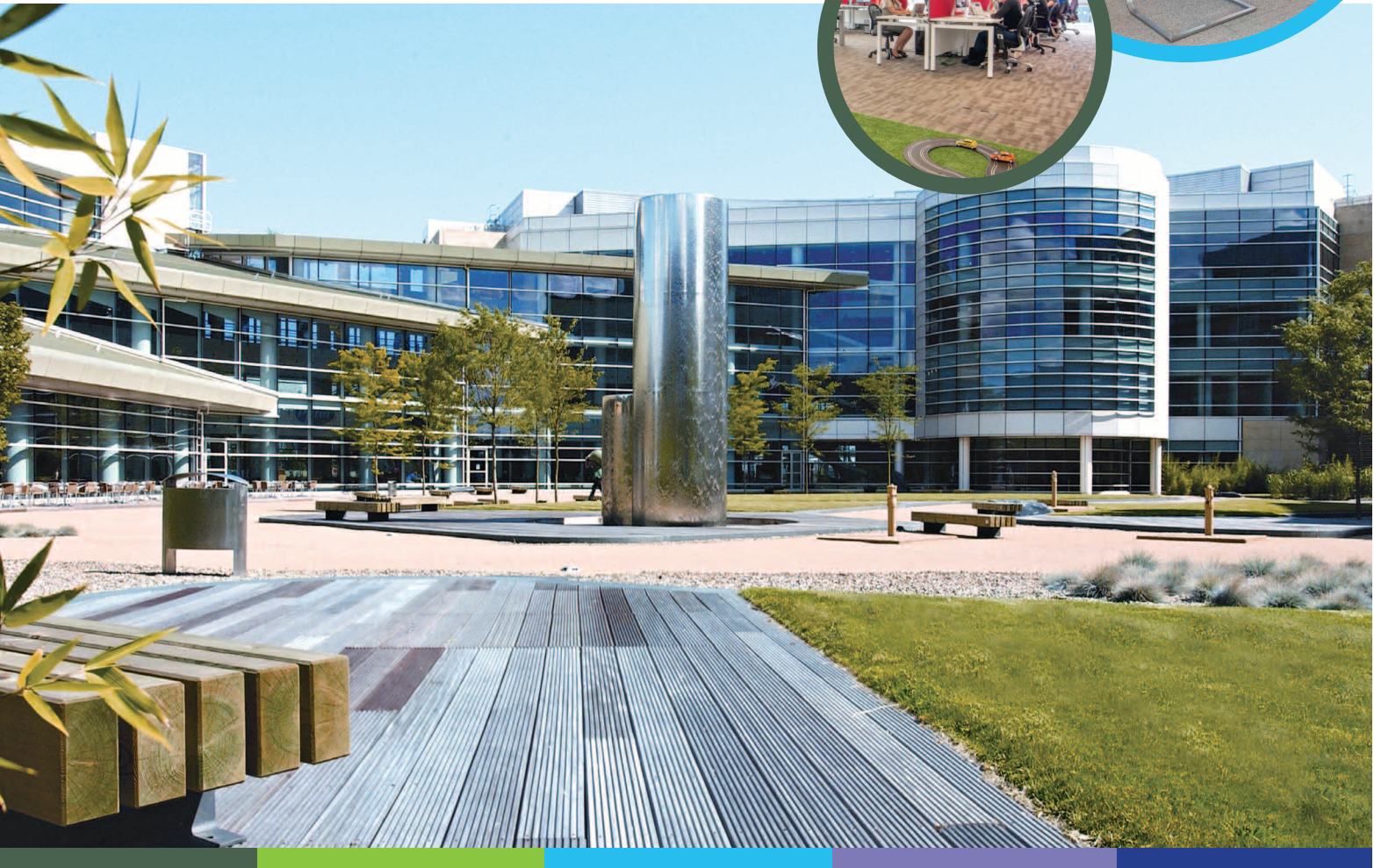




# DISCOVERY PARK







“Office space for start-ups and medium sized enterprises to global headquarters”

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# Discovery Park

A global attraction

**We are Europe's leading science and technology park.**

Our world class facilities have attracted a host of international companies from the business and enterprise, life science, pharmaceutical, biotechnology, science and technology sectors and we have created an environment where emerging businesses and established organisations can work together.

Professional corporate office spaces are available in sizes to suit all organisations - from start-ups and medium sized enterprises to global headquarters. Our vision is to build a unique community where business and lifestyle can combine to create a truly outstanding work environment.

# Why Discovery Park?

Discovery Park offers a unique working environment and is home to a diverse range of international and local businesses.

With over 80 companies and more than 1,600 people from established organisations in a broad range of sectors, we have a vibrant community of skilled professionals sharing knowledge and expertise.







# Explore the site

To the left is a map showing some of the key buildings at Discovery Park. A full and interactive version of the map is available on our website.

- |   |                                       |     |                           |
|---|---------------------------------------|-----|---------------------------|
| 1 | 500 (R&D)                             | IH  | Innovation House          |
| 2 | MGRG - IMC (Mylan)                    | EC  | Event Centre              |
| 3 | Florey Chain House (Pfizer)           | DPH | Discovery Park House      |
| 4 | The Gateway                           | D   | Proposed Development Land |
| 5 | Warehouse                             |     |                           |
| 6 | Process Development Facility (Pfizer) |     |                           |
| 7 | Genea Biomedx                         |     |                           |
| 8 | High Bay Warehouse                    |     |                           |
| 9 | Kilo Lab                              |     |                           |



# A strategic location

We can be reached quickly and easily from anywhere in the world. The park is approximately 80 miles from London and benefits from a strong network of transportation links. Placed strategically between London and Western Europe, our facilities appeal to the global market. Reach us:



### By Car

**Channel Tunnel:**

30 minutes

**Dover:**

18 minutes

**London Gatwick:**

1 hour 15 minutes

**Central London:**

2 hours 5 minutes



### By Train

**Paris:**

1 hour 52 minutes

**Brussels:**

1 hour 44 minutes

**London St. Pancras International:**

1 hour 16 minutes



### By Air

**London Gatwick:**

Flights operated by all major airlines

**London City Airport:**

Flights to Europe and New York



### By Bus

Stagecoach East Kent operates a frequent service to and from Sandwich.

For more information visit [stagecoachbus.com](http://stagecoachbus.com) call the travel line on 0871 200 22 33 or text 'traveline' to 84268.



### By Taxi

If you are arriving into Ramsgate Station or Dover Priory Station taxi's can normally be found outside the station.



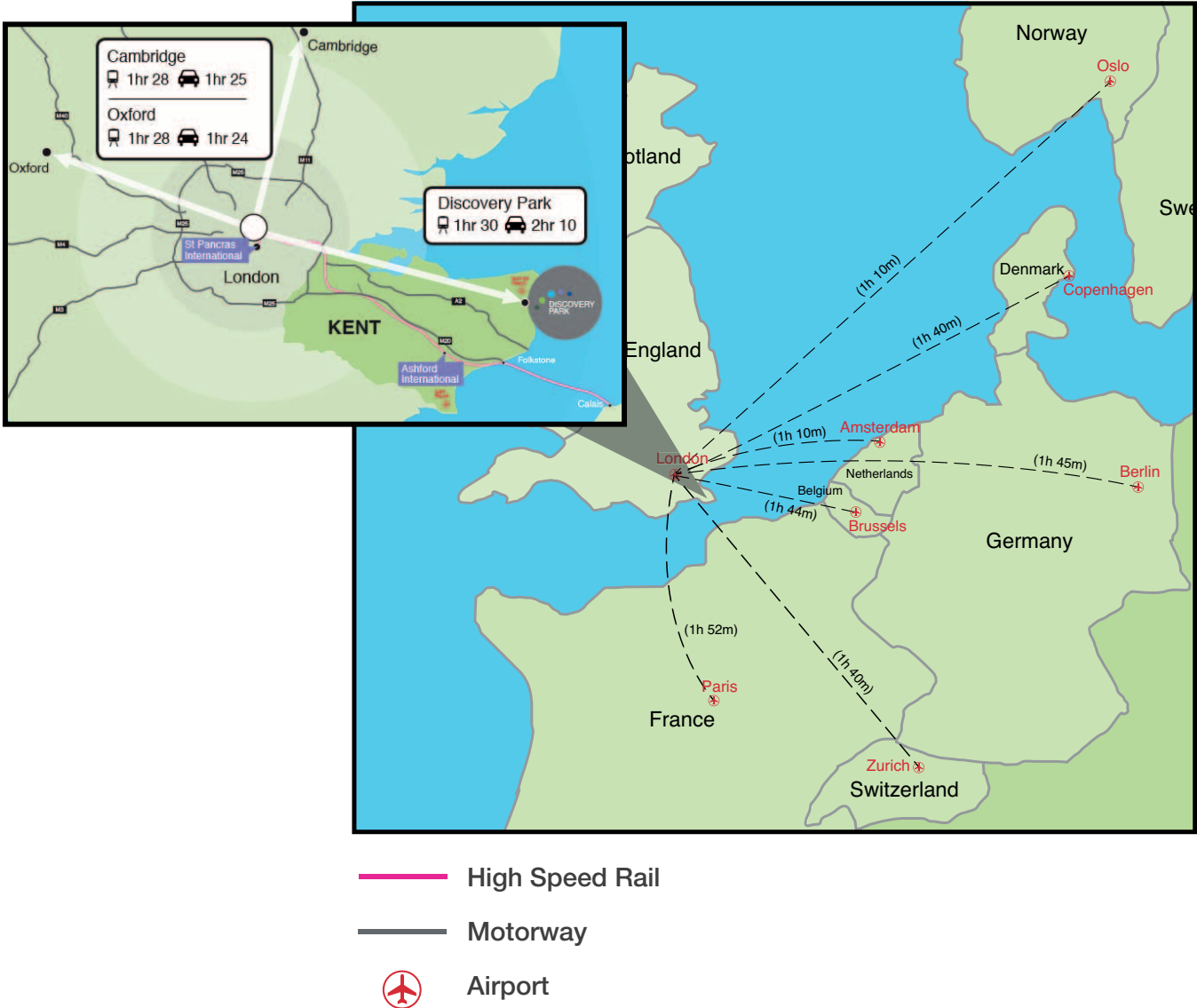
### By Ferry

**Calais to Dover:**

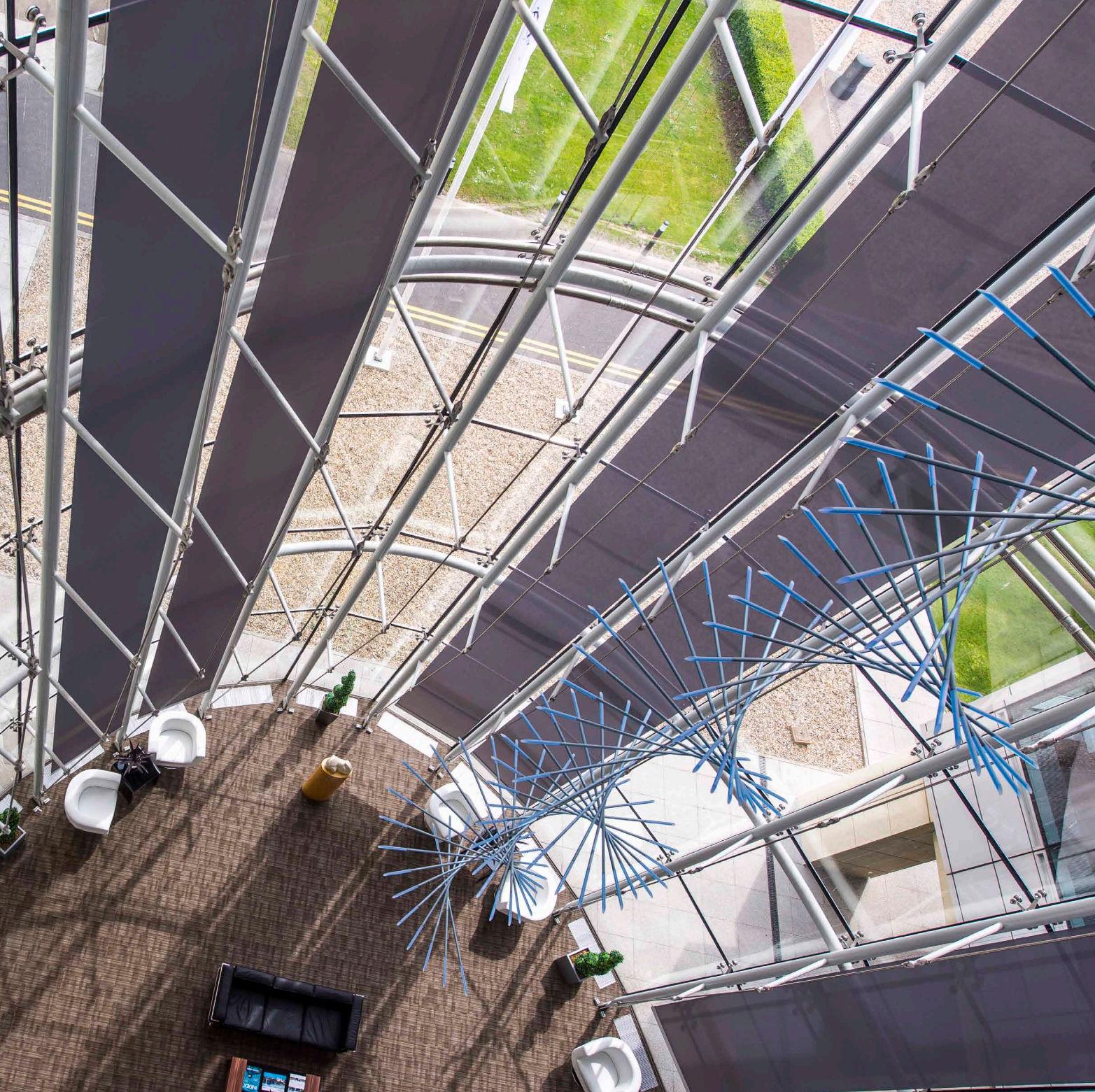
1 hour 30 mins

**Dunkirk to Dover:**

2 hours







# Enterprise Zone



Discovery Park holds Enterprise Zone status, which brings a wealth of benefits to tenants.

There are four key benefits to locating your business to an Enterprise Zone:



## Financial benefits

By locating your business to Discovery Park, you can claim 100% Business Rates relief over a five year period. There is also potential to claim Enhanced Capital Allowances for investment in plant and machinery. Other benefits, such as lease payment holiday, low-rent incubator units and development funding are also available.



## Customer connections

The business community at the park is committed to sharing services and supporting internal growth and we are home to a diverse range of commercial organisations, keen to share and network.



## Simplified planning

Local Development Orders grant automatic planning permission for specified types of development within Enterprise Zones. Locating to Discovery Park enables you to potentially develop to accommodate the needs of your business, saving considerable time and money.



## Enhanced infrastructure

Super-fast broadband and easy access to motorways, rail, airports and ports all add to the appeal of our site and our businesses benefit from locally based, skilled pool of labour to support their growth.





# Innovative spaces

Countless possibilities

**We have premium office spaces available, suitable for all commercial organisations.**

The modern offices in Innovation House are contemporary, well-presented and air-conditioned. Offices can be arranged in open-plan, traditional or alternative layouts and will house 2 – 2,000 employees.

For companies that require informal breakout areas, meeting rooms and shared support facilities, we can create a bespoke space to suit your specific business needs.





# Facilities

There are a wide variety of first-class services and high-quality outlets available to our tenants, designed to complement and enhance your work environment.

Set in landscaped gardens with peaceful outdoor spaces, our facilities include:

## Spaces

-  Events
-  Conferences
-  Meeting rooms
-  Open networking areas
-  Air conditioned throughout

With more tenants consistently joining the site, our offer of facilities continues to grow, adding to the availability of a positive work/life balance.

## Services

-  Dry cleaning
-  Ironing
-  Gym
-  Childcare onsite (Coming Soon)
-  Concierge
-  Cleaning
-  Physiotherapy
-  Security
-  Lift share (liftshare.com)
-  Health and beauty
-  Visitor Centre
-  Post/DX Exchange

## Food

-  JAVA Café
-  JAVA Bakery
-  JAVA 2 GO
-  Restaurant
-  Catering





 **Raleigh**  
SUITE



 **Edison**  
SUITE



 **Fleming**  
SUITE



 **Columbus**  
SUITE



**The  
Boardroom**



## DISCOVERY EVENT CENTRE

**The event centre offers a suite of premium meeting spaces.**

Located in Discovery Park House and Innovation House, tenants and the public can make use of a suite of formal meeting rooms, complete with dedicated catering services.

Whether you are looking for a meeting room to accommodate two people or 20 delegates, we have spaces to suit your needs. For enquiries and more information on our full range of suites please contact: [info@discovery-park.co.uk](mailto:info@discovery-park.co.uk)





# Personal balance

Fitness, beauty and health



## Gym

The gym is available for all employees to use and can be found in Innovation House. It has high-quality equipment, featuring more than 30 stations, and the exercise studio run a variety of early morning, lunchtime and after work classes.

Run by BayPoint@Work, the gym is fully supervised by REPs accredited instructors from early morning to early evening.



## Health and Beauty

Kent Beauty and Massage provide an extensive list of beauty rituals from its location in Innovation House. Treatments are carried out by highly trained staff in comfortable and professional treatment rooms and include manicures, pedicures, waxing and facials.



## Physiotherapy

In Discovery Park House, a physiotherapy practice is run by local specialists, United Health Kent. They specialise in musculoskeletal and occupational physiotherapy and are experienced Chartered Physiotherapists.

As well as treating conditions, the clinic can give advice to help to prevent workplace injuries caused by poor working postures.







# Food for thought

Stirring the senses



## JAVA Café

Located in Discovery Park House, JAVA Café offers a varied menu of light snacks, hot and cold breakfasts and executive lunches, as well as a choice of freshly brewed hot beverages and pastries.

The friendly atmosphere in the restaurant is perfect for casual business meetings.



## JAVA Bakery

Located in Innovation House, JAVA Bakery provides an assortment of freshly baked speciality breads and loaves, savoury pastries and patisseries.

A full selection of tea and coffee and a variety of soft drinks are on sale all day to quench your thirst, as well as snacks, cakes and confectionary.



## JAVA 2 GO

JAVA 2 GO is open from 8am - 2pm in Discovery Park House and serves a choice of freshly brewed hot beverages and pastries.





“The park is secure 24  
hours a day, 365 days  
a year”

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## Top security

Safety is paramount

### Parking

There is ample parking on site, which can accommodate all employees, and we provide parking for all tenants in areas close to the occupied buildings.

Spaces immediately next to the main buildings are also reserved to incentivise car-sharing.

### Security

Security is one of our key priorities and we work hard to keep people, intellectual property and property safe to make working here a secure and enjoyable experience.

The park is guarded 24 hours a day, 365 days a year, staffed by a team of skilled, professional security officers. All officers are SIA licensed and trained in a multitude of disciplines and our operations are managed through a dedicated high-tec control hub. The park is also protected by over 40 CCTV cameras as well as Intruder Detection Systems and Site Fire Systems.





“Our business services are here to relieve some of your day-to-day duties”

# Additional support

## Enhancing your work experience

### Concierge

Discovery Park provides a range of bespoke concierge services for our tenants. Our service offer includes:

- Dry cleaning
- Shuttle buses
- Mail coordination
- Travel coordination
- Administrative support

All of our business services have been introduced to relieve some of your day-to-day business duties, freeing you up to get the most out of your working day.

### Childcare

We work with a number of nurseries and childcare providers to enable our tenants to take advantage of discounted childcare services at facilities located in Sandwich.

On-site facilities will be coming soon.







Dover Castle



Botany Bay



The Quay, Sandwich



“The coastal towns of Deal, Ramsgate, Broadstairs and Margate are nearby”

# Life in East Kent

The perfect place to work and play

## Sandwich

The historic medieval town of Sandwich, found in East Kent, is surrounded by a community of picturesque villages and is close to the city of Cantebury. The coastal towns of Deal, Ramsgate, Broadstairs and Margate are nearby and the River Stour runs through the town. Sandwich is also ideally situated just two miles from the sea.

## Life in Kent

Kent borders London and is one of the English Home Counties, often referred to as the ‘garden of England’. With a resident population of over 1.7million, it is one of the largest counties in the UK.

The combination of beautiful countryside, stunning coastline and diverse recreational opportunities make Kent a desirable place to work and live. East Kent is also home to a host of iconic landmarks such as Canterbury Cathedral, Leeds Castle and the White Cliffs of Dover.





## The global hub for science, technology, business & enterprise

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