



ADA LOVELACE BUILDING

Flexible office and
laboratory space for
your STEMM business

1,478 – 11,131 total sq ft available to let



Ada Lovelace Building

The three-storey building is named after 19th Century English mathematician Ada Lovelace. **Ada Lovelace comprises 20,000 sq ft of office and laboratory space designed for enterprises working in STEMM.** The building is located adjacent to the Met Office Collaboration building on the Science Park campus, just off Junction 29 of the M5.



Key points

- Flexible office and laboratory space (1,478 – 11,131 total sq ft).
- Tailored to suit tenants' needs, from bespoke workspace and fit-outs, to flexible lease lengths and office sizes.
- Sustainable and highly energy efficient. 44 kW Solar PV.
- Cat A / Cat A+ fit-out.
- Dedicated & EV parking available.
- EPC: A+ (Net Zero).



Flexible, contemporary office accommodation, research laboratory and workshop space to meet the needs of STEMM based companies.

Ada Lovelace Building Design & Sustainability

Workspaces benefit from excellent on-park support facilities in a pioneering building that is both BREEAM Excellent and EPC A+ net zero-carbon for operational energy.

The Ada Lovelace Building features a welcoming, triple-height entrance, while beyond the entrance an innovative zoning strategy futureproofs the development and maximises lifetime flexibility.

The floorplate-depth facilitates open-plan, adaptable spaces. Each floor benefits from four M&E zones which can be naturally ventilated and can combine to meet growth needs from c1500 sq ft to c6000 sq ft.

A single central core provides shared circulation, toilets and services.

CAT A+ fit-out makes it easy for tenants to relocate; they benefit from open soffits, extensive glazing, sound-baffles, kitchenettes, meeting rooms, digital locks and balconies.

Plant is located within purpose-designed external enclosures integrated with the landscaping.

Shared hard and soft landscaped spaces, large windows and private balconies provide great connection to the outdoors for occupants. Designed from a fabric-first approach incorporating high-levels of insulation and natural ventilation.

Orientated to benefit from superb views and mitigate against solar gain via appropriate shading.

Energy consumption minimised by use of passive design techniques which maximise natural daylight through extensive glazing, whilst minimising unwanted solar gain through brise soleil and built-in shading.

Space designed with lifetime flexibility-of-use in mind.

Fenestration incorporates louvre grilles for localised ventilation to meet specific demands of diverse occupiers. Designed to and achieves a BREEAM 'Excellent' rating.





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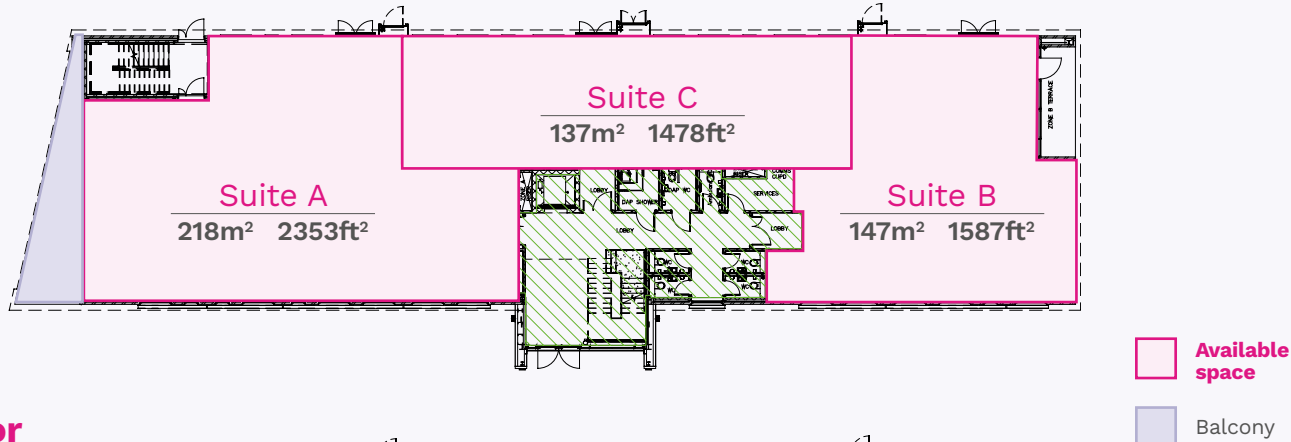
We chose the Science Park and specifically the Ada Lovelace building to enjoy the excellent location and stunning views, which our colleagues enjoy from the comfort of their desk or from the balcony. The office is well located with transport links and the Science Park offers amenities such as the café, events and will soon be co-located with a hotel which should increase the number of visitors to our office.

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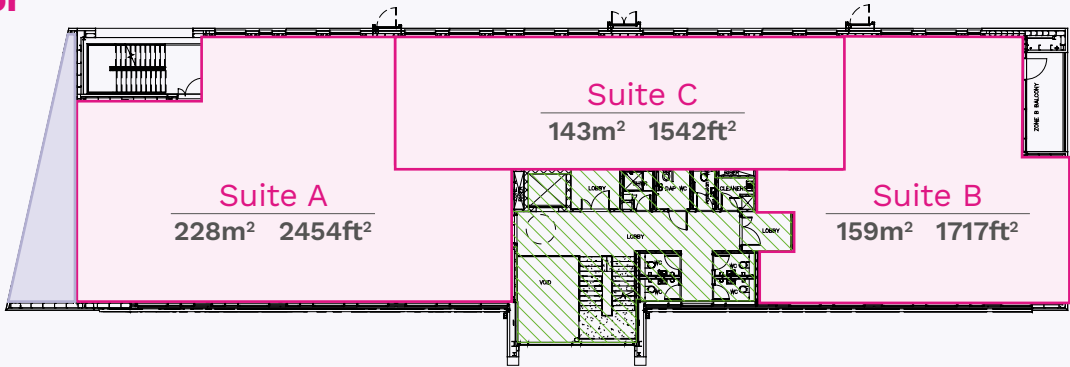
Josh Parsons
Stantec UK



Ground Floor



First Floor



Ada Lovelace Building
Available space

Detailed plans are available upon request

Ground Floor	530m ²	5,418 ft ²
First Floor	503m ²	5,713 ft ²
Total	1.033m²	11,131ft²



EXETER SCIENCE PARK

Exeter Science Park helps innovative STEMM businesses to deliver extraordinary growth and is creating a collaborative vibrant community of successful companies.

Be part of a growing STEMM community



A thriving network of like-minded STEMM businesses with innovative ideas, a willingness to collaborate and a drive to succeed.



Exeter Science Park

One of the South West's leading centres of activity for businesses in science, technology, engineering, maths and medicine.

We are committed to creating an environment where businesses can thrive; giving them access to state-of-the-art facilities, mentoring from SETsquared Exeter, and connecting them to a network of like-minded companies. We provide the space, support and skills for success.

As well as high-quality offices, laboratory space and facilities, we offer innovation support and access to a network of like-minded individuals and leading institutions to allow your company to grow sustainably.

There are 45 businesses based at the park, employing 750 people. Covering sectors including Healthcare & Medical, Lifesciences, Environment & Net Zero, Defence & Security, Digital & AI, Software as a Service (SaaS), Engineering, Defence & Security.

STEMM FOCUS

To maintain a focus on STEMM businesses we have a **'Gateway Policy'** in place. Companies wanting to become part of a community of passionate and driven professionals must be able to demonstrate one or more of the following:



Research and development of products or services;



Active collaborations with universities, higher education, institutes, research or similar organisations;



That they are a technology-based service.

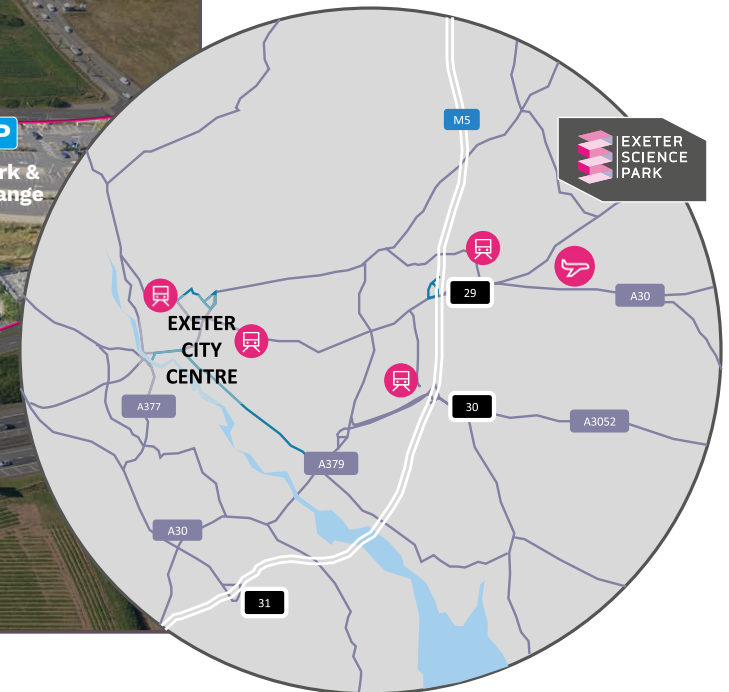
Business benefits

- High quality office and laboratory space
- Intensive business support
- Conference facilities
- Collaboration opportunities
- Open innovation events
- Resilient high bandwidth internet
- Onsite café discount
- Bookable conference space and meeting rooms discounted after booking
- Business and social activities
- 24/7 secure access
- Secure barrier system with registration recognition
- Free car parking, based on level of occupancy
- Electric vehicle charging



Location

Located strategically at the intersection of the South West's major north-south (M5 and A38/A380) and east-west (A30) roads, within three miles of Exeter International Airport and within 5 miles of Exeter St David's mainline railway station.



By rail – Exeter St David's destinations include London (2 hours), Bristol (1.25 hours) and Birmingham (2.5 hours).

By air – Exeter International Airport's destinations include major UK and European cities.

The Exeter Science Park is well served by local bus routes and bike paths into and around Exeter City Centre.



137,000+
Population

Increase of 15.5% in past 10 years



5.8 MILLION
population within the
SOUTH WEST

650,000
PEOPLE
WITHIN
60 MINUTE
DRIVETIME

**ACCESS TO THE
M5 MOTORWAY**
AND REGIONAL EXPRESSWAYS

35,000
PEOPLE COMMUTE
INTO EXETER

Exeter

**EXETER
RANKED 6TH
GOOD GROWTH
INDEX 2024**

**SECOND HIGHEST
CITY IN THE UK**
8.9% GVA
GROWTH RATE IN 2021
6.75% GVA
GROWTH RATE IN 2022

SOUTH WEST
8.2% GVA
GROWTH RATE IN 2021
6.1% GVA
GROWTH RATE IN 2022

**WORKFORCE
QUALIFICATIONS
SUBSTANTIALLY
ABOVE NATIONAL
AVERAGE**

5,571
REGISTERED
BUSINESSES
IN EXETER

4,866
REGISTERED
BUSINESSES
IN EAST DEVON

Source: Office for National Statistics,
Devon County Council, Good Growth Index 2024



voco Zeal Hotel

voco Zeal Exeter Science Park hotel features 142 bedrooms, a restaurant and bar showcasing local produce, a mini gym, gardens and versatile meeting space. The hotel is 100% electric and has a car park with 12 EV charging points.





Tenure & Terms

The units are available on a repairing and insuring lease for a term to be agreed.

Services

Service charges are applicable in this building. Activities covered by the service charge are charged at cost, and these include, maintenance, cleaning, security, utilities and estate costs, etc.

In addition, a proportional service charge is payable on the estate to cover the upkeep of the common parts, landscaping, etc.

Rateable Value

The rateable value for the units are available upon request.

VAT

All figures quoted are exclusive of VAT, where applicable.

Legal Costs

Each party to bear their own costs in the preparation and completion of the new lease.

Viewing and further information

By appointment with the marketing agents:

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