



**Keele University**  
Science and Innovation Park

Bringing Research and Business Together

**TO LET**  
**272 - 24,000** sq ft  
(25 - 2,229 sq m)

High quality offices, laboratories and workshops with direct and unrivalled access to cutting-edge university expertise, research, students and facilities

World-leading and internationally recognised in the fields of:

**Med Tech and Healthcare / Energy and Sustainability / ICT / Advanced Materials**

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

## A leading UK Science and Innovation Park

Keele University Science and Innovation Park (KUSIP) is a unique and picturesque 70 acre science and innovation park currently hosting 40 companies employing over 600 people. These likeminded companies are creating the right environment for networking and development.

The Science and Innovation Park is fully integrated with Keele University which, along with its links to the NHS and local business communities, allows for the easy exchange of concepts, ideas and expertise with immediate access to all academic and research facilities.

Keele University is a research-based University and the Science and Innovation Park is a key regional centre of excellence serving biotech, medical, energy, ICT and service industries with aspirations to become one of the most environmentally-sustainable university communities in the country.

Enjoy a magnificent working environment surrounded by unspoilt countryside at the hub of the UK in Staffordshire. Located between Manchester and Birmingham, Keele is within 20 minutes of junctions 15 and 16 of the M6 motorway.

There is a superb quality of life in the area with a relatively low cost of living, excellent schools, vibrant communities and diverse leisure activities.

With a highly-skilled workforce available locally, there is strong support for regional growth through innovation.

## Significant benefits on your doorstep

- Be part of an established and growing R&D and innovation cluster of Health / Med-Tech, Advanced Materials, Energy and Environment, Information and Communication Technologies (ICT) and Professional Business Services companies.
- Have an ideal headquarters location in the company of high-profile organisations such as Siemens Wind Power, Biocomposites, Cobra:Bio and Alliance Medical.
- Improve your positioning, image and credibility by locating your business among high-value, R&D intensive, innovative businesses.
- Have dedicated car parking spaces for your staff and visitors.
- Be an integral part of the UK's largest university campus, with access to Keele's sports centre, gym, high street shops and banks. Your Keele Card ID badge can also provide discounts in many of the campus' various food and drink outlets.
- Access to some of the freshest, brightest and most employable student and graduate talent in the country.
- Access to overnight accommodation directly on and around campus.
- Bespoke business support, should you require it, including advice on funding opportunities internally and in the region.



### Testimonial –

*"We required flexible office space with high quality information technology systems to allow for data exchange with our clients and group businesses. KUSIP was able to offer us incubator space in the first instance, and within two-and-a-half years we had taken two office space expansions and now occupy purpose-designed offices on the site."*

*"We regularly make use of the accommodation available when we have visitors from abroad, and the Park's central location and transport links are great for a business like ours. Additionally, the proximity to the shops, cafes and other facilities on the campus makes for a pleasant working environment."*

*"When we joined KUSIP we had a single UK employee and turnover of c.£4million. Just over two years later, we now employ seven full-time staff and will generate turnover of c.£35million."*

**James Maiden, Geminor UK Ltd**



**KUSIP is committed to supporting the growth of its tenants and providing the necessary guidance, access and contacts to enable the development of new products and services.**

**Locating at KUSIP can increase the success of your research, development and innovation.**

Once you are **part of KUSIP**, you will have opportunities to:

- Be part of an intensive R&D and innovation eco-system that enables and accelerates the design of novel solutions
- Directly access multidisciplinary researchers who can act as your impartial and trusted decision-making partners
- Be challenged to future-proof your innovations through the latest research insights
- Reduce uncertainty of R&D investment costs, risks and product development time through collaboration with the University's expertise
- Gain support to clarify the complexities of dynamic markets, R&D and innovation
- Access the cutting-edge R&D infrastructure at Keele University
- Make use of a network of cross-industry businesses
- Exclusively bid for Keele University's 50% R&D collaborative grants to help you grow

#### Testimonial –

*"It is very challenging to find good quality laboratory facilities, but the lab space at Keele is perfect. It has the right quality of finish to allow our equipment to be moved straight in and provide a good clean area to work in."*

*"The management team of the Science and Innovation Park have always been very helpful and supportive, and they have provided us with contacts that have moved projects forward. They are aware of the kind of grants and funding available and provide details of those that they feel could be appropriate for our company."*

**Dr Lee Brooks, Anaxsys Technology**

#### Increase your **new product** development pipeline

Opportunity to access **new knowledge**, latest methods, techniques and toolkits in order to develop **new ideas**, products and services.

#### Increase company **knowledge** through a high-calibre, high-skilled workforce

As a KUSIP tenant you will have a direct link to Keele University's Careers department and other faculties, providing opportunities to attract the **best and freshest talent**.

#### Develop your supply chains and develop **new markets**

Being part of KUSIP also provides an unrivalled opportunity to work with multidisciplinary teams of academics, researchers and dual-honours students to identify **new growth options**.

**There are numerous opportunities which can accommodate your specific needs and space requirements:**



**The Nova Centre**



**Home Farm**



**Innovation Centre 1**



**Innovation Centre 2**

### Testimonial –

*"Over the years we've seen various companies arrive, grow and progress. To help Cobra thrive, Keele University Science and Innovation Park has always provided us with a supportive environment."*

*"Being located on the KUSIP in North Staffordshire, Cobra has been able to take advantage of a great location with good local transport links by train and road - we are a short distance from most of the UK's major cities and between local and international airports."*

**Peter Coleman, Cobra Biologics**

## Prime accommodation

We have a range of high quality accommodation to suit new start-ups or established businesses, enabling you to grow within the Science and Innovation Park without having to worry about disposing of lease overheads.

### Occupiers **specifically benefit** from:

- Access to a dedicated Partnership Manager who can provide bespoke insights, advice and navigation to contacts both in the University and in the region
- Access to more than 30 on-site meeting rooms, including exclusive discounted day delegate rates and free delegate parking
- Superfast broadband internet connectivity that can be up and running within five working days
- A dedicated number of free car parking spaces for staff, plus a number of visitor-only spaces
- On-site security with CCTV and car park management
- Dedicated rapid-response from the Science Park Facilities Manager and Science Park Coordinator
- Option for bespoke fitting out of the accommodation to meet your company's needs
- Access to communal areas such as manned reception, toilets and kitchenette
- A lease agreement providing both parties with security during your tenancy
- Option to access your buildings 24/7



**Innovation Centre 3 (Med IC3)**



**Innovation Centre 4 (Med IC4)**

## Introducing Our Latest Facility - IC5

Innovation Centre 5 is the latest facility to be completed at KUSIP, providing almost 30,000 sq ft of additional accommodation suitable for office, laboratory and workshop space for knowledge and innovation-intensive businesses. Suites are available upwards from 1,000 sq ft (92 sq m).

In partnership with



### SPECIFICATION

#### OFFICES

- Large open floorplates
- VRF fan coil air conditioning
- Underfloor heating system in part
- Suspended ceilings with integral lighting in the spirit of LG7
- Floor-to-ceiling heights of 2.8m

#### GENERAL

- High quality sustainable finishes throughout
- Two communal eight-person passenger lifts
- Male, female and disabled toilets
- Shower and changing facilities
- Kitchenettes
- DDA compliant building

#### WORKSHOPS

- Serviced finish to allow for tenant's bespoke fit out
- Concrete floor with an epoxy coating or alternative finish
- Current imposed design load for ground floor slab is 5kN/m<sup>2</sup>
- Electrically operated overhead doors with ability to convert to glazing if required
- Dado trunking



**Innovation Centre 5**



## Your own **bespoke** building

If you require business accommodation built to meet your exact requirements we have outline planning permission on land capable of accommodating offices, light manufacturing and laboratory/workshop facilities.

Significant road infrastructure works have already been completed to allow fast track development which KUSIP can support you with at every step of the process.



No.	Description
1	477,594 sq ft - Proposed site for hotel development
2	36,360 sq ft
3	259,883 sq ft
4	71,935 sq ft
5	Innovation Centre 5
6	58,017 sq ft
7	124,430 sq ft
8	95,669 sq ft
9	71,106 sq ft - Sold
10	75,368 sq ft - Sold
11	103,441 sq ft
12	97,574 sq ft
13	19,213 sq ft
14	The Nova Centre and Home Farm (Sustainability Hub)
15	Innovation Centre 4 - Med IC4
16	Innovation Centre 3 - Med IC3
17	Innovation Centre 2
18	Innovation Centre 1
19	Alliance Medical Radiopharmacy
20	Cobra:bio (Stephenson Building)
21	School of Medicine and Institute for Primary Care & Health Sciences (David Weatherall Building)
22	Keele Hall (Conferences and Events)
23	Restaurant & Café
24	Bank, Supermarket, Post Office, Newsagent, Book Shop & Costa Coffee
25	Children's Day Nursery
26	Leisure Centre
27	Barnes student accommodation development

University and facilities all close at hand

## Find your **new business** home at Keele

Keele is the perfect location for your business. Its outer-city location means that you will avoid the peak hour congestion facing most major towns and cities, and yet it is only 10 minutes away from the M6 motorway and 14 minutes from Stoke-on-Trent train station, putting access to the whole country on your doorstep.

### Drive Times

Key Locations	Miles	Mins
M6 Junction 15	3.7	10
Stoke-on-Trent	4.6	12
M6 Junction 16	8.7	16
Birmingham	45.2	50
Manchester	44.5	63
Coventry	66.2	70
Nottingham	57.5	71
Liverpool	56.3	73
London	167.0	164

### Train Stations

Stoke-on-Trent	4.8	14
Crewe	11.6	20

### Airports

Manchester	37.2	47
East Midlands	49.0	58
Birmingham	54.7	58
Liverpool	51.5	63
Heathrow (London)	157.0	141

Source:  
Google Maps, avoiding toll roads



SATNAV: **ST5 5NH**



### Contact us:

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