

The  
Ventures Building

**KENT SCIENCE PARK**

*Part of Pioneer Group*

# The Ventures Building

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

Kent Science Park boasts a community of 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 Ventures Building is designed to support early stage and growing companies with ready made labs and easy in - easy out leases to allow for agile growth.

With 42 buildings at Kent Science Park we are able to accommodate growth at scale outside of the Ventures Building when the time comes.

## Building Specification and Park Amenities



Fully fitted & furnished offices and CL2 labs



Swimming pool and gym on site



Goods and passenger lift



Secure bicycle storage on site



Chemical storage



Childcare Nursery on site



Gas storage



Adjacent to park cafe & meeting rooms



Hazardous waste disposal



A EPC rating

## Shared Services

- Ultra low-temperature freezer
- Class II safety cabinets
- Fridge/Freezer
- Benchtop centrifuge
- Waterbath
- Glasswasher
- Microcentrifuge
- Pipette kit
- Glassware
- PPE kits



Take a Virtual Tour





Kent Science Park | The Ventures Building | Laboratory



Kent Science Park | The Ventures Building



Kent Science Park | The Ventures Building | Breakout Space



Kent Science Park | The Ventures Building | Breakout Space

# About Pioneer Group



## Pioneer Group

We believe in the power of innovation and collaboration, to tackle our 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.

## 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 specialize 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.

We work tirelessly for the companies who call us home and the industry we are proud to be a part of.

6,400  
people work on our sites

300Ksqft  
under development

2.6M sqft  
of laboratories















10  
locations across Europe

2M sqft  
future development planned

VC  
investment fund

# Site Map

## Map key

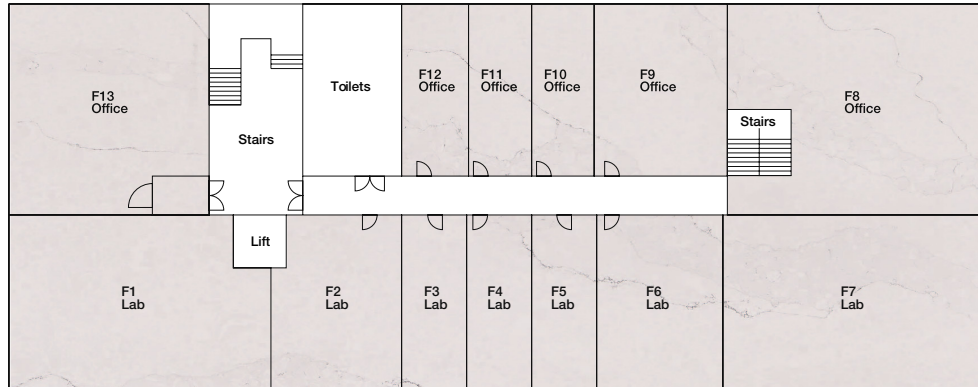
-  Offices
-  Manufacturing
-  Labs
-  Swimming Pool
-  Plant Room
-  Data Centre
-  Warehouse
-  Lecture Theatre
-  Nursery
-  Fitness Centre
-  Greenhouses
-  The Hub
-  Entrance and Security
-  Car Parking





# The Ventures Building

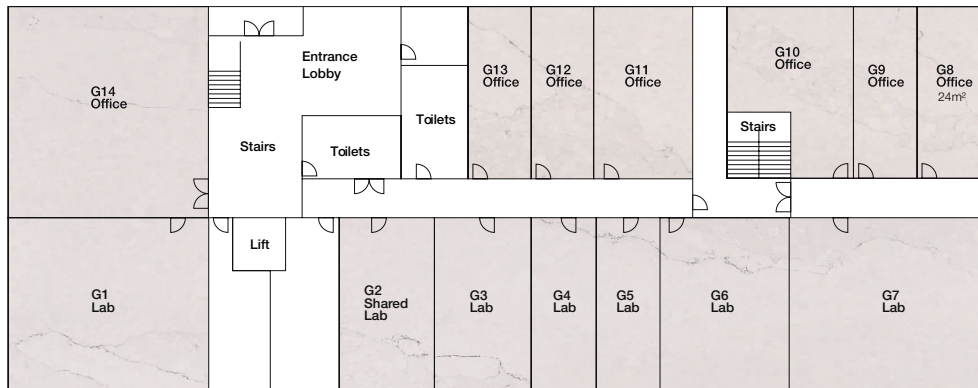
## First Floor Plan Total Area: 769 m<sup>2</sup> / 8,275 ft<sup>2</sup>



Room Area

Units	Type	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
F1 + F13	Office + Lab	171	1,844
F2	Lab	43	460
F3	Lab	23	247
F4	Lab	23	247
F5	Lab	23	248
F6	Lab	47	503
F7 + F8	Office + Lab	198	2,135
F9	Office	47	511
F10	Office	23	247
F11	Office	23	247
F12	Office	23	246

## Ground Floor Plan Total Area: 761 m<sup>2</sup> / 8,192 ft<sup>2</sup>



Room Area

Units	Type	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
G1 + G14	Office + Lab	93	1,004
G2	Shared Lab	35	373
G3	Lab	35	375
G4	Lab	23	248
G5	Lab	23	247
G6	Lab	47	503
G7	Lab	72	772
G8	Office	24	263
G9	Office	23	247
G10	Office	35	379
G11	Office	36	384
G12	Office	23	246
G13	Office	85	915

# Welcome to Kent

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.



### Bus

There is a regular free shuttle bus that runs from Sittingbourne Station to Kent Science Park at peak morning and afternoon times



### Train

Sittingbourne can be easily accessed from London Victoria and King's St. Pancras stations. Travel time from Central London is 1 hour



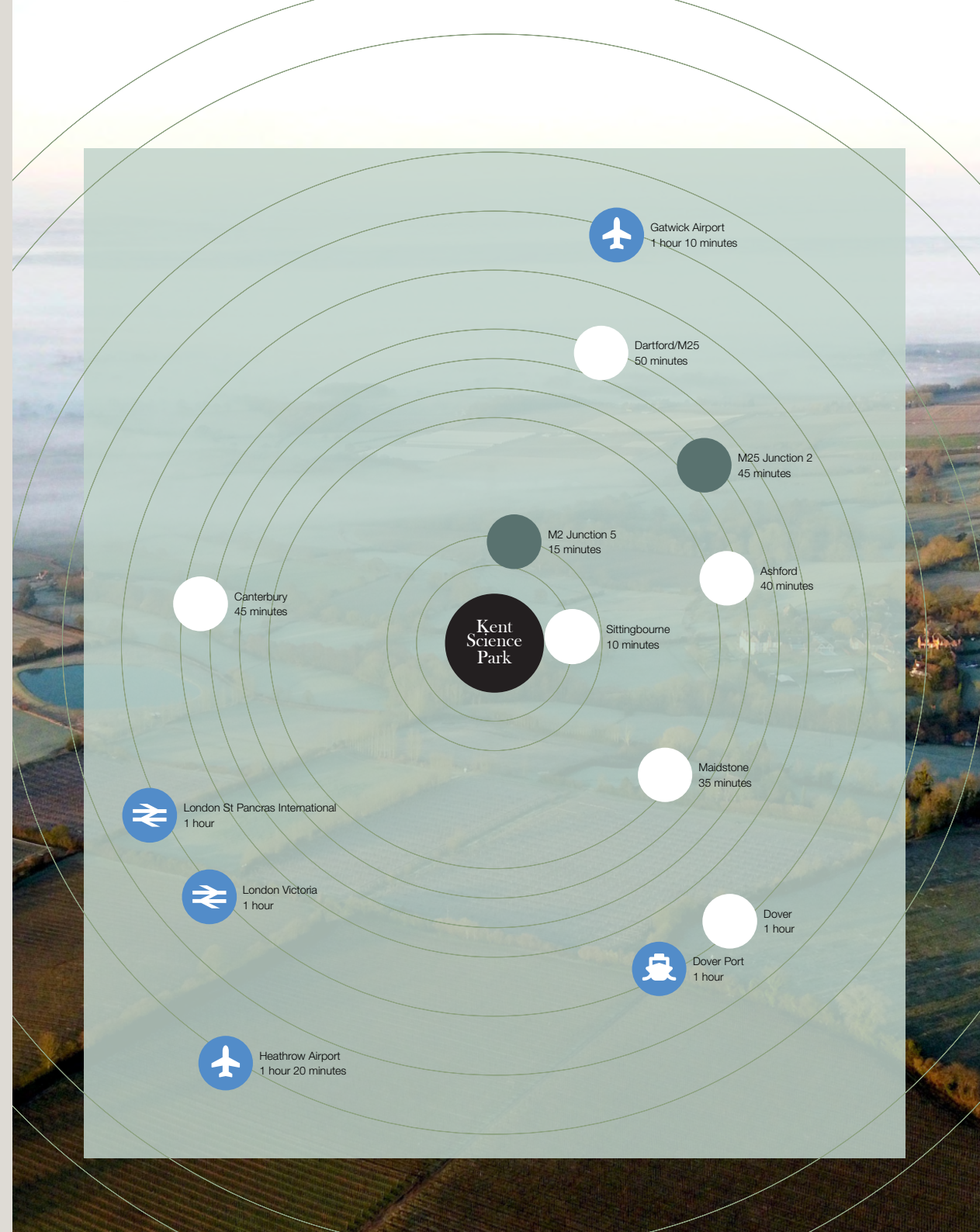
### Drive

Kent Science Park has ample parking. Post code for Google Maps or Satnav is ME9 8AG



### Cycle

There is ample secure bicycle storage on site





Kent Science Park | The HUB café



Kent Science Park | The HUB café

# The Ventures Building

at Kent Science Park

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