

# THE **EPI**CENTRE

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

## FLEXIBLE WORKSPACE AND BUSINESS SUPPORT IN HAVERHILL, SUFFOLK

An innovative community  
supporting your business to thrive



# INTRODUCTION

**The EpiCentre is home to a community of innovators, early-stage business and growing companies, all striving to be leaders in their field.**

Everyone here knows that being part of our community is a smart move. Not only does it make coming to work more enjoyable, it also means there are more intelligent minds and original ideas to tap into. There are heaps of opportunities to network and collaborate, plus the huge bonus of having our business support team to provide great advice, introductions and support your business to get to the next level.



## Be Inspired

Surround yourself with fellow innovators, creatives, and businesses in our communal spaces



## Be Collaborative

Network and collaborate with like-minded entrepreneurs at regular events, and with our wide circle of connections across the East of England



## Be Experimental

Customise our range of dedicated and shared lab facilities and offices to suit your needs



## Be Supported

From raising investment, to driving sales or expanding your team, our business growth experts are here to help



# WHAT'S INSIDE?

**With a range of workspace options; offices, lab space, meeting space and coworking packages, you can be sure to find the perfect space for your needs within the collaborative community.**

- Reception services
- Visitor meet and greet
- Parcel and post handling
- Onsite Café
- Communal Kitchens
- Communal breakout space
- Superfast WiFi
- Networking events
- Dedicated Business Support
- Meeting & Conference rooms
- Free Parking
- EV Charging points
- Secure Cycle parking room
- Showers
- Flexible licence agreements

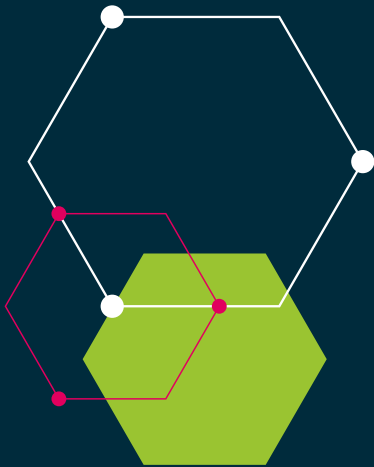




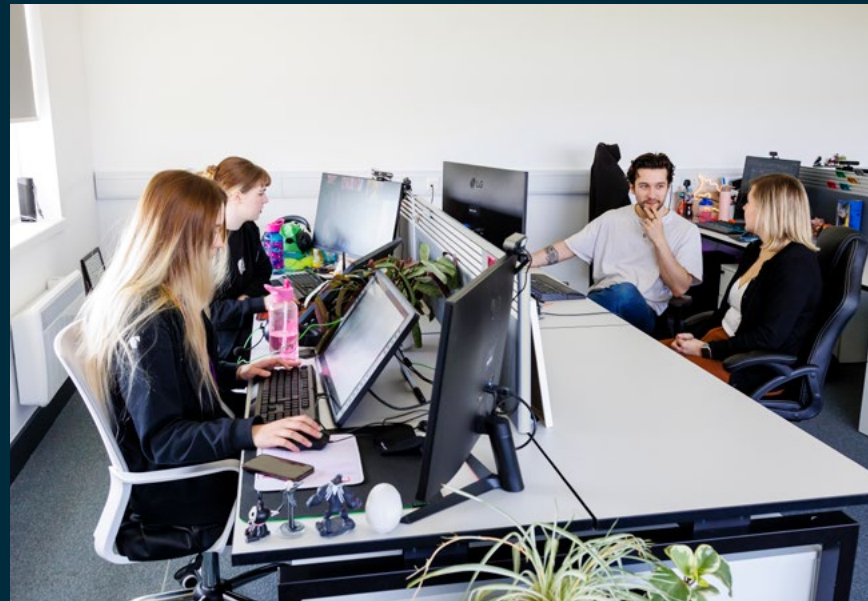
# OFFICE SPACE

Rent flexible office space in Haverhill, Suffolk, within easy reach of towns in the surrounding areas of Cambridgeshire, Suffolk and Essex.

- Private office space
- Superfast WiFi
- Inclusive fixed terms
- Fantastic views
- Customisable space
- Shared communal kitchen facilities







# LABORATORY SPACE

Rent purpose-built lab space located within the Cambridge Business Technology Cluster

The laboratories at The EpiCentre are the ideal place for companies to grow and make their mark. Whether you choose to rent a lab bench in a shared space or a dedicated lab, you'll have access to all the equipment and services you need, plus the space to research, write up and collaborate with the South East's leading scientists.



## SHARED LABS

A dedicated bench in a fully equipped lab space – great for start-up or scale-up companies.

- Dedicated lab bench
- Waste sink and separate hand wash sink
- Additional locker storage space
- Weekly lab floor cleaning
- Fridge and -20 freezer space
- A range of equipment available to use:
  - CO2 incubator
  - Centrifuge
  - LN2
  - Shaking incubator
  - Chemical fume hood
  - Biological Safety Cabinet
  - Microscope
  - Autoclaves





# DEDICATED LAB SPACE

Traditional dedicated laboratories are the next step for growing creators. Rent your own lab space within easy reach of Cambridge, Suffolk, and Essex.

- Water and drainage
- Install your own equipment
- Access to shared equipment\*
- Piped CO2 feed\*
- Waste sink and separate hand wash sink
- Weekly lab floor cleaning

\*additional conditions apply please ask for details.

## EQUIPMENT FOR ALL

As well as the support of an on-site Lab Supervisor, we have invested in a range of scientific equipment that is available to use, including:

- Wash up space including glass washing machine
- Ice machine
- Water purification
- Lab coat laundering\*
- -80 Freezers\*
- Serviced Liquid nitrogen freezing\*
- Additional shelf storage\*
- Liquid waste removal\*
- Dry clinical waste removal\*

\*additional conditions apply please ask for details.

# COWORKING

## Perfect place for ambitious minds

The EpiCentre provides a range of flexible coworking options for those needing a space to work from and have meetings.



| HOTDESKING   | DEDICATED DESK  |
|--|---|
| <ul style="list-style-type: none"><li>✓ Switch up where you work</li><li>✓ Lockable locker</li><li>✓ Enjoy the sense of community</li><li>✓ Access 8:30 – 17:00</li><li>✓ Access to onsite business support</li><li>✓ Includes communal kitchen access and free tea and coffee</li></ul> | <ul style="list-style-type: none"><li>✓ Your own desk</li><li>✓ Lockable cabinet</li><li>✓ Access 24 hr access</li><li>✓ Access to onsite business support</li><li>✓ Includes communal kitchen access and free tea and coffee</li></ul> |



## VIRTUAL OFFICES

### A professional image without the physical space

Register your business with a prestigious address, whilst you continue to work flexibly. Provide your clients the reassurance of a prestigious business address and a local telephone number with the same level of excellent customer service our on-site customers receive.

- Business mailing address
- Telephone answering
- Business support
- Events & networking



# MEETING AND CONFERENCE ROOMS

Host your next business event in our flexible meeting and conference space, suited for events of any size.

Our purpose-built conference and meeting rooms offer ample space, comfortable seating, and all the amenities you need to make your event a success. Coupled with great transport links and convenient parking, The EpiCentre is the ideal location for delegates travelling from Cambridge, London, and the surrounding areas. With affordable inclusive rates starting with hourly sessions, half and full day.

- Meeting space for up to 40 people
- Event space for up to 150 people
- Includes bottled water
- Adhoc inclusive refreshments
- Wi-Fi
- Presentation screens with audio
- Teams and Zoom (in the Boardroom)
- Air Conditioning
- Catering options available
- On site parking
- EV Charging
- Flexible room set-ups



# BUSINESS SUPPORT

**From connecting you to the right people, reviewing your business strategy and signposting you to available investment, we're here to help.**

As well as incredible workspace, our mission is to help you grow with inclusive onsite business support. Whether you are just starting out, growing your business or an established company moving to the next level, our dedicated Innovation Director is there at every stage of your journey. From initial business planning to managing day-to-day operations, our dedicated team of experts is here to help you succeed.

Your success is our priority – we're here to support you at every step. We have a range of business tools that our Innovation Director can access for your business:



Oxford Innovation has developed **GROWTHmapper™** to help high growth businesses achieve their ambitions.



**Beauhurst** is a searchable database of the UK's fastest-growing businesses, along with the funds and accelerators that back them.



Oxford Innovation Space has an exciting partnership with **Leading Edge Only (LEO)**, the world's largest Global Innovation Platform.



Oxford Innovation Space is one of 160 official **Amazon Web Service Partners** worldwide, which means that you may be able to benefit from free support packages.

Being part of The EpiCentre means you can tap into our wider network, which has big benefits for your business:

- You'll be invited to events and development sessions run in-house and by our partners
- You'll get fast-tracked introductions to companies you want to connect with
- There's more – if our Innovation Director can't help, we can facilitate access to our wider network of Innovation Directors, all of whom have different skills and experience, so there's bound to be someone that can help with a particular challenge or question.



# OUR LOCATION

**Nestled in the heart of Haverhill, Suffolk, ideally situated within easy reach of Cambridge, Suffolk, Essex and London.**

- 30 minutes from Cambridge (17 miles)
- 15 minutes to the A11, (10 miles) and on to the M11 (+3Miles), A14 (+9miles)
- 20 minutes from Saffron Walden (11 miles)
- 25 minutes from Newmarket (13miles)
- 35 minutes from Sudbury (19 Miles)
- 35 minutes from Bury St Edmunds (18 miles)
- 35 minutes to London Stansted Airport (30 miles)



# THE EPICENTRE

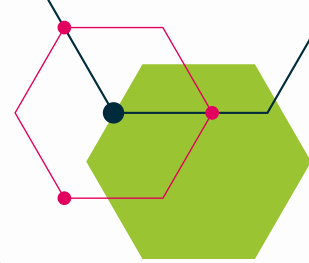
## ABOUT US

The EpiCentre is managed by Oxford Innovation Space, the UK's largest innovation centre operator.

With over 30 years' experience, Oxford Innovation has a network of 30+ centres across the UK, housing and nurturing over 1,000 early stage and start-up businesses. This impressive community of innovators is filled with ideas and experts, giving you access to an extensive network of like-minded businesses.

We are a building to house innovators that's steeped in innovation. Achieving a very good BREEAM rating, several EV charging points, a roof covered with Solar panels no natural gas on site, and individually thermostatically controlled heating, The EpiCentre has sustainability at its heart.

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



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**JAYNIC**

**OXFORD  
INNOVATION  
SPACE**