java Café serves meals and refreshments throughout the day within spacious and comfortable surroundings.



The Exchange Café



Bike storage



Gym



On-site parking



High speed internet



Landscaped environment with woodland walks



Good transport links



Meeting rooms



Showers & hair dryers



Golf Course



Nursery



Shuttle Bus to Bedford Rail/Bus Station



Range of sporting facilities



# Gastronomica

A shared concept between Pioneer and Unilever



- A collaboration hub to support companies within life sciences including AgriTech and food sectors.
- Ground floor offers amenities including open access labs, a café and restaurant, communal breakout areas and courtyard garden
- The first floor provides a more traditional research and development facility containing offices, laboratories and break out areas.
- Networking, knowledge exchange and collaboration integrated into the physical space
- The ground floor collaboration space is designed to lessen capital expenses and operational costs whilst providing access to essential services and technologies.



# Specification



Air conditioning



Open plan office space



High quality facilities



Fully DDA compliant



Excellent on-site car parking



Good level of fit out will reduce an incoming occupier Capex.



LED lighting



Laboratory fit out ideal for food science use

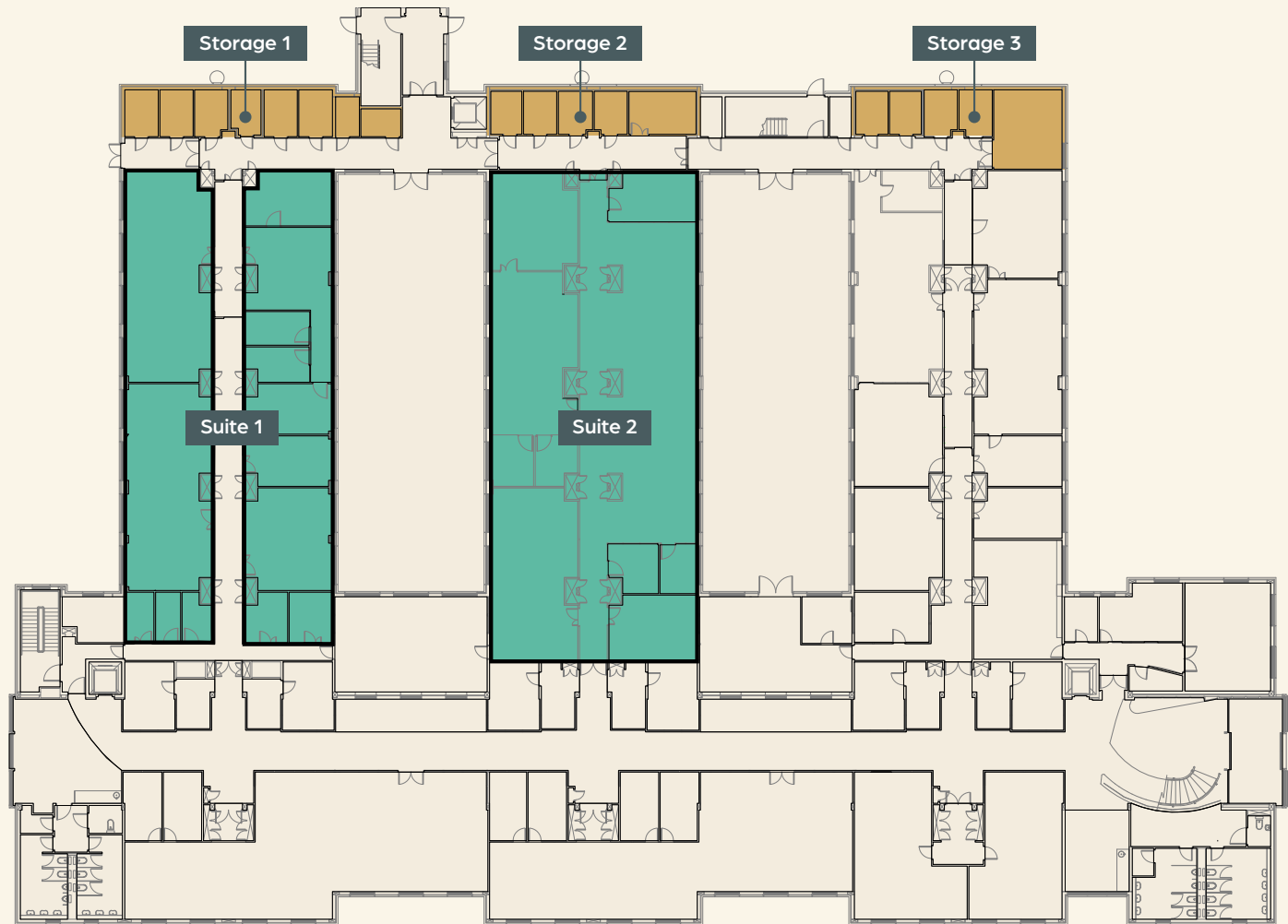


# Ground Floor

The Collab Hub comprises an impressive double height central corridor with the ground floor providing office space and amenities including a communal breakout space and café with courtyard garden. The first floor comprises three wings that annex the central corridor and provide fitted laboratory facilities, lab write up areas, offices and breakout facilities. The space also benefits from additional secure storage on each floor.

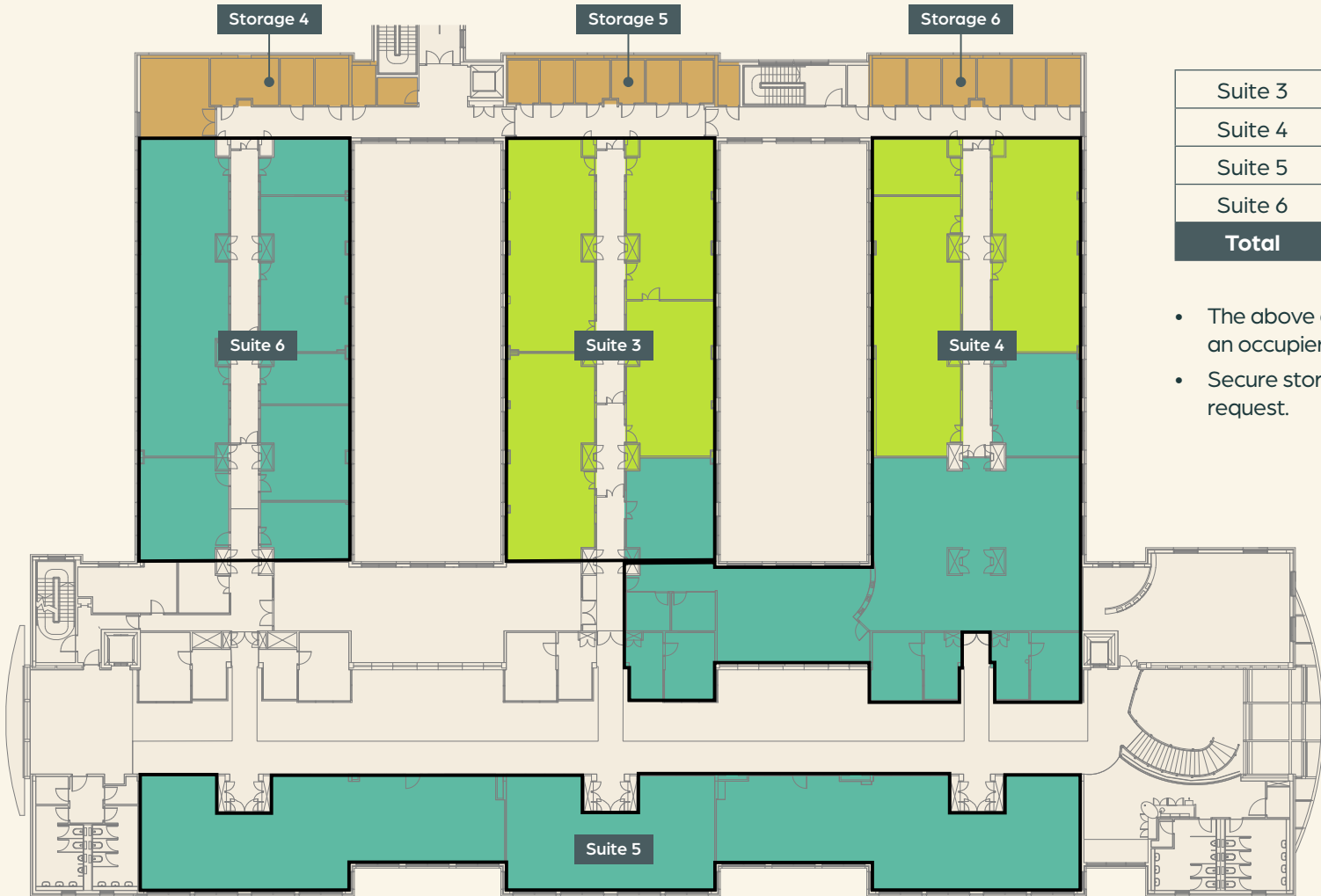
	Use	Sq M	Sq Ft
Suite 1	Office	415	4,467
Suite 2	Office	340	3,660
<b>Total</b>		<b>755</b>	<b>8,127</b>

- The above are indicative areas and can be flexed to meet an occupier's requirements.
- Secure storage available from 5m<sup>2</sup> – 130m<sup>2</sup> – details upon request.



■ Office / meeting area  
■ Storage

# First Floor



	Use	Sq M	Sq Ft
Suite 3	Office & Lab	431	4,640
Suite 4	Office & Lab	524	5,640
Suite 5	Office	382	4,120
Suite 6	Office	322	3,468
<b>Total</b>		<b>1,659</b>	<b>17,868</b>

- The above are indicative areas and can be flexed to meet an occupier's requirements.
- Secure storage available from 5m<sup>2</sup> – 130m<sup>2</sup> – details upon request.

- Office / meeting area
- Laboratory
- Storage

# Better Connected



Bedford	9 miles
A14	14 miles
M1	18 miles
Cambridge	34 miles



London St Pancras International	37 mins
London Luton Airport from Bedford station	15 mins



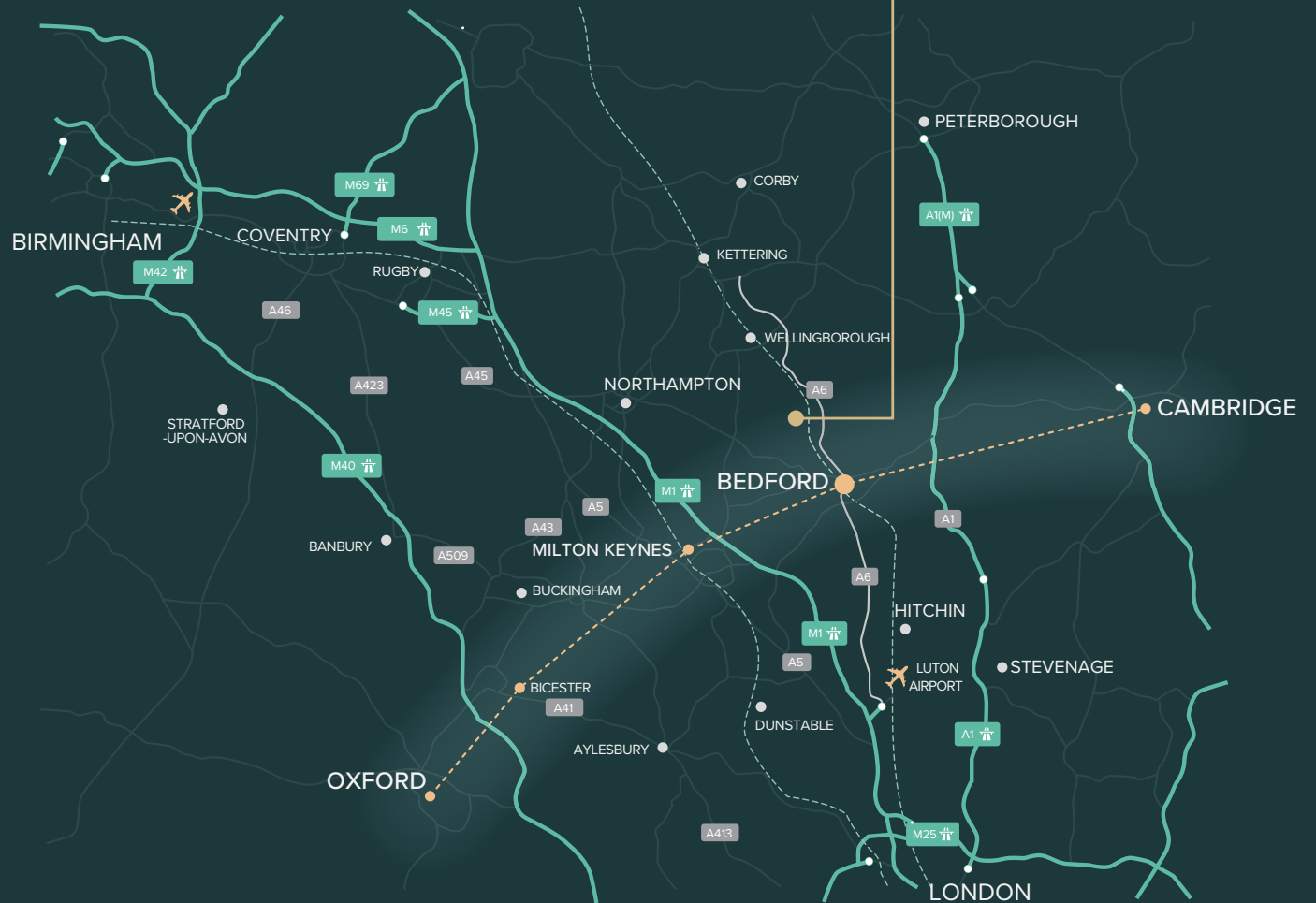
London Luton Airport	30 miles
London Stansted Airport	60 miles
Birmingham Airport	65 miles



Shuttle Bus to Bedford Rail/Bus Station	20 mins
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The park is centrally located on the 'Oxford to Cambridge arc' with excellent access to leading universities and internationally-renowned science, research and high technology industries. The 91 acre parkland campus is just a few minutes from the A6, north of Bedford on the outskirts of the village of Sharnbrook.

## COLLAB HUB



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For more information or to arrange a visit, get in touch:



**IAN LEATHER**

M: 07860 612 242

E: [ianleather@brayfoxsmith.com](mailto:ianleather@brayfoxsmith.com)

**JOSS BURROWS**

M: 07342 341 727

E: [jossburrows@brayfoxsmith.com](mailto:jossburrows@brayfoxsmith.com)

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