UNIVERSITY OF
SOUTHAMPTON
SCIENCE PARK
PROPERTY FOR LEASE
INFINITY LABS
The new standard in innovation space

THE SPACE

Infinity Labs exists for those who know that innovation-led growth happens when exceptional people and exceptional facilities come together.

Providing stunning, high-spec offices, laboratories and collaboration space in one of the UK's leading centres for innovation, Infinity Labs sets the new standard for science, technology and R&D businesses.

PURPOSE-BUILT INNOVATION SPACE

Commercial space specifically designed to support the complex, evolving needs of science, technology and R&D-led organisations.

STRATEGIC GROWTH LOCATION

Ideally positioned to connect businesses to the UK's major innovation corridors, opening access to funding, partners, research institutions and growth opportunities.

QUALITY OF LIFE ADVANTAGE

Within the Central South's exceptional lifestyle setting enabling high-growth potential organisations to attract, retain and support high-performing talent.

DESIGN & IDENTITY

An iconic, design-led workspace that reflects the prestige and ambition of the organisations based within it.

ACCESS TO TALENT

Optimised to attract world-class academic and research talent through close links to the University of Southampton talent pool and regional innovation networks.

TERMS

The premises are available on a new lease to be agreed.

RENT

Rent and service charge on application.

BUSINESS RATES

Payable to Test Valley Borough Council. For business rating information please visit the Valuation Office Agency website: www.voa.gov.uk

EPC

Not yet determined.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.

KEY FEATURES

- Brand new flagship commercial property
- Designed for breakthrough innovation and entrepreneurship
- 34, 000 ft² multi-occupancy building set over 3 floors
- 70:30 laboratory-to-office space ratio
- Turnkey, research-ready solution or bespoke fitout
- Net zero driven - sustainability is built in
- Integral meeting rooms and collaboration areas
- Outstanding design for a healthy, productive working environment
- Secure round-the-clock access
- Full access to Southampton Science Park's facilities, networks and social activities
- Located for Central South quality of life advantage

Infinity Labs is a purpose-built facility providing flexible, future-ready space for science and technology businesses in the Central South, developed in response to a recognised gap in the market for high-quality wet laboratory space.

At launch, Infinity Labs is unique in the region, offering purpose-built wet laboratory capability alongside flexible office space within a single, adaptable building. This allows occupiers to meet their operational needs today, with the flexibility to evolve as those needs change.

LABORATORY CAPABILITY

The building has been designed with flexibility in mind and may accommodate enhanced containment or specialist requirements, subject to discussion and appropriate fit-out.

- Designed to support CL1 and CL2 laboratory activity
- Vinyl flooring throughout laboratory areas and laboratory circulation spaces
- Central fresh-air ventilation system with 6 ACH as standard
- Provision for the installation of fume cupboards as part of tenant fit-out
- External gas bottle storage provided adjacent to the building
- Cat 5 cold water supply provided to laboratory areas

FLEXIBLE OFFICE AND LABORATORY SPACE

- Flexible space suitable for laboratory-only or hybrid occupiers
- Designed to support science, technology, engineering and research-led businesses
- Fully-fitted wet laboratory space available where this capability is required
- Serviced space available for bespoke laboratory fitouts
- Office space suitable for desk-based, technical and collaborative work
- Flexible layout allows space to be reconfigured to meet the needs of growing companies

POWER, SERVICES AND INFRASTRUCTURE

- Air-source heat pump heating and cooling system
- Three-phase power supplied to laboratory areas as standard
- High-capacity incoming services designed to support R&D activity and specialist equipment
- Data infrastructure suitable for both office and laboratory use
- Pallet delivery point provided
- External clinical and chemical waste storage provided
- Solar generated energy, expected to generate 62,465 kWh per year

AMENITIES AND SHARED FACILITIES

- Ground floor communal kitchen area and tea point
- Additional tea point on the second floor
- Break-out space available for informal meetings
- Bookable meeting rooms to accommodate up to 25 people
- Facilities designed to support day-to-day working, collaboration and staff wellbeing

ACCESS, SERVICING AND LOGISTICS

- Servicing arrangements designed to support a range of operational requirements
- Clear routes for deliveries and equipment movement
- Pedestrian pathways around the building working, collaboration and staff wellbeing

PARKING AND TRANSPORT

- On-site car parking available
- Dedicated disabled parking spaces
- Electric vehicle charging points provided

INCLUSIVE AND ACCESSIBLE DESIGN

Infinity Labs has been designed to ensure accessibility for all building users.

- Step-free access to all floors
- Automatic entrance doors
- Accessible WC provision on every floor
- Disabled parking bays located opposite the building entrance

A COLLABORATIVE, FLEXIBLE APPROACH

Infinity Labs is designed to remove barriers to growth. Where occupiers require changes to the standard specification, specialist infrastructure or enhanced technical provision, we take a collaborative approach to support long-term occupation.

Well suited to:

- Life sciences and health technologies
- Chemical and biological R&D
- Clean tech and climate-focused innovation
- Engineering and applied technology
- Advanced manufacturing

THE LEVELS

SECOND FLOOR

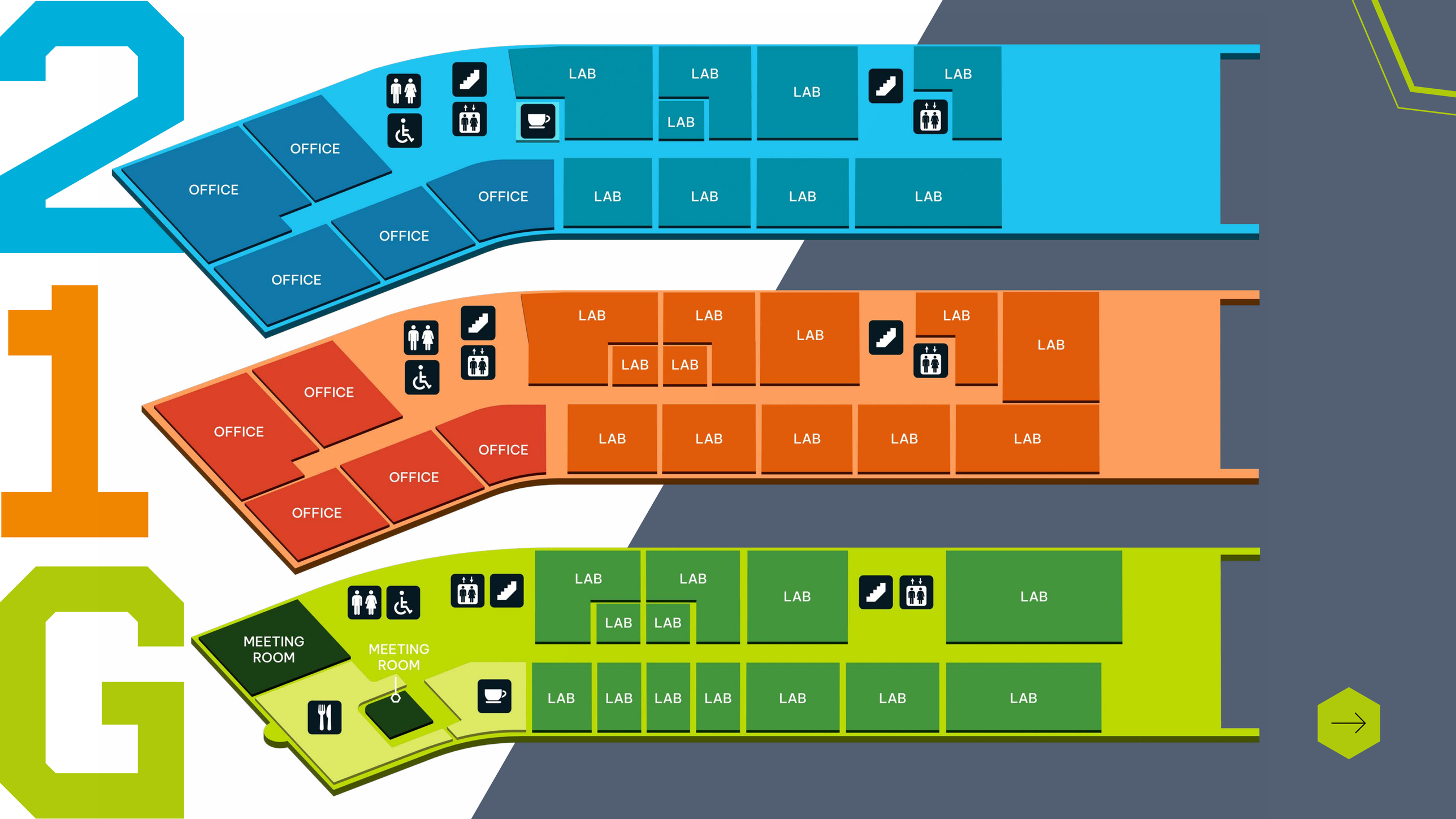
Lab Spaces	137 ft²- 798 ft²
Office Spaces	504 ft² - 1060 ft²
Amenities	121 ft²
Total Area	8498 ft²

FIRST FLOOR

Lab Spaces	136 ft²- 851 ft²
Office Spaces	503 ft² - 864 ft²
Total Area	9466 ft²

GROUND FLOOR

Lab Spaces	141 ft²- 1225 ft²
Meeting Rooms	150 ft² - 616 ft²
Amenities	1226 ft²
Total Area	8188 ft²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LOCATION

One of Britain's leading science and technology parks, the University of Southampton Science Park is dedicated to the needs of science, technology and innovation-led companies and is unparalleled in the South Central region for supporting the growth of companies at all stages, from start-up to global leader. It enjoys close links to the Russell Group University of Southampton and its sought-after graduate talent pool.

Located on the highly desirable and well connected south coast, the Park offers exceptional commercial accommodation set across 75 acres of landscaped greenspace with walks, lakes and a conservation area. It is both: a hive of dynamic entrepreneurialism and commercial success, and a peaceful haven for employee health and wellbeing.

ADDRESS

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UNIVERSITY OF SOUTHAMPTON SCIENCE PARK

FIND OUT MORE

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