

# Building 190

**KENT SCIENCE PARK**

*Part of Pioneer Group*

3,847 ft<sup>2</sup> of available Laboratory & Office Space

## Building 190

### Perfect for start and scale up science and technology companies in the South East.

Kent Science Park boasts a community of various clusters including companies working in diagnostics, BioPharma, MedTech, food innovation, renewable materials, and more.

The 300+ businesses who make up the Pioneer Group collective all have different realities and priorities. We understand the distinction and reflect those needs in everything we do.

The property is designed to support early stage and growing companies with fully fitted labs and easy in - easy out leases to allow for agile growth.

Other accommodation such as office space we have on-site can also be converted into laboratories, providing further opportunities on-site.



# Building 190

## Building Specification



Fully furnished laboratories



Offices



Kitchenettes & WCs



C75 EPC rating



Secure storage area for lab consumables



Meeting rooms



Ample parking on site



Up to 6,510 ft<sup>2</sup> available



Power Capacity:  
Max 300amp

## Park Amenities



Secure bicycle storage on site



Childcare Nursery on site



Swimming pool & gym on site



24/7 security



Nearby to park café & restaurant



## About Pioneer Group

Pioneer Group believe in the power of innovation and collaboration, to tackle human and planetary health challenges.

Across the UK and Ireland, Pioneer provides real estate, venture building, and investment expertise to companies tackling human and planetary health challenges.

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6,400 people working on sites

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300K sqft under development

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2.6M sqft of laboratories

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10 locations across Europe

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2M sqft future development planned

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VC investment fund



# About Pioneer Group

## Real Estate

Pioneer manages over £1 billion of real estate across 12 locations in the UK and Ireland. Our campuses offer a range of specialist laboratory, industrial, and office space to support scientists, technologists, entrepreneurs, and engineers on every step of their journey from R&D to manufacturing. Spaces with the flexibility, functionality, and form to support the science and the people behind it.

## Venture Building

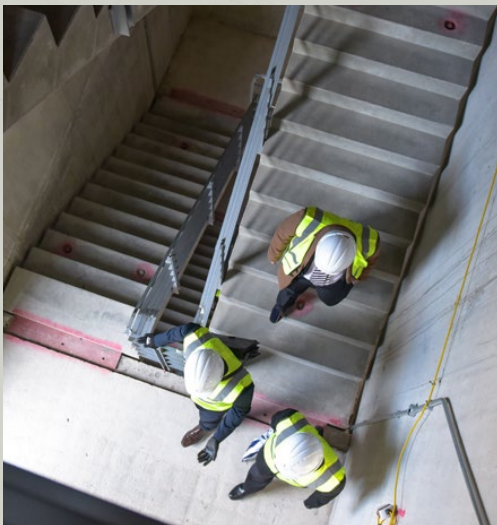
We're here from the beginning and have been for nearly 20 years, bringing our hands-on, tailored approach to getting your business off to the best possible start. Pioneer delivers a comprehensive suite of accelerator and venture building activities, supporting founders to transfer cutting-edge discovery into visionary ventures that scale.

## Investment

Pioneer manages various funds that invest in young businesses and specialise in pre-seed and seed funding. The primary focus is on companies with which we have previously worked with on our Accelerator Programme or those based at our sites. This allows us to develop a deeper understanding of the people, technology, and business before making any investment decisions.

## Ecosystem

Pioneer stands as Europe's largest collective of scientists, technologists, and entrepreneurs. Our extensive portfolio encompasses hundreds of companies engaged in collaboration with universities, high-growth enterprises, large corporates, healthcare providers, and local government. We're not just a community; we're a dynamic network that believes in making a real impact.



# Kent Science Park Site Map

## Map key

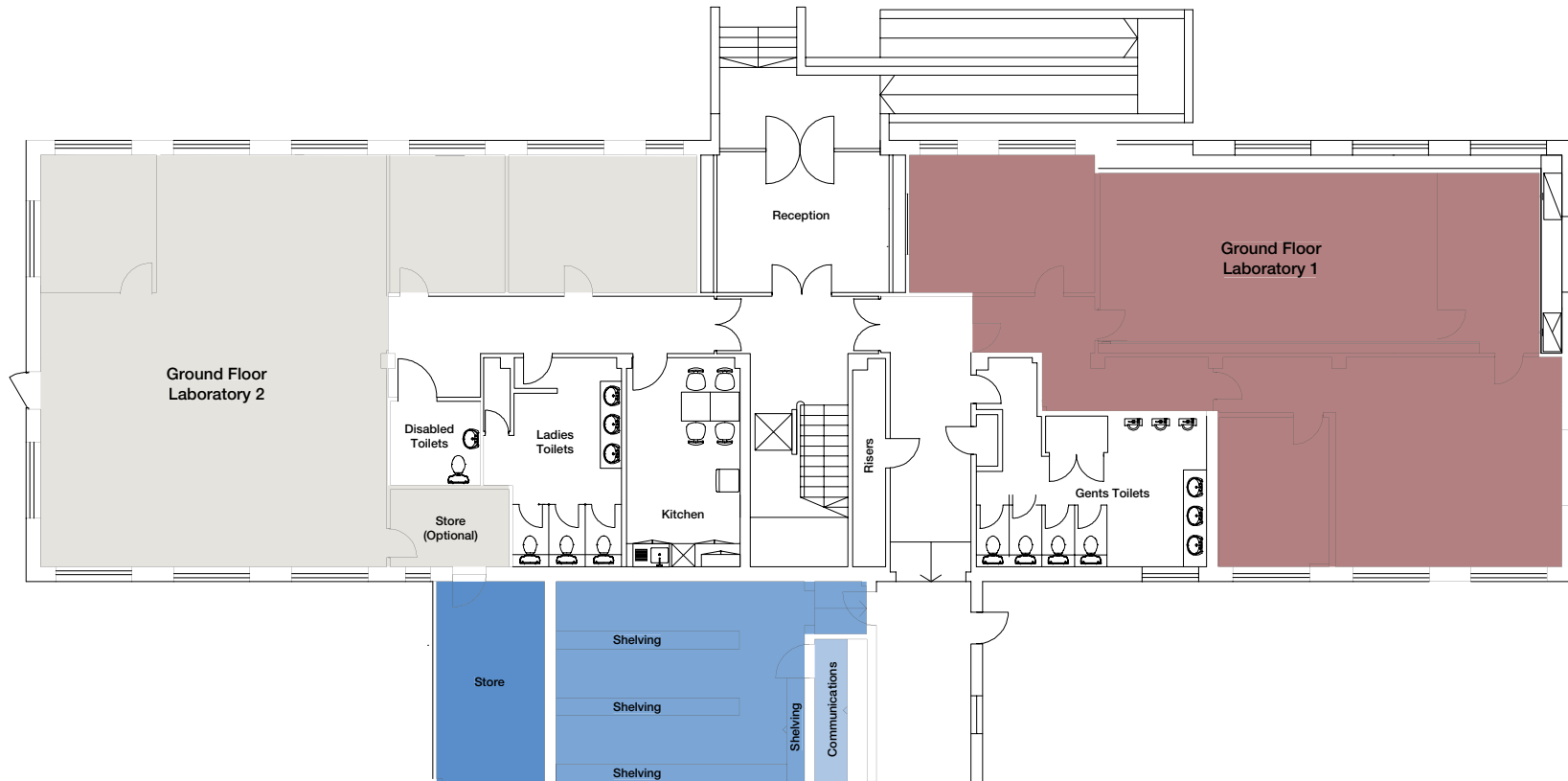
- Offices
- Manufacturing
- Labs
- Swimming Pool
- Plant Room
- Data Centre
- Warehouse
- Lecture Theatre
- Nursery
- Fitness Centre
- Greenhouses
- The Hub
- Entrance and Security
- Car Parking
- Development land



# Ground Floor Plan Total Area: 247.4 m<sup>2</sup> / 2,663 ft<sup>2</sup>

Room Area

Units	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Laboratory 1	124.7	1342
Laboratory 2	122.7	1320



Storage Sizes: 153 ft<sup>2</sup> 385.5 ft<sup>2</sup> 58.5 ft<sup>2</sup>

# First Floor Plan

Total Area: 357.4 m<sup>2</sup> / 3,847 ft<sup>2</sup>

Room Area

Units	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Office 1	171	1841
Office 2	126.6	1363
Meeting Room	59.8	644



Available Office Space:

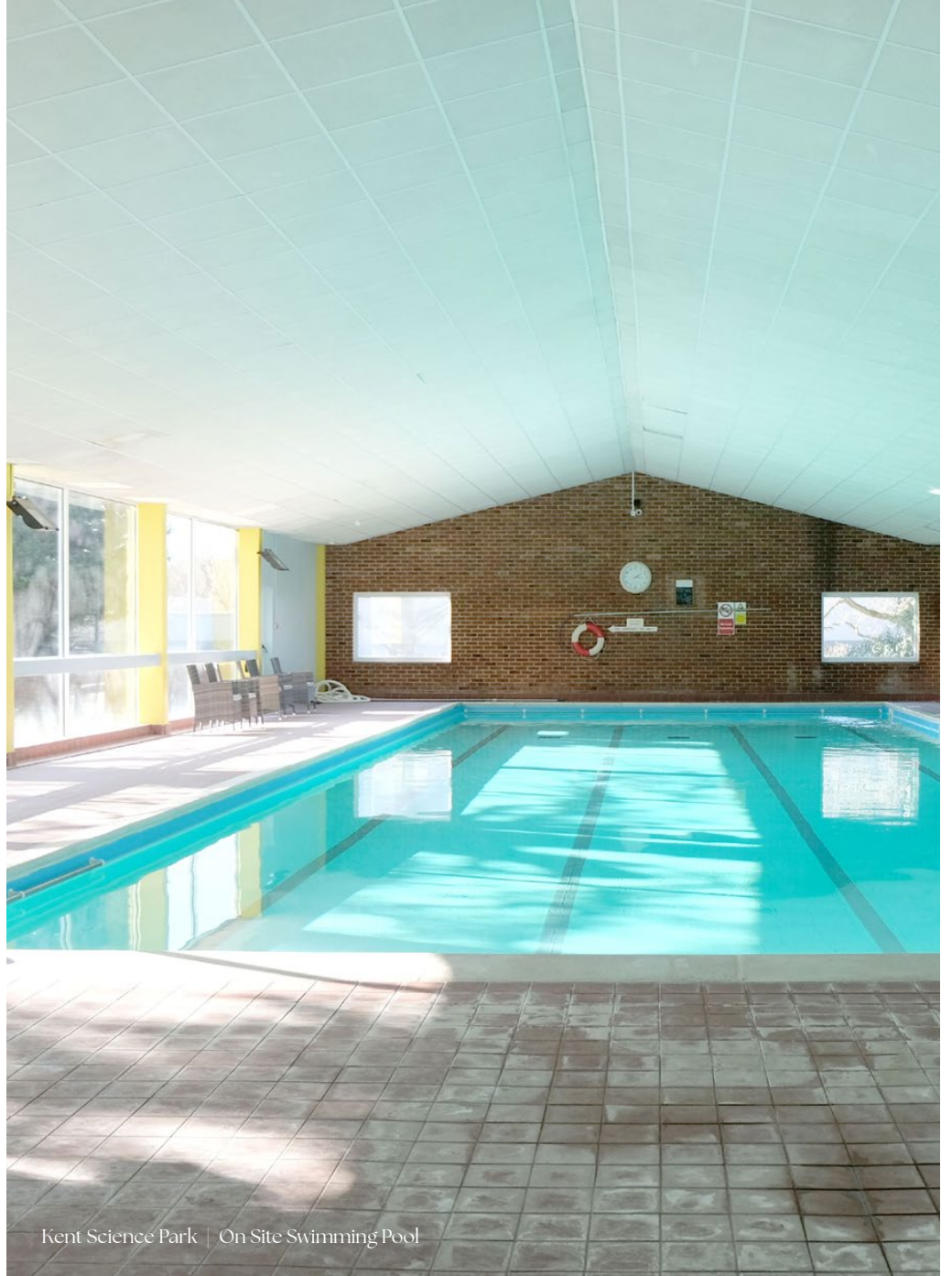
Office 1

Office 3

Meeting Room



Kent Science Park | Garden



Kent Science Park | On Site Swimming Pool

# Connectivity

A strategic business hub with a vibrant community and diverse economy. Located in the southeast of England, Kent offers easy access to London and major transportation hubs, making it an ideal choice for businesses aiming for national and international connectivity.

## Key Advantages:

### Strategic Location:

Proximity to London and major transportation hubs.

### Business-Friendly Environment:

Supportive local authorities, robust infrastructure, and a diverse economy.

### Skilled Workforce:

Access to a skilled and diverse talent pool.

### Innovation and Research:

Focus on fostering innovation with numerous R&D centers and collaborations.

### Quality of Life:

Picturesque landscapes, historic landmarks, and a commitment to sustainability.

### Supportive Ecosystem:

Collaborative network of chambers, associations, and government initiatives.



## Free Shuttle Bus

Sittingbourne Station to Kent Science Park – 10 mins (2.8 miles)  
Operating during peak commuter times.



## Train

Central London to Sittingbourne Station – 1 hour (45.2 miles)  
Easily accessed from London Victoria and King's St. Pancras stations.



## Drive

Sittingbourne to Kent Science Park – 8 mins (2.5 miles)  
Post code for Google Maps or Satnav is ME9 8AG. Ample parking.



## Cycle

Sittingbourne to Kent Science Park – 10 mins (2.5 miles)  
With ample secure bicycle storage on site.



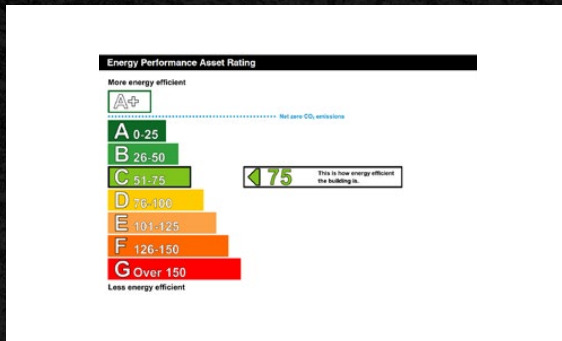


Kent Science Park | The HUB café

# Building 190

at Kent Science Park

View more available spaces



## Contact

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