

COLWORTH SCIENCE PARK

Part of Pioneer Group

Sharnbrook, Bedford, MK44 1LQ

Laboratories | Offices | Investment | Business Development

Where pioneering entrepreneurs solve global food challenges.

Situated in the centre of the Oxford-Cambridge Arc, Colworth Science Park is the place where food, health, nutrition, and well-being converge. A strategic business hub with a thriving ecosystem of life science companies, with a mix of laboratories, R&D kitchens, pilot plants, and office facilities.

The open innovation and collaboration that takes place on site is underpinned by our strong campus culture. Home to one-of Unilever's six global R&D centres, 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.

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Pioneer Group

Contact Us





Colworth Science Park | *Colworth House*



Ecosystem 1

"Our journey at Colworth Science Park has been a pleasure. As a life sciences start-up, we've grown significantly over the past 6 years. Our office and lab spaces have expanded, and our team grew from under 10 to 30 members. The support from the Colworth team has been invaluable, especially when we urgently needed a laboratory to accommodate a significant grant from the Bill and Melinda Gates foundation."

Jesse Shearin | COO, Tozaro Ltd

Colworth Science Park is part of the Pioneer Group, the UK's most connected and successful cluster of science and technology companies.

When you move onto a Pioneer Group site, you join a vibrant community that supports every organisation from early-stage spin-outs to large corporations working in every stage from research & development to manufacture & distribution. We also welcome professional services and supply chain partners. And we are all united by a common purpose to commercialise science and technology to tackle human and planetary health challenges.









Ecosystem

At Pioneer Group our nationwide collective includes government catapults, large pharma, universities, venture capital, CROs, CDMOs, regulatory specialists, large FMCG, corporate venture funds, industry representative bodies, healthcare providers, professional services firms, and supply chain partners.

Find out more here

We curate and energise our ecosystem in a number of different ways:

- CXO dinners
- Tenant business lunches
- Industry workshops and white papers
- Innovation competitions
- Investor pitch days
- Online webinars
- Onsite social events
- Expert Mentor Network
- Charity and STEM school days

The outcomes of which are extensive but can include:

- New collaborations and new business
- New funds raised
- Novel innovations in-licensed
- Shared scientific equipment and resources
- Joint grant applications
- Government lobbying
- Shared business lessons learned
- Employee attraction and retention
- Improved corporate social responsibility

Venture Building

For spin-outs, start-ups and scale up companies we also run a series of programmes to accelerate your growth and we have our own in-house venture capital funds to back the most promising opportunities.

Find out more here



Facilities

02



"Colworth is a unique and exciting place that drives open innovation. The culture of collaboration and entrepreneurship stimulates scientific discovery and technology development that in turn drives business growth globally."

Stella Peace | Former VP R&D Refreshment Discover, Unilever

A centre of excellence for scientific food & drink R&D, in a beautiful historic landscaped setting

The Site

With 7 buildings standing (320,000 sqft) with 2 consented (160,000 sqft) of dedicated labs, R&D kitchens and offices, along with new purpose-built space in the development pipeline, Colworth Science Park, can accommodate your business growth as you scale.

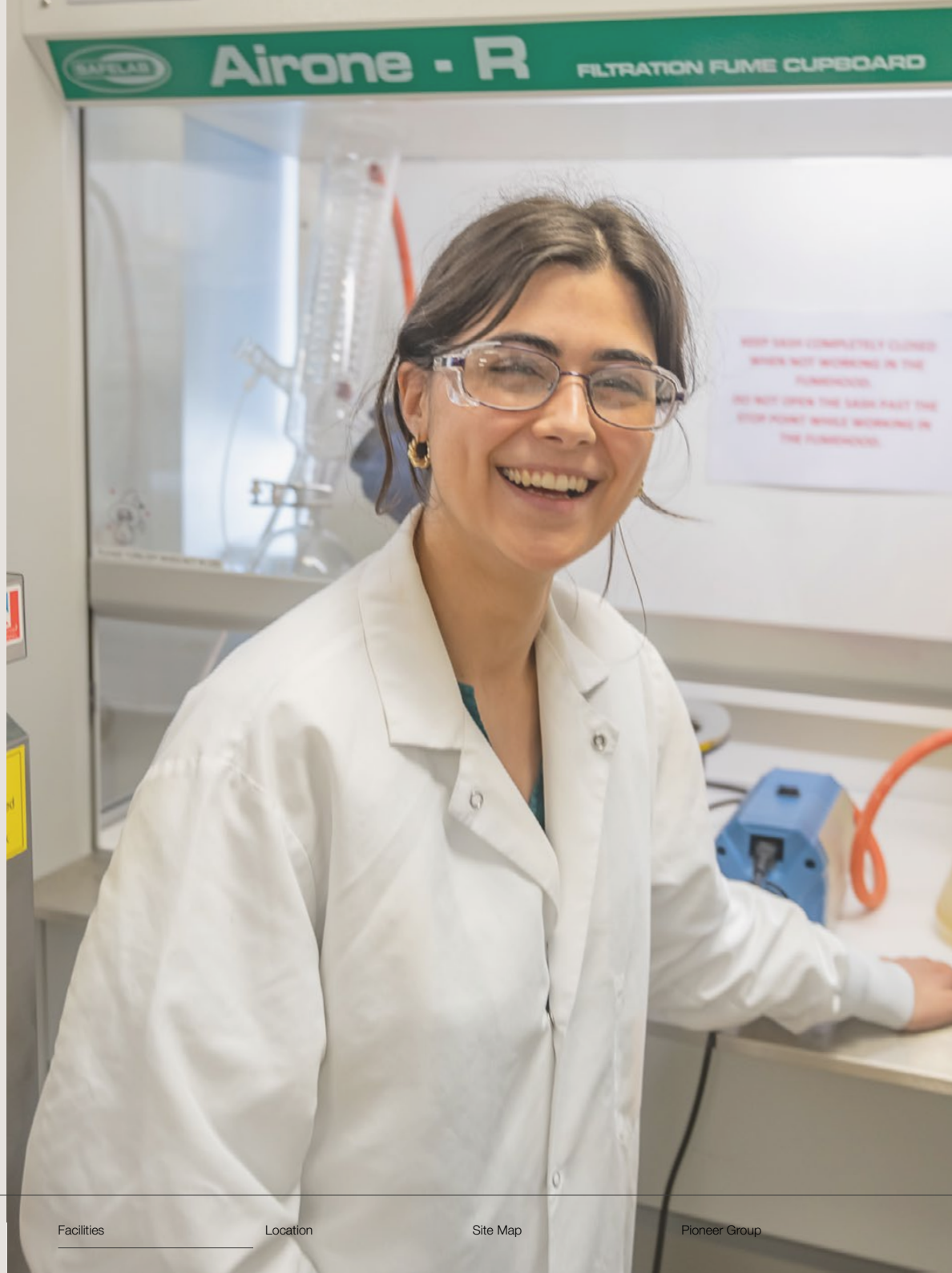
Laboratories and Offices

From start-ups to larger corporations and everything in between, we can accommodate your requirements. We eliminate the hassle of real estate by offering the right space, on the right terms, at the right time for your business.

Prime Location

A strategic location within the Oxford-Cambridge Arc, with access to a rich talent pool. Colworth attracts a workforce from around the centre and south of the UK, along with a wealth of graduates via our strong connections with many universities.

View available spaces to rent





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.

Concept Spaces

Gastronomica

Grounded in nature, rooted in the future. This exciting new concept space provides a dedicated space for F&D scientists, entrepreneurs, start-ups, and SMEs in the food industry. A cost-efficient, resource-rich environment for foodtech ventures to launch, scale, and grow.

Complete with tasting lab, demo kitchen, and events space, Gastronomica is at the heart of our food and drink research ecosystem centred around the Unilever Colworth R&D Hub.

Culinarium

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.

The outcomes of which are extensive but can include:

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- New funds raised
- Novel innovations in-licensed
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- Government lobbying
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- Employee attraction and retention
- Improved corporate social responsibility

Gastronomica

Gastronomica provides a cost-efficient, resource-rich environment for foodtech ventures to launch, scale, and grow. Located in Colworth Science Park alongside Unilever Colworth R&D Hub, it fosters networking, collaboration, and global impact, making it the ideal home for innovators to revolutionise the food industry.

Key Features:

Cost Efficiency

Designed to lessen capital expenses and operational costs.

Essential Services & Technologies

Providing access to vital resources for growth and innovation.

Networking & Collaboration

Integrated into the physical space, fostering a community of innovators.

Prime Location

Situated in Colworth Science Park, alongside the Unilever Colworth R&D Hub.

Global Impact

Enabling ventures of all sizes to contribute to a global transformation in foodtech.

View Gastronomica Brochure











Culinarium

This landmark building will focus on food and drink R&D, attracting companies in fields such as alternative proteins and fermentation. It will advance sustainable agri-tech, support low-carbon supply chains, and promote innovations in nutrition and alternative proteins.

View Development Brochure



Laboratory Facilities

Our first-rate range of well-equipped lab and product development facilities enables companies to carry out development work in a research-oriented environment. With over 100 labs of varying sizes on-site, we know what it takes to help you run your facility smoothly.

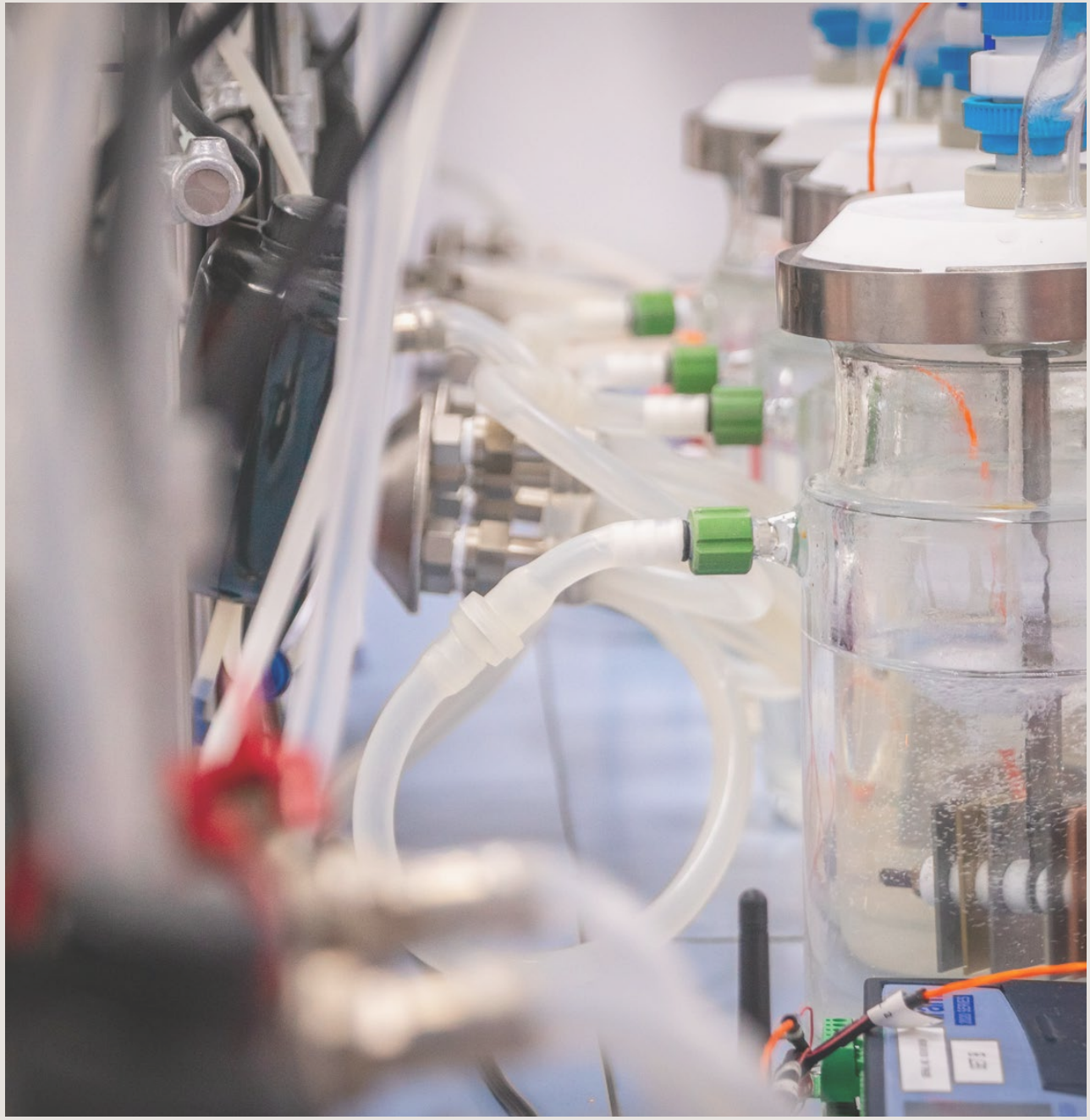
Fully serviced labs

- Worktops, under-bench units, and sinks
- Fire detection and fire-fighting equipment and emergency showers
- COSHH compliant and tested fume cupboards
- Chemical drains, compressed air, nitrogen, hot and cold water
- Chemical, highly flammable liquid and gas cylinder storage areas
- Solvent removal and chemical waste disposal
- Provision of dry ice, cryogenic liquids, and cylinder gases
- Clothing lockers, shower rooms, cleaning, and laundry
- Dedicated laboratory services porter

Shared Services

We offer labs and shared equipment on a pay-as-you-go basis, reducing operational costs and capital expenditure.

Ultra-low-temperature freezer (-70)	Water bath
Biological Safety Class II cabinets	Glasswasher
Standing fridge/freezer	Microcentrifuge
Benchtop centrifuge	



Office Space

With over 25,000 sqft of dedicated office space here at Colworth Science Park, we can offer open-plan and modular configurations, ranging from a single office space to a whole floor or block.

- Available on flexible terms
- Fully furnished options available (depending on lease terms)
- WiFi across full site
- Hospitality services
- Cleaning and building maintenance
- Recycling, refuse, and confidential waste disposal
- Post and parcel services
- Use of our on-site meeting rooms, exhibition centre, and lecture theatre



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

A Great Place to Work For a Happy, Healthy and Focused Team

Acorn Day Nursery

We have an Ofsted Outstanding nursery situated onsite. The dedicated team at Acorn Day Nursery provide exceptional care and education for children ages 4 months to 4 years.

Vitality Centre Gym

The gym boasts exercise stations equipped with the latest cardiovascular and resistance equipment, along with a schedule of diverse exercise classes designed to meet all fitness levels.

Sports clubs and activites

Colworth Science Park boasts a croquet lawn, football pitch, rugby pitch, tennis courts, and one of Bedford's most challenging 9-hole golf courses. From angling to archaeology, we have a diverse range of clubs hosted on-site and open to all.

Grounds & Nature

Set in grounds of 91 acres, we are lucky to have beautiful surroundings, with established trees, pond, green spaces, and much of the rural and heritage landscape preserved.

We have wildlife cameras on our kestrel & barn owl boxes, and if you're a keen photographer you may just capture our resident barn owls, badgers, and more.

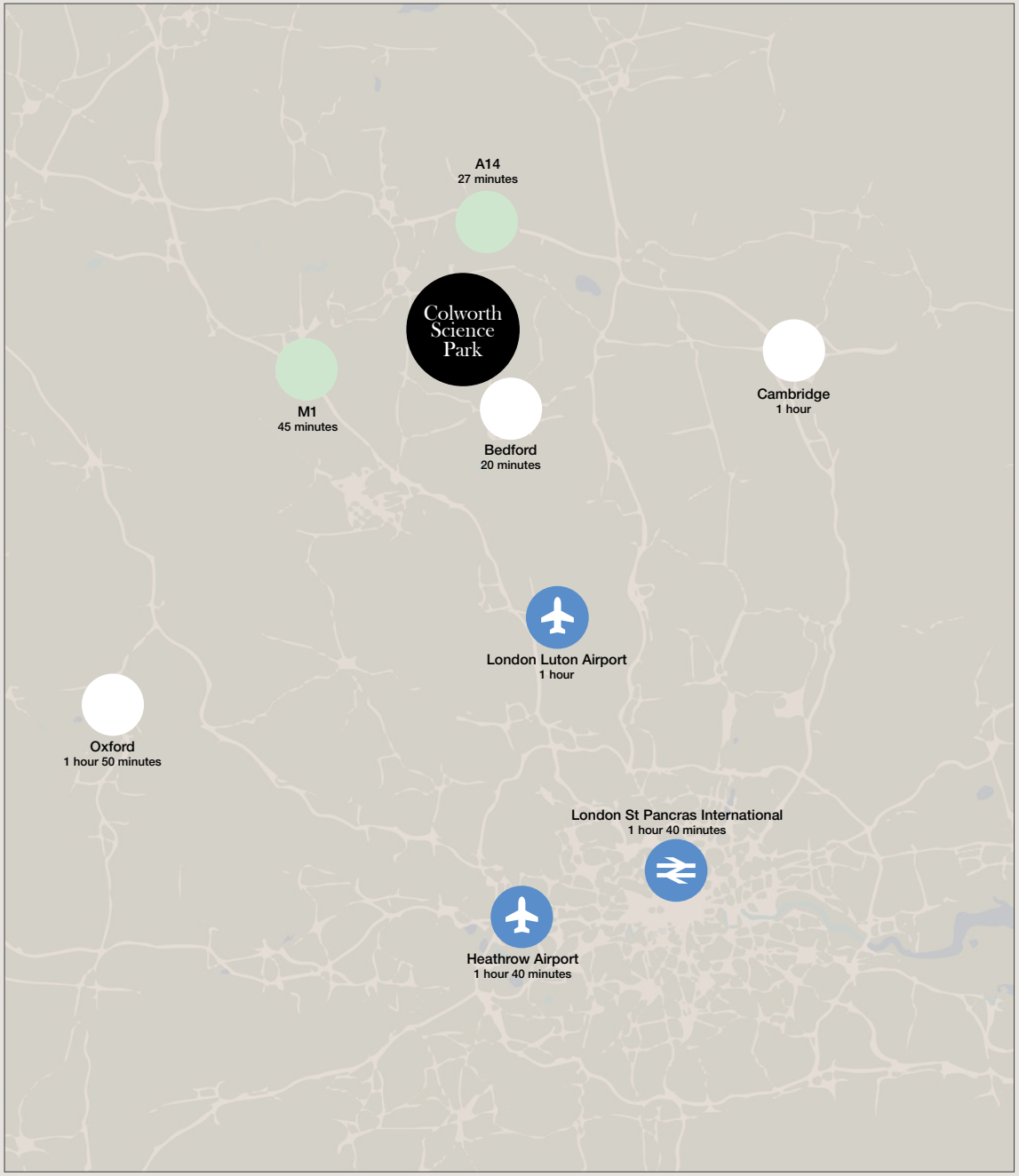
Restaurant

With family-size tables, comfy seating, and a relaxed atmosphere, the restaurant is a fantastic hub for catching up with colleagues and a bite to eat. The seasonal menu is made fresh in-house with locally sourced ingredients.



Location





The Region

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.

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

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: 1hr 35 (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.

Partners

Colworth Science Park thrives through strong partnerships with organisations in the South East and nationally. These include:

- BIA
- OneNucleus
- UKSPA
- OBN
- Midlands Engine Partnership
- Future Food Alliance
- Cranfield University
- University of Nottingham,
- Nottingham Trent University

Colworth is ideal for businesses looking to grow, test new food items, and develop local supply chains.

Community

Our local collaborations provide our tenants with access to cutting-edge research and valuable industry connections.

Unilever

irca GROUP

BARRY CALLEBAUT

tozaro

symrise

formpak

dsm-firmenich





Colworth Science Park | *Lake*



Site Map 4


A
S
E
Ex
I
G
Main Lawn
CH
Back Lawn
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



Colworth Science Park | *Laboratory*

Pioneer Group



Tackling 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.



At a glance

6,400 people working on sites

300K sq ft under development

2.6M sq ft of laboratories

10 locations across Europe

2M sq ft future development planned

VC investment fund



Colworth Science Park

part of Pioneer Group

View available spaces to rent

Contact

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

LinkedIn @pioneergrp

Instagram @pioneergrp

thepioneergroup.com

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