DRIVING AN IDEAS ECONOMY

The University of Essex has been breaking boundaries for fifty years. Now our wealth of expertise is helping to drive business forward across a range of sectors from technology to the creative industries. Tap into our world-leading consultancy and get practical support for your business or organisation. We call our business community the Knowledge Gateway. It’s where experts collaborate, great ideas are developed, and where businesses prosper.

Use our knowledge:

LOCATE YOUR BUSINESS HERE
WE'RE NO ORDINARY BUSINESS PARK
Knowledge is created collaboratively and shared, not just handed down. That's why ambitious businesses are choosing to relocate onto our Knowledge Gateway; it's a place that's been purpose-built for that to happen – with units available today, and an exciting vision with further phases planned for a vibrant future.

This is the place to be – so join us from the start. Become part of our wider University community and interact and collaborate with one another, using the University’s academic and research expertise to help your business grow, and our pleasant parkland location to provide your employees with a high-quality workplace.

By locating here you’ll benefit from being an intrinsic part of an exciting and creative space – with the brightest talent, innovation and ideas on your doorstep. Here you can establish networks and key contacts, and get easy access to the added-value intelligence needed to drive your business forward.

MOVE TO PARKSIDE OFFICE VILLAGE TODAY
Available today, the first exclusively commercial development at Knowledge Gateway, Parkside Office Village offers modern, comfortable space for small and medium-sized businesses in a modern, vibrant and colourful architectural design.

With glazed elevations providing excellent natural light and flexible space, each unit is self-contained with its own private entrance, with secure car parking allocated to each occupying business. Open plan in design, each unit is also fully carpeted, double-glazed, centrally-heated, and has comfort cooling, eco-compliant lighting, a kitchen area, and disabled and unisex toilets.

Suites and units, are available now from approximately 1,195 sq ft – 4,685 sq ft (111.4 sq m - 435 sq m). Properties are available on a flexible leasehold basis. We also have one furnished unit available for businesses that simply want the ability to take desk spaces. Please get in touch for further details.

The net internal floor areas are as follows:

<table>
<thead>
<tr>
<th></th>
<th>Floor Area</th>
<th>Gross Area</th>
<th>Car Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yellow block (single unit)</td>
<td>315 sq m</td>
<td>3,380 sq ft</td>
<td>4 car spaces</td>
</tr>
<tr>
<td>Red block (5 units)</td>
<td>110 sq m</td>
<td>1,195 sq ft</td>
<td>5 car spaces</td>
</tr>
<tr>
<td>Blue block (3 units)</td>
<td>145 sq m</td>
<td>1,560 sq ft</td>
<td>12 car spaces</td>
</tr>
<tr>
<td>Total 9 units</td>
<td>1,305 sq m</td>
<td>14,035 sq ft</td>
<td>47 car spaces</td>
</tr>
</tbody>
</table>

KEY BENEFITS
- Move in today, or plan for tomorrow
- A vibrant and creative hotspot
- Space to suit your business
- Tap into the campus’ benefits
- Excellent facilities for employees
- Hi-tech hotspot to share knowledge
- Top-level broadband connectivity with fibre installed to the site and premises with capability of up to 10GB

Computer-generated artist’s impression of the finished Knowledge Gateway.
KNOWLEDGE GATEWAY – THE VISION

We’re developing an exciting, vibrant business park, set within a pleasant pedestrian-friendly environment, and with ease of access onto the central campus. The masterplan includes Parkside Office Village, the new building to house Essex Business School, a major innovation centre, and clustered buildings for SMEs and bigger anchor tenants; a cohesive community that will drive an ideas economy.

FUTURE DEVELOPMENTS – PLAN YOUR MOVE

We have great plans in place to expand Knowledge Gateway in the second phase of its development. This includes further phases of our Parkside Office Village in 2015-16, and a vibrant Innovation Centre, planned for a 2016-17 opening, that will offer larger-scale business space with on-site support and generous communal spaces, plus spaces for hot-desking, and smaller office suites. We can also offer bespoke buildings from 5,000 sq ft (460 sq m), so if you’re a business looking for new premises in an exciting new location then talk to us about your future plans. Our on-site development space could provide the ideal footprint to launch your business into its future.

A GROWING SME HOTSPOT

Knowledge Gateway is a growing SME hotspot, where your business can prosper by sharing ideas and building networks; not just with neighbouring firms, but also by tapping into the expertise of our world-leading Essex Business School academics. Located adjacent to the Knowledge Gateway and soon to house Essex Business School (EBS) we have a new, beautifully-crafted building that will become renowned as an outstanding workspace for business innovation. Offering EBS students a range of business engagement opportunities, the new space incorporates state-of-the-art facilities and will provide a cutting-edge learning environment.

GET THAT CAMPUS FEELING

Moving to the campus model is a good move for any business; just ask Google, Oracle or Apple in the USA. Why? Because the campus-feel creates a place where good businesses want to be and good employees want to work. Located on our Colchester Campus, three miles from Colchester town centre, the Knowledge Gateway offers outstanding facilities for tenants and visiting businesses.

EXCELLENT FACILITIES ON YOUR DOORSTEP

These include cafés, shops, the Lakeside Theatre, gym and sports facilities, a post office, three high street banks, a beauty salon, a day nursery and school holiday club, and the four star Wivenhoe House Hotel offering excellent accommodation and function facilities, plus venues for events and full conferencing services, including an iLab for creative team away-days. As part of our Knowledge Gateway community you’ll be able to benefit from favourable partner rates to access these facilities – please ask us for details.

Wivenhoe House Hotel, the luxury hotel situated on our Colchester Campus, offering four-star hospitality for business and leisure visitors.

The innovative new building on campus to house Essex Business School (opening 2015) will offer shared facilities – this is a great opportunity to be at the heart of business innovation.

Modern, light space offers Parkside Office Village businesses the ideal meeting space - easily accessible by road, rail and by air.

Vibrant workspaces for your business to network and innovate.

You’ll be joining a vibrant, energetic community of students and academics - where ideas and networks grow.
BY ROAD
Knowledge Gateway is located on the University of Essex’s Colchester Campus, on the eastern side of Colchester town centre via the A133. Our postcode is CO4 3ZL. With close proximity to the A12, Colchester provides easy access to London (M25, junction 28), the South East and the coastal ports of Harwich and Felixstowe.

BY RAIL
Colchester has regular, fast mainline services to London Liverpool Street. From Colchester station (4 miles away) London Liverpool Street is 49 minutes, and from Hythe Station, (1 mile away) the journey takes 1 hour 19 minutes.

GENERAL KNOWLEDGE GATEWAY ENQUIRIES
Steve Clarke
T 07946 377459  E sclarkg@essex.ac.uk

COMMERCIAL PROPERTY ENQUIRIES
Ewan Dodds, Whybrow Chartered Surveyors and Property Consultants
T 01206 577667  E ewan.dodds@whybrow.net

UNIVERSITY BUSINESS ENGAGEMENT ENQUIRIES
Rob Singh, Research and Enterprise Office
T 01206 874278  E rjsingh@essex.ac.uk
Visit us at: www.essex.ac.uk/business

NEARBY AIRPORTS
London Stansted, 50 minutes by road, has regular scheduled and charter flights to a wide range of UK, US and European destinations.

Use our knowledge:
LOCATE YOUR BUSINESS HERE

NEXT STEPS
To find out more about how our business knowledge can help boost your organisation, please telephone: 01206 872922 or email: business@essex.ac.uk and visit www.essex.ac.uk/business for further information.