

BEST
NETWORK

**BUSINESS
ENVIRONMENTS FOR
SCIENCE AND
TECHNOLOGY
NETWORK**

bestnetwork.com

“ 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



BIOMEDICAL

SCIENCES

TECHNOLOGY

AGRICULTURE



**EDINBURGH
TECHNOPOLE**
Edinburgh



**HEXAGON
TOWER**
Manchester



**KENT
SCIENCE
PARK**
Sittingbourne



**LANGSTONE
TECHNOLOGY
PARK**
Havant



**STONELEIGH
PARK**
Warwickshire



**WILTON
CENTRE**
Teesside

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, offers over 2.6 million square feet of accommodation and is home to 275 tenants.

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 provides active, committed and flexible management in addition to the strong financial foundations needed to keep pace with evolving occupier requirements.

We actively consider adding assets to the portfolio of BEST Network where there is a strategic fit.

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.



FLEXIBILITY, SPEED AND VALUE FOR MONEY

BEST Network offers flexibility for tenants to take space from as little as 100 sq ft (9 m²) 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 they need flexibility to expand and contract in line with their business cycle.

HELPING COMPANIES 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 companies to create new buildings tailored to their exact requirements.

Our experienced onsite teams can assist with the design and installation of customised laboratories on a co-investment basis with tenants and their bank or venture capitalist backers.

SUPPORTING BUSINESS

At BEST Network we help our tenants and partners 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 occupiers into a proven network of business development professionals to help all stages of a company's 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 on site teams who have specialist experience in supporting the growth of science and technology businesses.

BEST Network's grant funding specialists focus on access to Central Government, local authority, LEP and European grant funds.

NETWORKING AND MORE

All occupiers 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.

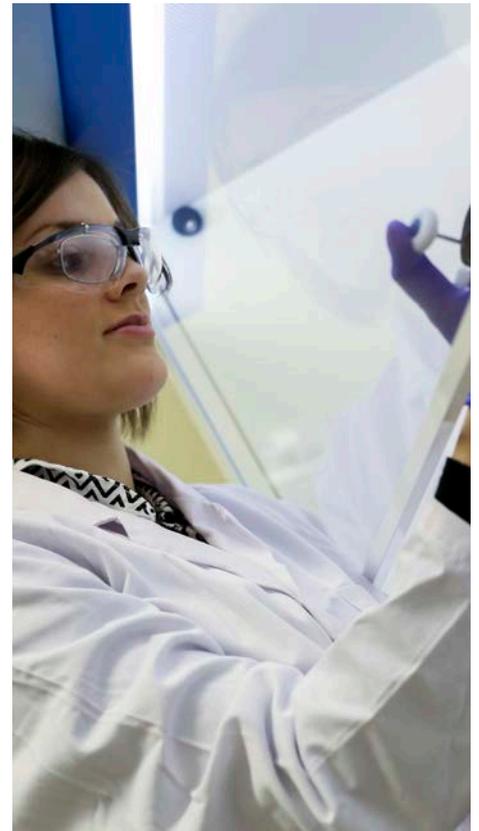
INSPIRING WORKING ENVIRONMENTS

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



BEST NETWORK OFFERS

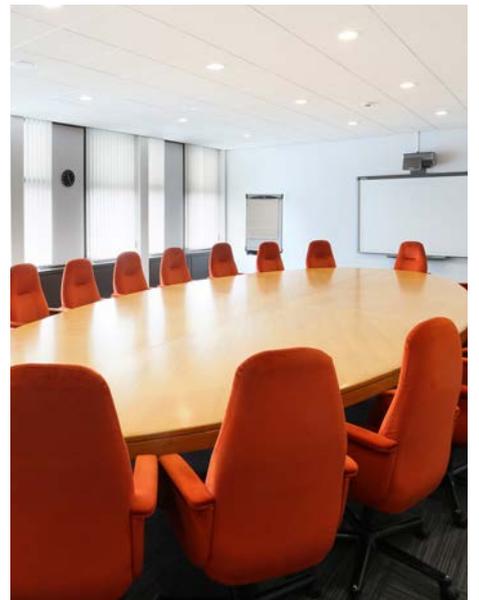
- UK-wide coverage
- Strategic geographical clusters
- Nationwide specialist facilities and services
- Flexible and supportive management
- University and research community links
- Infrastructure investment
- Development potential
- Best practice in sustainability
- Attractive working environments, which are secure and accessible
- Start up and Step up space



Modern buildings: Edinburgh Technopole



On-site restaurant: Langstone Technology Park



Meeting rooms: Wilton Centre



Bespoke building: Kent Science park



“ **EDINBURGH TECHNOPOLE HAS TICKED EVERY BOX FOR OUR BUSINESS.** ”
 JULIE SCOTT, SOLID FORM SOLUTIONS

**EDINBURGH
 TECHNOPOLE**
 NATURALLY
 INSPIRATIONAL
 SETTINGS

Edinburgh Technopole is set in 126 acres of mature parkland, yet within 15 minutes of the city centre and international airport and comprises 90,000 sq ft (8,360 m²) across four impressive, highly specified buildings with outline planning permission for a further 500,000 sq ft to be built in accordance with a masterplan.

It offers single workstations to open plan suites capable of office and laboratory fit-out.

Edinburgh Technopole is aligned closely with the University of Edinburgh, a lead member of the cluster of scientific and research organisations known as the Easter Bush Triangle, which includes: Roslin and Moredun Institutes, Pentlands Science Park, The Royal School of Veterinary Studies, SRUC and Edinburgh University.

Many of the Technopole’s tenants are leading names in the fields of animal science and bio science.

Over 100 companies have been attracted to base themselves in this important cluster and to engage with the community’s rich concentration of intellect and innovation. The neighbourhood has been named as ‘the most enterprising area in Scotland’.

- High level broadband provision
- Facilities management option
- Fully managed landscaped environment
- CCTV security
- Shared facilities with Pentlands Science Park
- Single workstations to open plan suites
- Office or laboratory fitouts
- Support to facilitate growth and innovation
- Four buildings in superb surroundings
- Bespoke new buildings can be funded and constructed



edinburghtechnopole.co.uk



“OUR PURPOSE-BUILT, STATE-OF-THE-ART LABORATORIES HAVE RECENTLY BEEN EXTENDED.”
TRIMEGA LABORATORIES

HEXAGON TOWER

THE BIRTHPLACE OF SCIENTIFIC INNOVATION

Hexagon Tower is an outstandingly well-appointed facility located in Blackley, North Manchester. A vertical science park!

Superb facilities make it a premier location for science and technology companies; as well other general businesses keen to thrive in a dynamic and nurturing working environment.

The 14-storey landmark tower comprises 157,283 sq ft (14,612 m²) of top-class laboratory accommodation for scientific and technology-focused businesses as well as serviced offices. A vertical science park!

Hexagon Tower offers an unrivalled combination of laboratory accommodation for science and technology based organisations as well as modern refurbished offices ranging from 150 sq ft (14 m²) up to 10,500 sq ft (975 m²).

With a strong scientific infrastructure already in place, a legacy from the ICI former presence, tenants can begin operations with the minimum of fuss and the maximum of speed.

For those wishing to tailor space for specific needs, the onsite facilities team can quickly build or redevelop to meet their requirements.

Hexagon Tower is home to a cluster of blue-chip science-based occupiers including Lubrizol, Lonza and Trimega.

- Laboratory and modern refurbished offices
- On-site gymnasium, aerobic studio and restaurant
- Over 500 car parking bays including disabled and visitors bays
- On-site building management team
- 24 hour access and 24 hour security
- Goods lift (200 kg capacity) access to all floors
- Two machine halls are available to house large scale equipment
- Engineering and laboratory technician support
- Almost all medical gases and mixed gases can be supplied and piped to tenant laboratories
- Air conditioned refurbished offices



hexagon-tower.co.uk



“OUR NEW FACILITIES MAKE THIS A GREAT PLACE FOR OUR EMPLOYEES.”
MARK KIRBY, MANAGING DIRECTOR GORESPONSE

KENT SCIENCE PARK AN ENVIRONMENT FOR SUCCESS

Kent Science Park is a spacious and dynamic science and technology campus located at Sittingbourne. Impressive tie-ups with research and academic bodies in Kent, London and across the UK make it a compelling location.

The 54-acre mature landscaped park offers 500,000 sq ft (46,450 m²) of high specification purpose-built accommodation at competitive rates.

The park is home to over 60 high-tech companies engaged in life science, pharmaceuticals, biotech, high-tech engineering, environmental, ICT, biomedical technology and wider knowledge economy activities.

There is a world-class service culture onsite, a dedicated team that allows companies to focus on what is really core to their success.

Kent Science Park offers a wide variety of letting space, ranging from units as small as 180 sq ft (16.7 m²) in multi-let buildings, to single-use detached accommodation from 3,000 sq ft to 40,000 sq ft (279 m² to 3,716 m²).

The campus provides an adaptable mix of laboratories, write up rooms and offices suitable for life science research and development, production and manufacture coupled with conference and meeting facilities, as well as storage, glasshouses and production facilities.

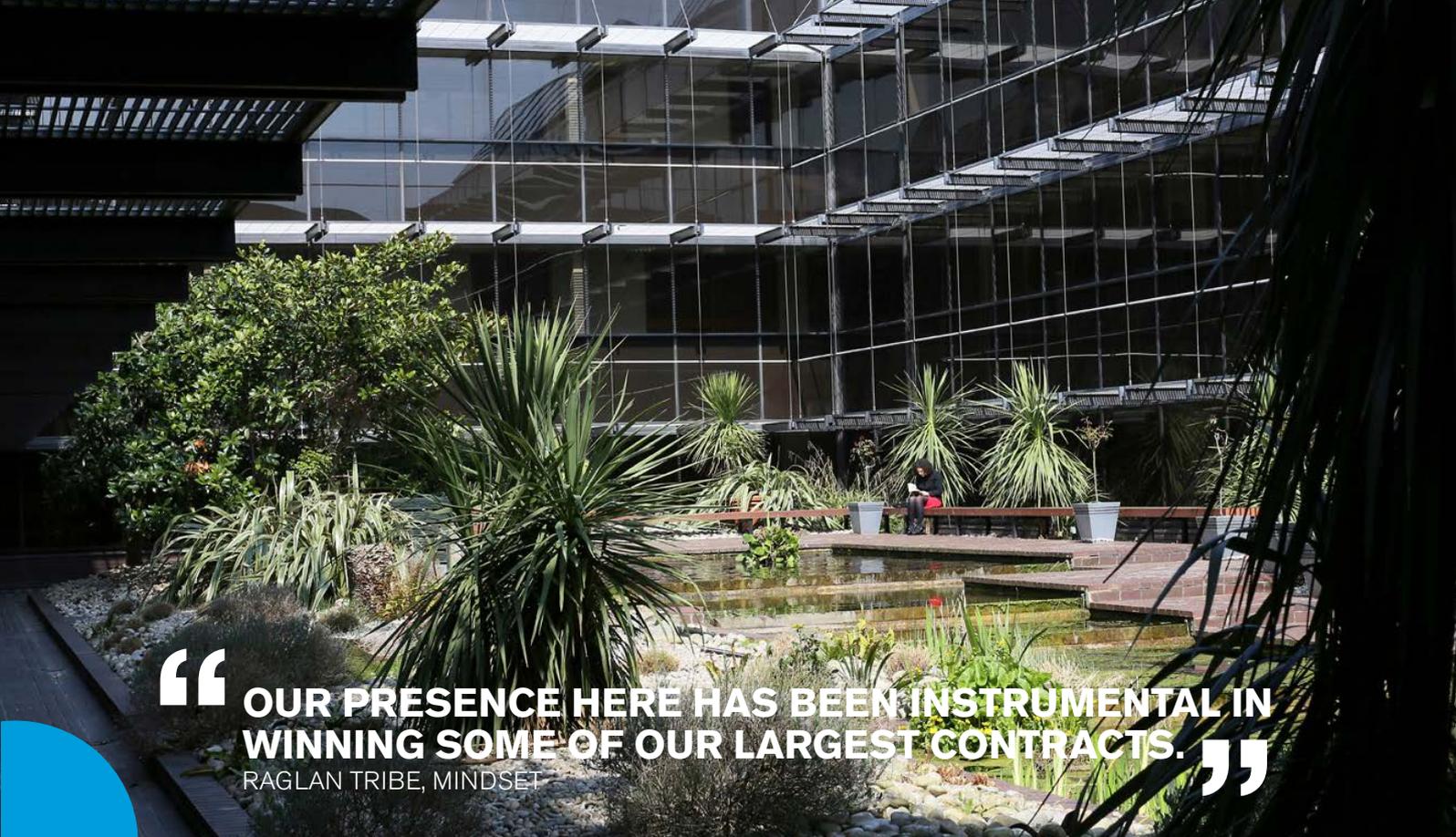
Laboratories range from 120 sq ft (11.1 m²), ideal for a single occupancy start ups, to 22,000 sq ft (2,004 m²) drug production facilities and 16,000 sq ft (1,486 m²) of analytical laboratories.

The EcoVillage Café and Shop provide excellent onsite catering, and there are high quality conference facilities, meeting and training rooms and a 118-seat lecture theatre, a gym and a swimming pool.

Kent Science Park has consent to build two new technology units on existing land and bespoke accommodation on land adjacent to the Science Park.

- Offices, laboratories, technology units and industrial accommodation
- Conventional and flexible leases
- High speed broadband and connectivity
- Launchpad provides support to facilitate startups, innovation and growth
- Excellent onsite catering provision
- Conference and meeting room facilities, gym and swimming pool
- Bespoke new buildings can be funded and constructed

kentsciencepark.co.uk



“OUR PRESENCE HERE HAS BEEN INSTRUMENTAL IN WINNING SOME OF OUR LARGEST CONTRACTS.”

RAGLAN TRIBE, MINDSET

LANGSTONE TECHNOLOGY PARK

THE HEART OF HAVANT BUSINESS COMMUNITY

Langstone Technology Park is located in Havant in Hampshire, with London, Heathrow and Gatwick airports and the Continent easily accessible.

The park offers a wide range of top-class facilities and services, including super-size data transmission levels and power supply and state of the art communications systems.

Set in 40 landscaped acres, Langstone Technology Park comprises 650,000 sq ft (60,350 m²) of high tech business space. There are also high-spec cellular offices suitable for office, call centre and manufacturing occupiers.

The cluster of science and technology businesses onsite ranges from major blue-chip and international companies to fledgling incubator firms taking their first steps towards business success. Among them are companies such as SSE, Xyratex, Jobsite, AT & T and PEER 1 Hosting.

Over 3,900 employees from 40 businesses enjoy the park's strong community feel and its modern onsite facilities. These include; a nursery, health and fitness centre, convenience store, Starbucks and large-scale restaurant. And coming soon is a new 81-bed hotel and a gastropub on land to the east of Langstone Technology Park.

A staff of 70 staff provide help and service round the clock, every day of the year, ensuring the infrastructure of tenants' businesses runs smoothly and that site security is maintained at high levels at all times.

- Flexible space options and opportunities
- Robust technical infrastructure and capability
- Extensive range of business relocation and development support services
- Corporate grade range of onsite facilities
- Impressive environmental credentials
- 180-seat conference centre, meeting rooms and hospitality
- Car parking for over 1,500 cars



langtp.com



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

STONELEIGH PARK

THE CENTRE OF AGRICULTURAL EXCELLENCE

Set in over 1,000 acres of land close to Coventry, Stoneleigh Park is a unique site set to become 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 rural businesses with their emphasis on food production, equine and livestock husbandry, sustainability, renewable energy, forestry activities and the wider rural economy. Many other related businesses are expected to join them soon, attracted by the opportunity to participate in a dynamic community of forward-thinkers.

Now 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 and agricultural innovation.

Over the next ten years, £50 million will be invested in new agri-science facilities and support services.

Among the current tenants are some of the most influential organisations representing the rural and land based economy such as the National Farmers Union and the Agricultural & Horticultural Development Board (AHDB). They can provide practical research and knowledge on markets and the latest agri-science developments. And they have long-standing credibility with UK decision and policy makers.

Stoneleigh Park has the potential to become a crucially important science hub that sparks new thinking on the key areas of food, fuel and water.

The Park offers a wide range of business support services to tenants. These include onsite decision makers with specialist agri-science knowledge, flexible lease terms that respond to sudden growth and changing property requirements at the different stages of the product development cycle, and a willingness to invest in very specialised space for promising tenants.

The central 250 acre site has approximately 850,000 sq ft (79,000 m²) of commercial space, plus planning consent for an additional 350,000 sq ft (32,515 m²).

- Wide range of commercial property to let
- New development and pre-let opportunities
- Showground, equine centre, 21,000 m² indoor exhibition space
- Parking for over 30,000 cars
- 58 bedroom hotel – Stoneleigh Park Lodge – soon to be extended
- Café, restaurant, gym and nursery facilities
- Range of business support services
- Planned new visitors' centre

stoneleighparkestate.com



IMPRESSED WITH THE ENVIRONMENT OF INNOVATION, COMMERCIALISATION, AND PROFESSIONALISM.



MATTHEW GRIMLEY, MANAGING DIRECTOR, GSA ENVIRONMENTAL LTD



WILTON CENTRE

THE HOME OF BUSINESS AND SCIENCE

Wilton Centre, situated on Teesside in the North East of England, is a thriving science and business park offering exceptional laboratory, pilot plant and office accommodation at competitive rental rates. The centre is also proud host of CPI's High Value Manufacturing Catapult.

Wilton Centre is set in a 75 acre landscaped park with a stunning backdrop of the Cleveland Hills. The spacious complex offers over 250,000 sq ft (23,000 m²) of high-quality open plan and modular office space.

Formerly an ICI world-class research and technology facility, the Centre enjoys strong links to the chemical and process industry, Teesside University and, increasingly, the offshore oil and gas sector.

Some of the largest chemical companies in the world have their UK head offices here, and there is a host of innovative SMEs and general businesses attracted by the compelling range of facilities and benefits. Wilton Centre is also home to The Centre for Process Innovation (CPI), a lead partner in the High Value Manufacturing Catapult. CPI helps companies to prove and scale up processes to manufacture new products and create more sustainable, efficient and economic industries of the future.

There are over 90 well-equipped laboratories of varying sizes, covering 86,000 sq ft (8,000 m²), and adaptable to specific research requirements. Serviced laboratories are available for immediate occupancy, ranging from individual laboratories to an entire floor with adjacent office space.

The Innovation Accelerator is dedicated to nurturing businesses in the chemistry, process engineering, technology and life sciences

sectors. 10,700 sq ft (1,000 m²) of fully-equipped pilot plants, specialist laboratories and office space enable fledgling companies to develop new products and processes, with minimal startup costs.

Wilton Centre's Technical Development Area (TDA) provides over 100,000 sq ft (9,300 m²) of high-quality serviced pilot plant and scale-up space in buildings with roof heights up to 14 m. The TDA offers excellent facilities for chemical and pilot plants, experimental rigs, machine testing and light industrial activity.

The Centre has been awarded ICT Active Ready to Occupy Leading Edge status for its ICT infrastructure and services.

- Secure 24 hour access with manned security
- * Parking for 1,600 vehicles
- 125 seat lecture theatre and conferencing facilities
- Self service restaurant, café, retail shop and hospitality service
- Business support and moving in services
- Flexible inclusive and shared office leases
- Serviced laboratories

wiltoncentre.com



LASALLE
INVESTMENT MANAGEMENT®

Real estate experience. Investment expertise.

Christopher Mitchell

Associate Director

+44 (0) 207 852 4571

cim.mitchell@lasalle.com



Vanessa Clark

+44 (0) 207 494 9399

07889 164 772

vanessa@sinclairclark.co.uk