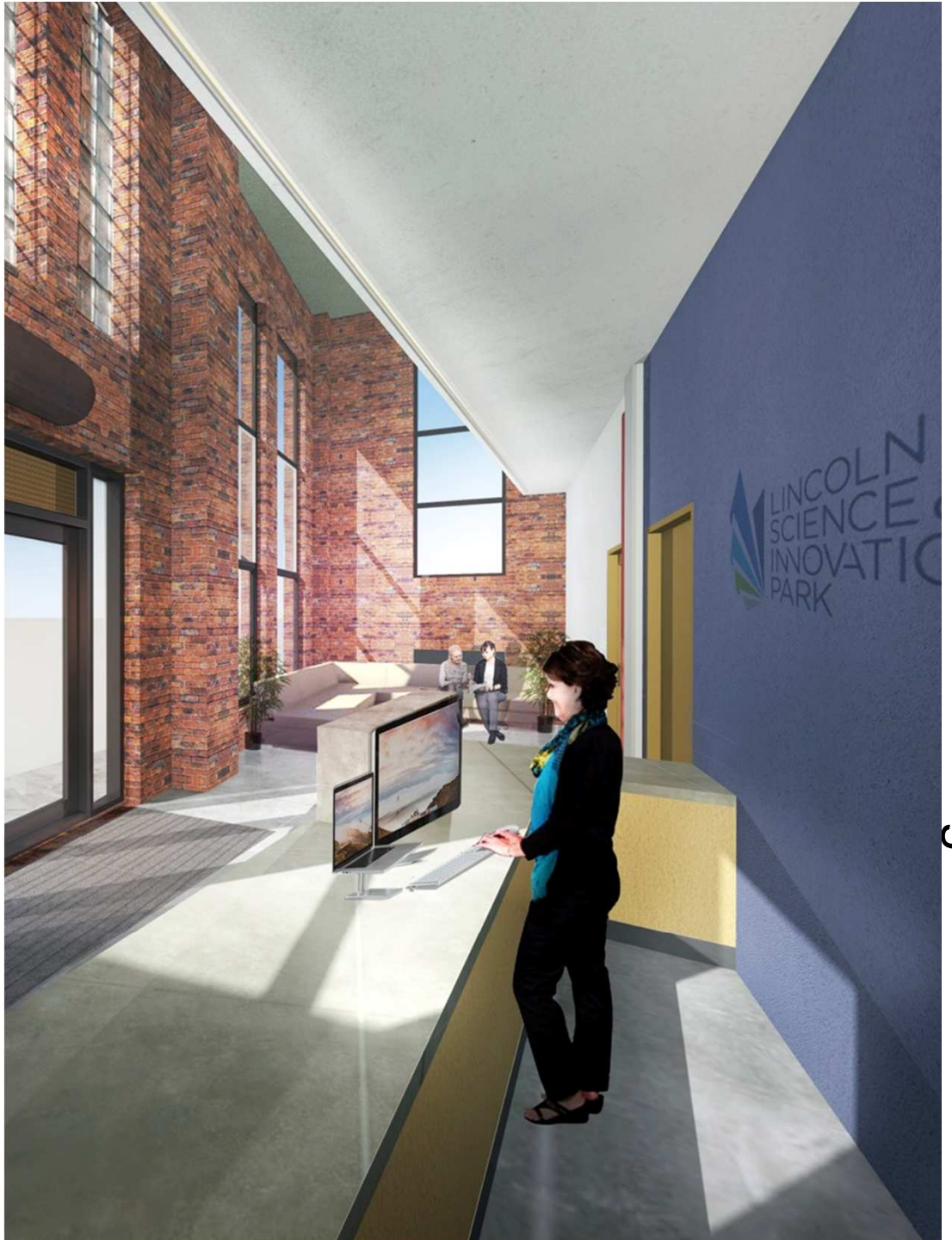




# LINCOLN SCIENCE & INNOVATION PARK



## Background

**The Boultham Railway Loop area was once a hive of industry.**

- Site of Spike Island; the testing facility for the first Tank;
- Once the largest production facility for aircraft engines;
- By the 1960s home to one of the worlds largest excavator manufacturers, Ruston Bucyrus with more than 2600 employees on site;

**By 2012 the area was largely used for industrial storage, metal recycling and other low skilled work. Symptomatic of a Greater Lincolnshire problem;**

- Second worst LEP area for business investment in R&D;
- Second worst LEP area for employment in the knowledge economy.



# LINCOLN SCIENCE & INNOVATION PARK

## Lincoln Science and Innovation Park

Conceived to provide a home for technology and innovation led businesses in Lincolnshire, Lincoln Science and Innovation Park has a range of multi-occupancy and design and build opportunities for firms as well as a wide range of on-site services for tenants and others.

- On site café
- Wide range of meeting rooms and conferencing facilities
- Attractive landscaped environment
- Short walk to Lincoln City Centre and the Transport Hub
- Close integration into the University of Lincoln campus
- 5 mins from the A46 and 25 mins from the A1



# LINCOLN SCIENCE & INNOVATION PARK

## Early Developments

The Lincolnshire Local Authorities developed an early Enterprise Park plan in the late-1990s/early 2000s.

- First development: **Think Tank Innovation Centre**;
- Funded by LA, RDA and ERDF and completed in 2003.

The University of Lincoln took over Think Tank head lease in 2012.

- Currently split between academic and commercial space;
- Plan to bring it back to majority commercial over the next 5-years.

As of 2012 the site was still isolated and fragmented.



# UNIVERSITY LINCC



# LINCOLN SCIENCE & INNOVATION PARK

## Joseph Banks Laboratories

Formerly 'Becor House' – Once the HQ of Ruston Bucyrus, more recently used as multi occupancy offices owned by Lincolnshire Co-op. **Lincolnshire**

- Co-op already a staunch supporter of the University;
- An initial pharmacy recruitment problem coincided with University plans to expand the College of Science Research Base.

**2012-2014 7000m<sup>2</sup>+ redevelopment costing in excess of £14m;**

- Home to the Schools of Pharmacy, Chemistry and Life Sciences;
- 2500m<sup>2</sup> of general and specialist labs
- 1000m<sup>2</sup> specialist animal behavior unit



# Boole Technology Centre

Opening in Spring 2017, the Boole Technology Centre is the first purpose build development of the Lincoln Science and Innovation Park targeted at commercial tenants who demand the highest standards and specifications.

- Multi occupancy **offices** and **laboratories** from **400 sqft** to **5000 sqft**
- Highly flexible space in a stunning modern design at the gateway to Lincoln Science and Innovation Park
- Landscaped location in the City Centre
- High specification including **three-phase power, high speed broadband, energy efficient systems**
- Reception services, meeting rooms, ample car parking, 24-hour security and 24/7 access control



# Boole Technology Centre I: Progress



# Boole Technology Centre I: A Place to do Technology

- **Virgin** and **OpenReach** fibre bearers into Server Room (currently 1G each);
- Full resilience in server room and ISP level security through **Bridge Fibre**;
- Fibre distribution around building;
- Range of connectivity solution from 30Mb at 1:5 contention to 1G uncontended;
- 4kn/m<sup>2</sup> Floor Loading throughout including roof;
- Direct duct access from units to secure plant screen on roof;
- Foot and plant lift access to the roof for tenant plant control;
- Three Phase Power throughout;
- Chemically resistant drainage;
- Natural gas and water to units;
- **Model: WiFi throughout**



## Boole Technology Centre II: A Place to do Business

- Full reception and secretarial service;
- A range of meeting rooms/informal breakout spaces both in Boole and the Think Tank;
- On site café;
- 24-hour security and CCTV;
- Individual security systems for units;
- Dual level security access;
- 365-day tenant access;
- Good car-parking for tenants and their visitors;
- Business support package.

## Boole Technology Centre III: A Great Place to Innovate

- Co-locate with University of Lincoln - main research labs 20 meters away;
- Access to academics and research facilities;
- Access to students for internships, projects and casual workers;
- Access to graduates and graduate programmes;
- Co-locate with peers;
- Walking distance of Lincoln City Centre including Transport Hub;
- Enter at the ground floor of an ambitious project that will redefine business and innovation in Lincolnshire.

**The new home of Innovation and  
Technology in Lincolnshire**

# LINCOLN SCIENCE & INNOVATION PARK

## An Innovation Community

Like the design team of the WW1 Tank, who met in the White Hart Hotel in Lincoln, great innovation has always had a spatial element. A relaxed environment that encourages the different agents of innovation – researchers, entrepreneurs, consultants, investors– to mix is a necessary part of invention. Lincoln Science and Innovation Park is building this community for Greater Lincolnshire.

- A world class science research facility designed for both academic and industrial use
- Facilities that encourage University members, tenants, industry leaders and others to mix in both formal and informal environments
- Clusters of key sectors and supply chains





# LINCOLN SCIENCE & INNOVATION PARK



**Lincoln Science and Innovation Park Ltd**

Think Tank, Ruston Way  
Lincoln, Lincolnshire, LN5 7FL  
info@lincolnsiencepark.co.uk  
++44 (0)1522 668800

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