3 development sites totalling
circa 180,000 sqft of new space



Colworth Science Park
Bedford
MK44 1LQ

New Developments

COLWORTH SCIENCE PARK
Part of Pioneer Group

Growth Opportunities

A world-class food and drink R&D centre in the heart of the UK

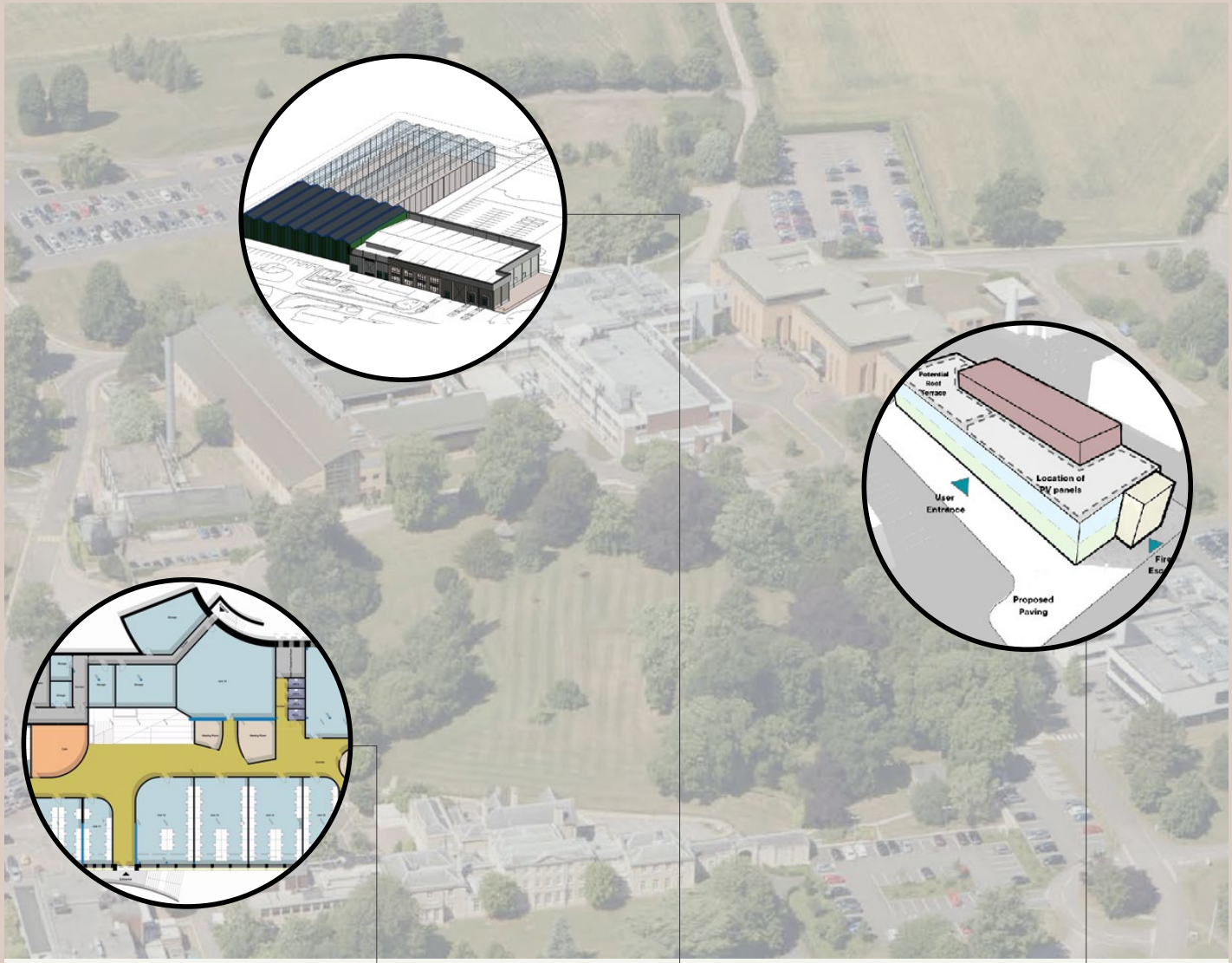
Located at the heart of the Oxford-Cambridge Arc, Colworth Science Park is where food, health, nutrition, and well-being come together.

Leasing Opportunities

To meet growing demand in the UK, the 91-acre parkland campus is undergoing several new developments, offering exciting leasing opportunities for:

- Laboratories
- Offices
- R&D kitchens
- Pilot plants

Details of the above opportunities are held within this brochure.



Upcoming Development Pipeline

Culinarium Building
multi-occupancy building (planning consent received) – 60,000 sqft

Vertical Farm
90,000 sqft

Land
Proposed lab building - 29,996 sqft





Culinarium Building

Planning Consent Received 60,000 sqft





Expected completion early 2028
Large & small units available to pre-lease

Plans have been approved for an impressive 60,000 sqft facility featuring multiple labs, offices, R&D kitchens, and pilot plant units, all centred around a striking central atrium.

This landmark, purpose-built facility will serve as a centre for food and drink R&D, attracting companies specialising in alternative proteins, fermentation technologies, and agri-tech.

The new Culinarium Building will play a pivotal role in advancing sustainable agri-tech systems, supporting low-carbon supply chains, and improving health outcomes through innovations in nutrition, low-fat, low-sugar solutions, and alternative protein development.

Specification

The building will be constructed to high specifications and has been designed to a BREEAM Excellent standard.

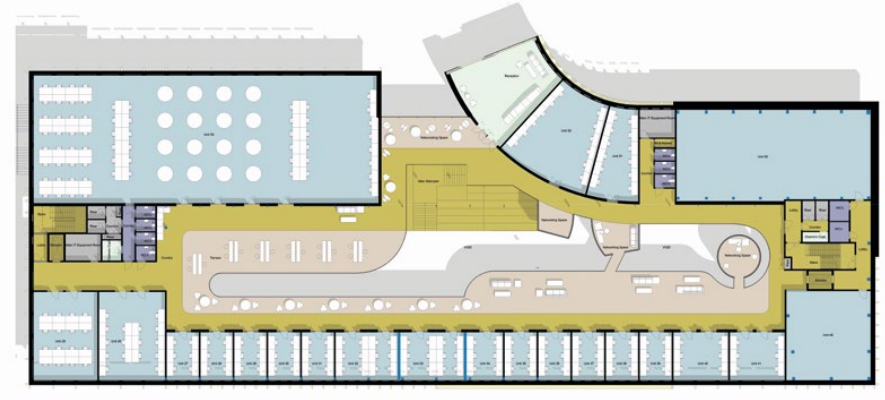
Gross Internal Floor Area (SQM)	7474 sqm (80,420 sqft) Operational Floor Area 11,770 sqm (126,645 sft) Total GIA
Building Height (External)	16.075m
Floors	Basement, Ground, First Floor
Car Parking Spaces	77 spaces (incl. x4 accessible)
EV Charging Points	7 Spaces (inclusive within total parking)
Cycle Parking	30 Spaces (covered)
Service Area & Loading Bays	Yes (covered loading bay)
Approved Planning Use Class	B1/B2(E) & B8

Culinarium Building - Floorplans

Ground Floor



First Floor



	Ground Floor	First Floor
Café/shop	551ft²	-
Circulation	5,349ft²	6,600ft²
Landlord Areas	53ft²	929ft²
Networking & Breakout Space	625ft²	4,530ft²
Plant/Service	3,048ft²	461ft²
Units – from 355ft² to 2,900ft²	18,830ft²	29,194ft²
WCs		

Culinarium Building - Design



As a former industrial warehouse building, the new development will retain elements of its original structure.

The building will aim to be an exemplary example of sustainable construction. Most of the existing structure of the former operations building will be reused, daylighting will be optimised, and the building will have an enhanced, well-insulated thermal envelope.

Proposed façade materials will be efficient and sustainable, whilst sympathetic to the historic setting.




CAFE
Munch


Precisa
Precisa
XB 220A

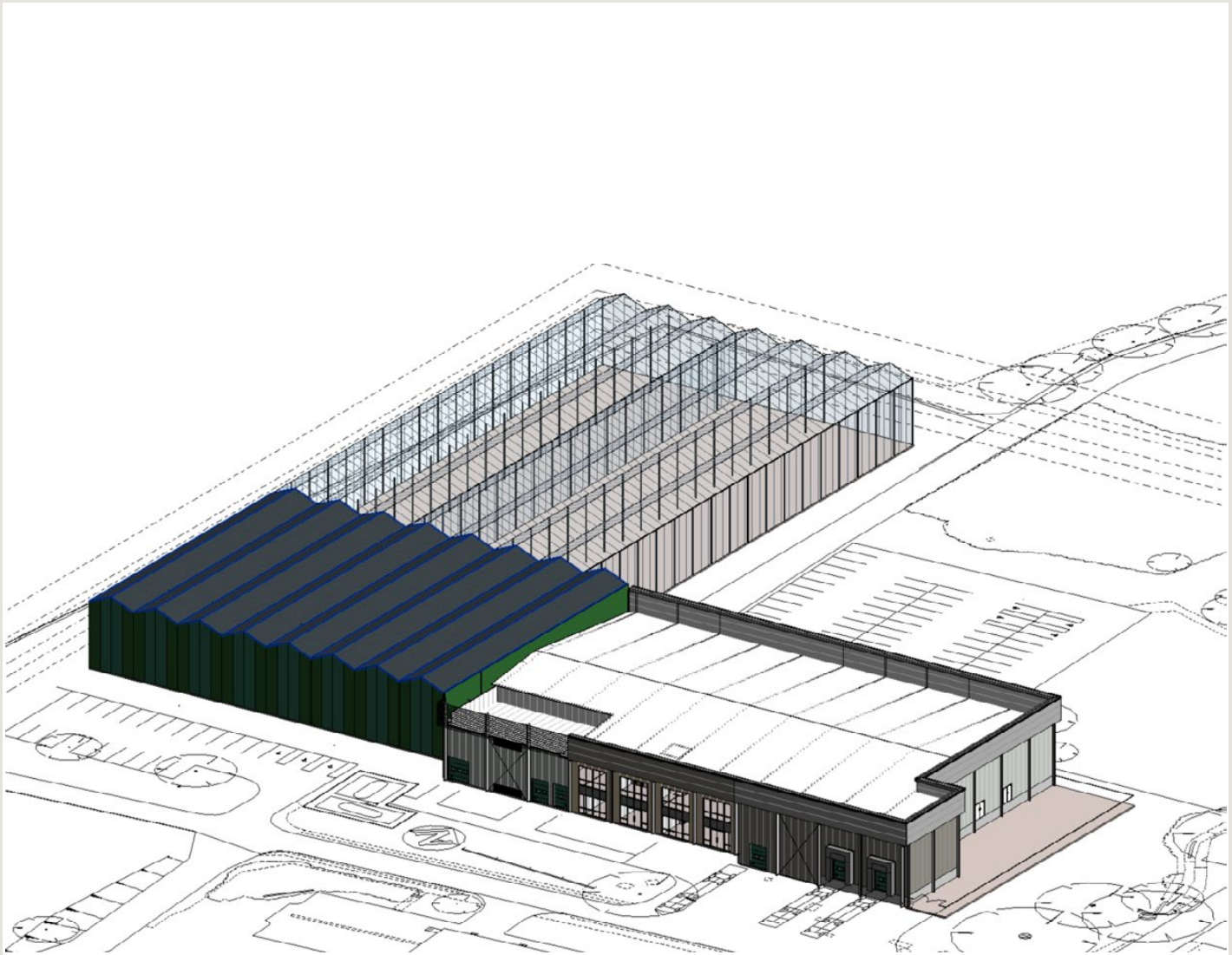
The Vertical Farm

Plans have been initiated for a 90,000 sqft vertical farm at Colworth Science Park.

The facility offers the chance to develop a commercial-scale, vertical hydroponics facility. It will incorporate new and innovative techniques and is intended to function as a demonstrator site, showcasing and developing hydroponic technologies for application across the world.

The proposed building closely reflects its function, and it comprises the following elements:

- Propagation hall
- Two bio-halls
- Pre-harvest area
- Packhouse
- Laboratories and offices



Lead time 2 1/2 years
Available for single or multiple occupancy pre-lease

Laboratories



29,996 sqft Lab Building

Initial plans have been drawn up to utilise an area of land to build a dedicated laboratory facility of 29,996 sqft.

Name	Area (m^2)	Area (ft^2)
Ground Floor GIA	1238.5 m^2	13330.7 ft^2
First Floor GIA	1238.5 m^2	13330.7 ft^2
Second Floor GIA	309.8 m^2	3335 ft^2
Total	**2786.8 m^2**	**29996.3 ft^2**

Laboratories

Situated right at the heart of Colworth Science Park, beside The Exchange building, the plans include a lab building with dedicated parking spaces.

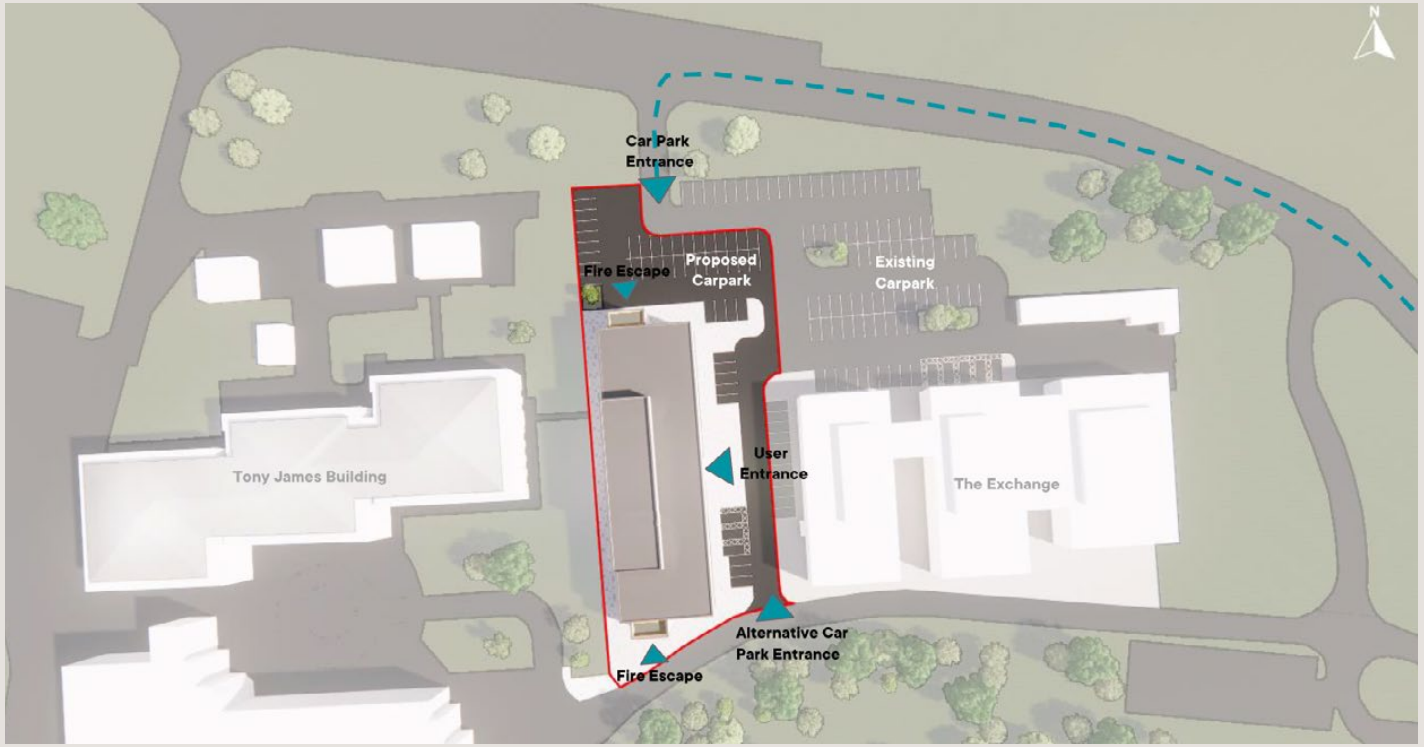
Planning application not yet submitted.

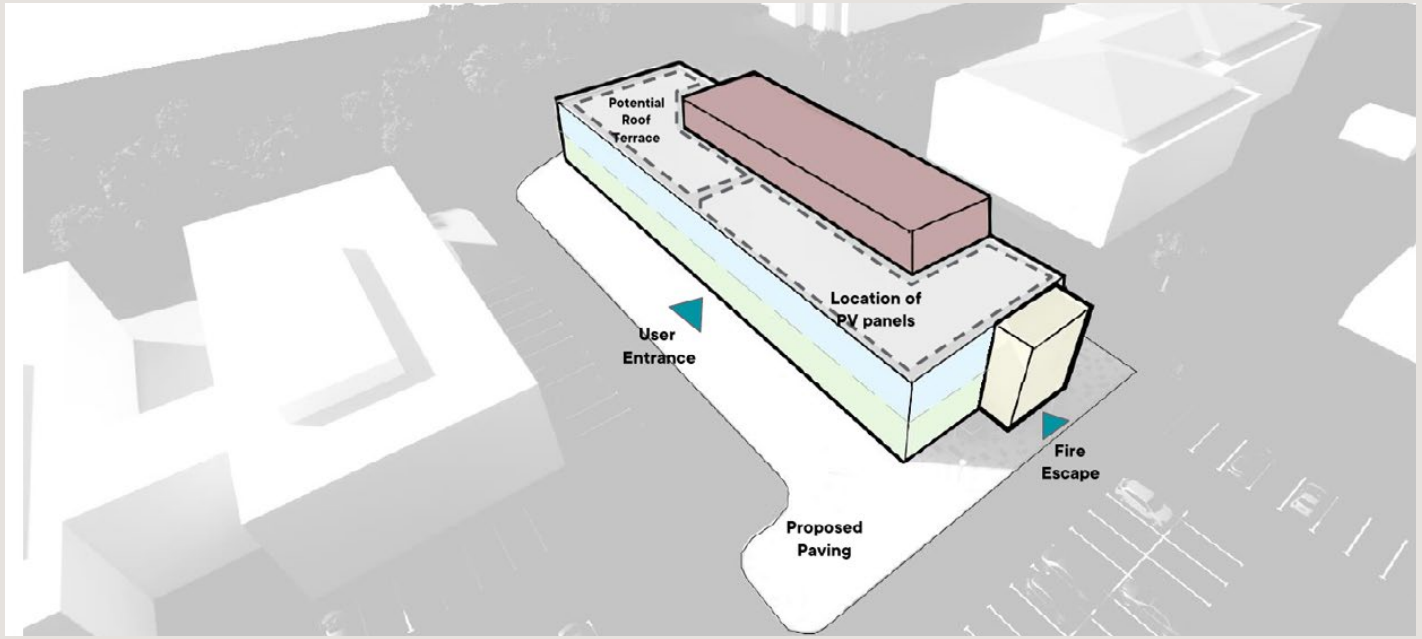
Proposed Massing

- Level 00: Labs 01-02 and Support
- Level 01: Labs 03-04 and Support
- Level 02: Plant
- Stair Core

Expected completion early 2028

Large & small units available to pre-lease





Laboratories – Proposed Ground Floor Plan



Name	Gross Internal Area (m²)	Gross Internal Area (ft²)
Ground Floor GIA	1,238.5 m²	13,330.7 ft²

Name	Net Internal Area (m²)	Net Internal Area (ft²)
Lan 01 NIA	464.5 m²	5000 ft²
Lab 02 NIA	464.5 m²	5000 ft²
Total	**1858 m²**	**20,000 ft²**

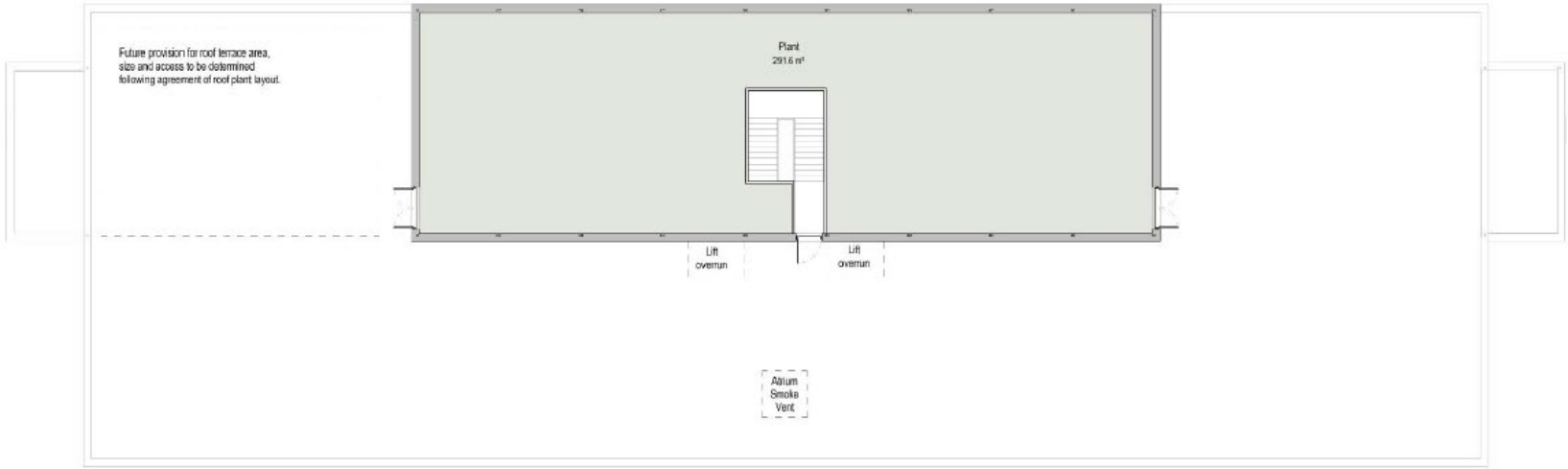
Laboratories – Proposed First Floor Plan



Name	Gross Internal Area (m²)	Gross Internal Area (ft²)
First Floor GIA	1238.5 m²	13,330.7 ft²

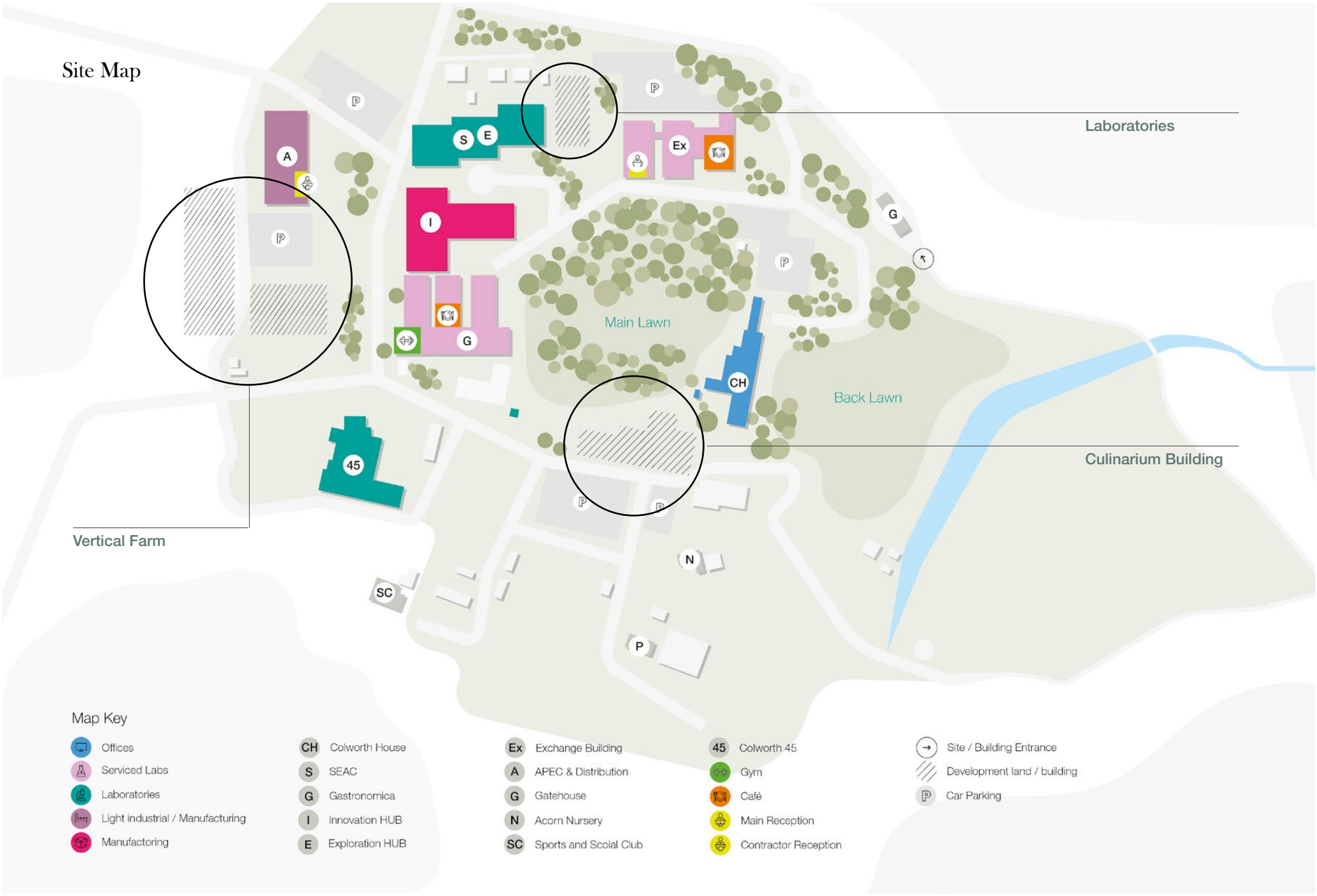
Name	Net Internal Area (m²)	Net Internal Area (ft²)
Lan 03 NIA	464.5 m²	5000 ft²
Lab 04 NIA	464.5 m²	5000 ft²
Total	**1858 m²**	**20,000 ft²**

Laboratories – Proposed Second Floor Plan



Name	Gross Internal Area (m^2)	Gross Internal Area (ft^2)
Second Floor GIA	309.8 m^2	3,335 ft^2

Site Map


Laboratories
Culinarium Building
Vertical Farm
Main Lawn
Back Lawn
A
S
E
I
G
Ex
G
CH
45
N
SC
P
Map Key
Offices
Serviced Labs
Laboratories
Light industrial / Manufacturing
Manufactoring
CH Colworth House
S SEAC
G Gastronomica
I Innovation HUB
E Exploration HUB
Ex Exchange Building
A APEC & Distribution
G Gatehouse
N Acorn Nursery
SC Sports and Scoial Club
45 Colworth 45
Gym
Café
Main Reception
Contractor Reception
Site / Building Entrance
Development land / building
Car Parking

Location and Accessibility

Colworth offers easy access to London and major transportation hubs, making it an ideal choice for businesses aiming for national and international connectivity.

Key Advantages:

Quality of Life
Picturesque landscapes, historic landmarks, and affordable housing.

Strategic Location
Proximity to London and major transportation hubs, in the Oxford-Cambridge Arc.

Business-Friendly Environment
Supportive local authorities, robust infrastructure, and a diverse economy.

Innovation Research
Focus on fostering innovation with numerous R&D centres and collaborations.

Supportive Ecosystem
Collaborative network of chambers, associations, and government initiatives.

Skilled Workforce
Access to a skilled and diverse talent pool.

Air Links

London Luton Airport to Colworth Science Park - 1 hour (30 miles)
Heathrow Airport to Colworth Science Park will take 1hr 40.

Train

Central London to Bedford - 41 mins (60 miles)
Easily accessed from London St. Pancras International.

Drive

Bedford: 20 minutes (9 miles)
Northampton: 35 minutes (19 miles)
Cambridge: 1 hour (34 miles)
Oxford: 1hr35 (65 miles)
Post code for Satnav MK44 1LQ.
Ample parking.

Bus

Bedford train station to Colworth Science Park
Shuttle bus service.
Two in the AM, two in the PM



Colworth Science Park

Site Amenities

- Restaurant
- Secure 24-Hour Access
- Gym, Sports Clubs & Golf Course
- Free Parking with EV Charging Available
- Lab Porter Service
- IT Support
- Gardens & Parkland
- Nursery
- Secure Bicycle Storage
- Staffed Reception
- Repographics
- Meeting Rooms, Conference Centre & Lecture Theatre

Home to Unilever's global R&D centre, Colworth Science Park is the top location for new and growing food and agri-tech businesses, who will benefit from being in the same community as one of the largest consumer brands in the world.



New Developments

at Colworth Science Park

Contact

Address

Colworth Park
Sharnbrook
Bedford
MK44 1LQ

Pioneer

Keith Purdie
T: +44 (0)1234 867 126
M: +44 (0)7741 312 433
keith.purdie@colworthpark.com

Subjit Jassy
M: +44 (0)7768 083 922
s.jassy@thepioneergroup.com

DTRE

Jamie Green
M: +44 (0)77 7616 1534
jamie.green@dtre.com

Sam Cooper
T: +44 (0)20 3328 9080
M: +44 (0)78 8058 5950
sam.cooper@dtre.com

Pioneer

thepioneergroup.com

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