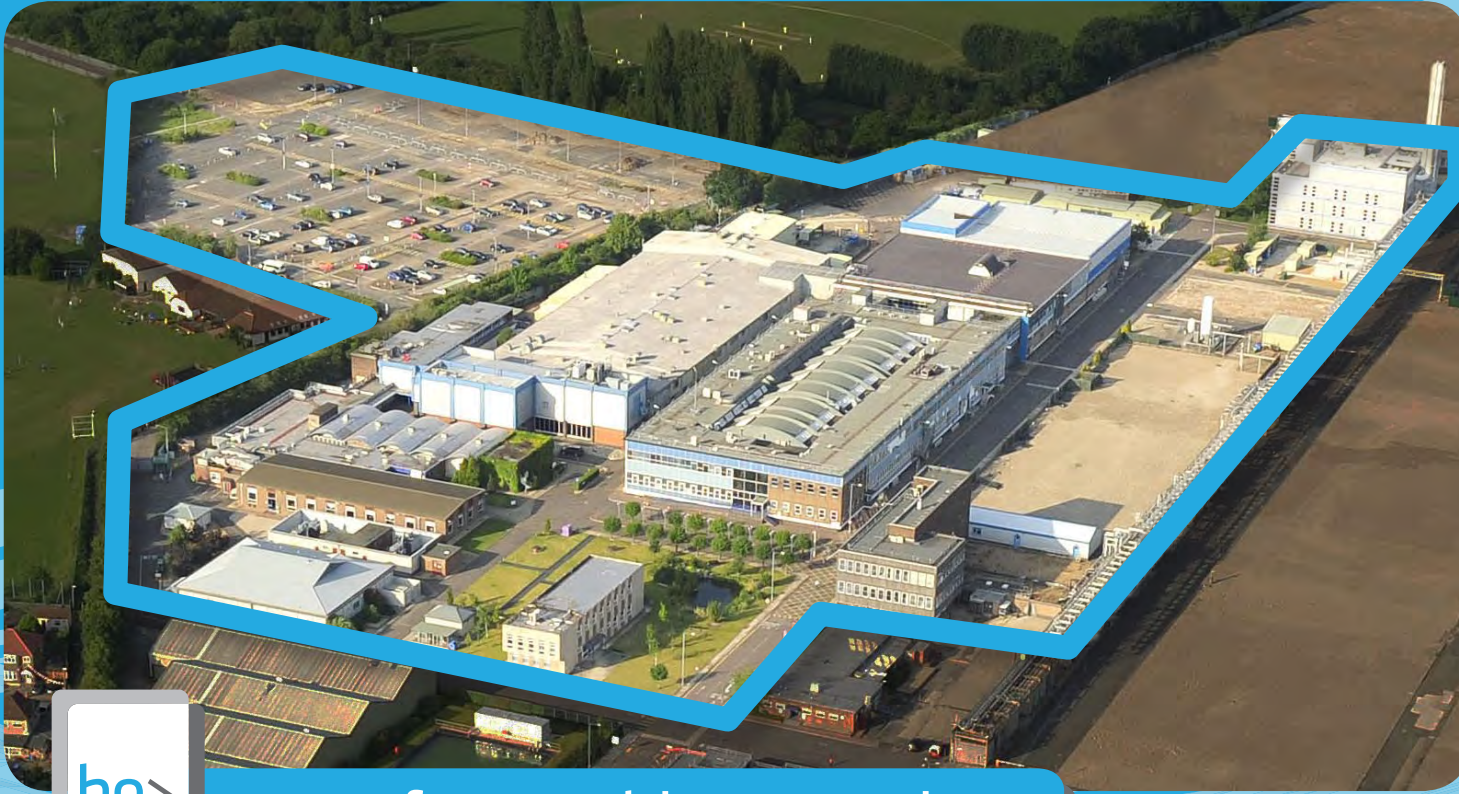


business-east Science and Technology Park

London's premier location for science and technology



be>

part of something amazing

business-east Science and Technology Park is London's newest and most exciting hub for business. Offering world class facilities for R&D, sterile manufacturing, laboratories, offices (including serviced space) and warehousing, BEST is ideal for business.

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science and technology



Welcome to business-east science and technology park - a thriving business and science park that is the perfect home for businesses of all sizes.

Set within a 17 acre campus style environment, 'business-east science and technology park' (BEST) has approximately 450,000 sq ft (41,800 sq m) of quality business space available to let. Ideal for existing businesses looking to expand or for start-up companies engaged in scientific research, innovation and development. BEST is the centrepiece of a wider 108-acre complex. BEST's facilities are available to be re-used as they stand for immediate occupancy but also have the flexibility for bespoke redesign - with the capability to meet requirements from a wide range of industry sectors including:

- Health/medical
- Scientific R&D
- Forensic
- IT
- Medical devices
- Test laboratories
- Sterile or scientific manufacturing and distribution

The flexibility of the buildings and facilities support a wide number of innovation companies. BEST is ideal for those seeking startup R&D laboratory space or growing space for expansion with bioscience, chemistry, microbiology and sterile laboratories available together with sterile manufacturing facilities and associated support space.



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part of the regeneration programme

The origins of the business-east business park stretch back to 1934. The site has been a pioneer in chemical manufacturing for a worldwide market – producing pharmaceutical ingredients and products, veterinary medicines, aromatic chemicals, photographic chemicals, plastics, industrial and fine chemicals and agrochemicals. Most recently the site has been home to global and leading pharmaceutical company, Sanofi.

Situated on the edge of a pleasant Green Belt environment, the site is located just two minutes walk from the District Line Tube. London City and Southend Airports are easily accessible and it has excellent road links with the A12, A13 and M25.

The site also has excellent conference facilities ideal for use as a venue for Academic, Scientific, R&D events and meetings.

BEST is an associate member of the UK Science Park Association.

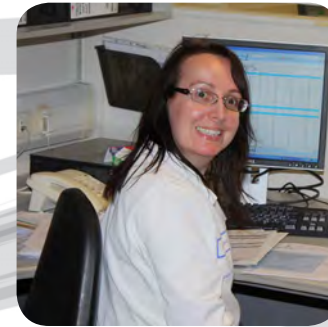
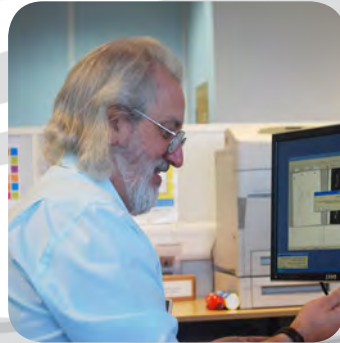
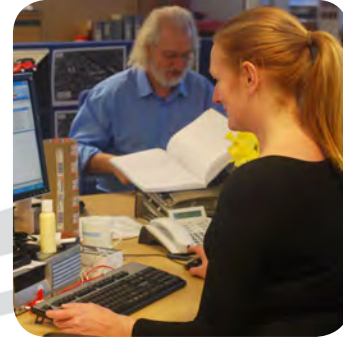
To find out more information on business-east and BEST visit:
www.business-east.co.uk
or contact the BEST marketing team on 0208 099 5715

The People

The BEST complex has historically been home to some of the UK's most diligent and highly trained workers. As such there is an existing pool of talent which will enable businesses to source a competent skill base from scratch or to be in a position to expand their operations quickly.

Current on-site expertise includes:

- Highly trained Sterile Manufacturing Operatives
- Qualified Inspection & Packing Operatives
- In-House Qualified Engineers / Workshop Technicians
- Chemists, Microbiologists
- Quality Assurance
- Stores Operatives
- Supply Chain
- Technical Support / Validation
- Finance, HR, IS, Payroll
- New Product Introductions
- Product Transfers (process, technology, regulatory etc)
- Artwork Studio
- Product Development / R&D
- Lean Sigma
- Continuous Improvement
- Statistical Process Control



Laboratory Space

BEST offers chemistry laboratories which are equipped with de-mineralised & HPLC grade water, fume cupboards, inlets for nitrogen, argon, compressed gas & vacuum, heavy goods lift at rear of building and Isolator technology. Also available are microbiology labs. The laboratories can be designed/changed/fitted out to suit the bespoke requirements of your business e.g. biotech companies, academic institutions. Laboratories are available on either a traditional lease or serviced basis.



Sterile/Clean Room Manufacturing

All the buildings are flexible, reconfigurable & capable of supporting many scientific and life science based activities. The sterile manufacturing space currently benefits from various global regulatory approvals including MHRA & FDA. The largest sterile building comprises in excess of 100,000 sq ft (9,290 sq m) and includes plant room above, WFI stills, clean steam generation and Grade B & Grade C suites. Individual HVAC units and a building monitoring system complete the specification. A range of unit sizes are potentially available.



be> closer than you think



Office Space

Choose from a range of office sizes to suit your business requirements. Whether you require a small modular office, a large open plan space or even a bespoke new building, BEST is dedicated to providing value for money and offers an environment to enable your business to succeed. Traditional and serviced office space are available. Serviced office space benefits from 24/7 access and a manned security control, cleaning, maintenance of the building and grounds and inclusive utility costs such as business rates, water and electricity charges.



Meeting, Conferencing and Catering Facilities

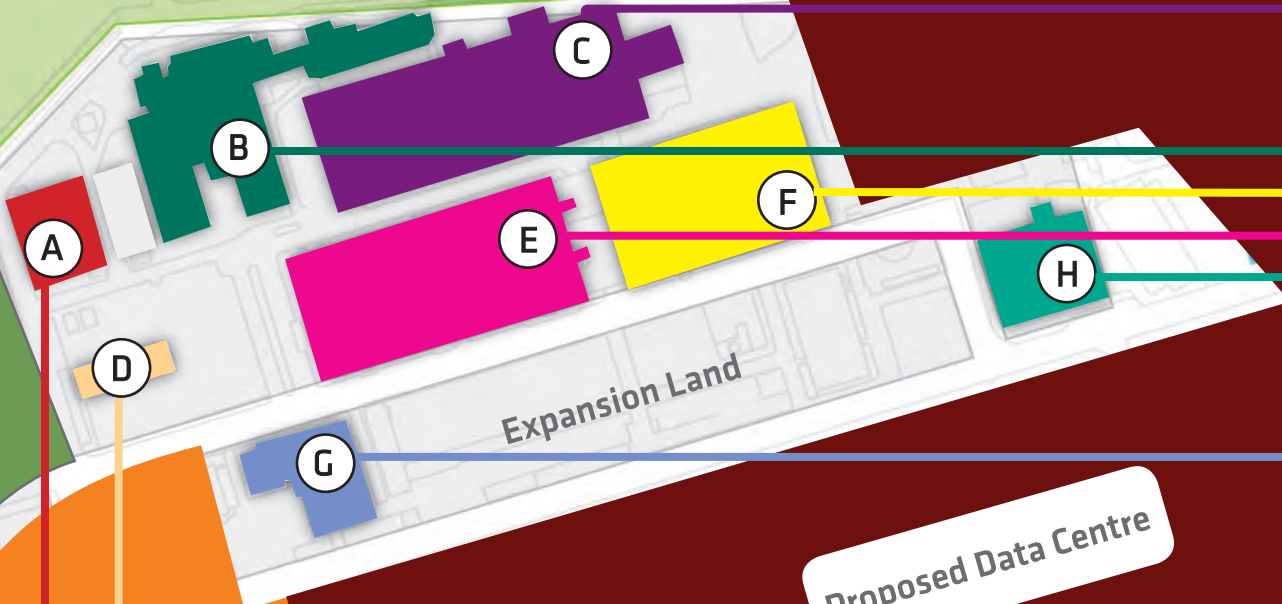
BEST is able to offer fully equipped meeting rooms either by the hour or on a half or full day basis. If you are planning a larger meeting or presentation, the conference facilities can seat up to 200 delegates together with a stage and full audio/visual link up. Full catering and canteen facilities are available to both existing tenants and visitors.



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part of something amazing

business-east Science and Technology Park - Dagenham



Sainsbury's

Proposed Data Centre

Dagenham East
Tube Station



business-east Science and Technology Park

Building 'C' - Ground Floor
Currently used as Sterile Products manufacture and filling including Grade B (Class 100) Clean Rooms
Fully reconfigurable for multiple uses such as; Sterile Manufacturing, Contract Pharmaceuticals, Electronics Manufacture, Cosmetic Manufacture, Biotechnology Manufacture, Clean Room Use, Nanotechnology, IVF Clinic, Private Hospital

Building 'B' - Ground & First Floors
Restaurant, meeting and conferencing centre together with additional offices

Building 'G' - Ground Floor, First & Second Floors
Currently used as offices and may be suitable for a number of other uses subject to planning

Building 'H' - Ground, First & Second Floors
Custom built building currently used as a Quality control Laboratory
Fully reconfigurable to provide various sized laboratory spaces for multiple uses such as; Bioscience, Start up Incubation space, Training Laboratories, General laboratories, Biotechnology and Biopharmaceuticals, Forensics, and Chemistry Laboratories

Building 'E' - Ground Floor
Currently used as Pharmaceutical Inspection and Packaging facility
Fully reconfigurable for multiple uses such as; Packing and Distribution, Testing and Contract Laboratories, Offices and Associated Support Space, Biotechnology Research, Drug Research - Medical device manufacturing

Building 'F' - Ground Floor
Currently used as a warehouse storage facility including cold storage
Fully reconfigurable for multiple uses such as; Storage & Distribution - Multi Sectors Scientific Equipment Manufacture, R&D Supplies, Medical Devices Manufacture, High Throughput Robotic equipment

Building 'D' - Ground Floor & First Floors
Currently used as offices and may be suitable for a number of other uses subject to planning

Building 'E' - First Floor
Currently used as offices and storage
Fully reconfigurable for multiple uses such as; Offices, Call Centre, Conference & Meetings, Digital uses, Laboratories, Private Hospital/ Clinic

Building 'F' - First Floor
Currently used as a warehouse storage facility including cold storage
Fully reconfigurable for multiple uses such as; Storage & Distribution - Multi Sectors Scientific Equipment Manufacture, R&D Supplies, Medical Devices Manufacture, High Throughput Robotic equipment

Building 'A' - Ground Floor
Custom built building currently used as a Microbiology Laboratory
Fully reconfigurable for multiple uses such as; Microbiology, Test Lab, Forensics, General Bioscience, Sterile Laboratory Activities, Nanotechnology and Food Technology



In the Area

Dagenham has a thriving community with a skilled workforce, making this a great opportunity for any company wanting to grow their business near central London.

business-east is situated adjacent to Dagenham's local nature reserve 'The Chase', which covers 48.5 hectares of shallow wetlands, woodland, grassland and the River Beam.

As well as the nature reserve, business-east is conveniently located in the South East ideally positioned for easy access to the motorway and air networks, opposite bus and underground stations for public transport and rail links to the city of London, Canary Wharf and the rest of the country.

As well as easily accessible transport networks in close proximity is 'the Brewer', a shopping and leisure centre located in nearby Romford. Leisure facilities include bowling, cinema and a number of restaurants. Other shopping and leisure facilities in the area include Lakeside, Bluewater, Gallions Reach and London's Westfield.

Furthermore the neighbouring and associated May & Baker Eastbrook Community Club offers further social and sporting amenities. Memberships will be open to BEST Occupiers.

DAGENHAM EAST

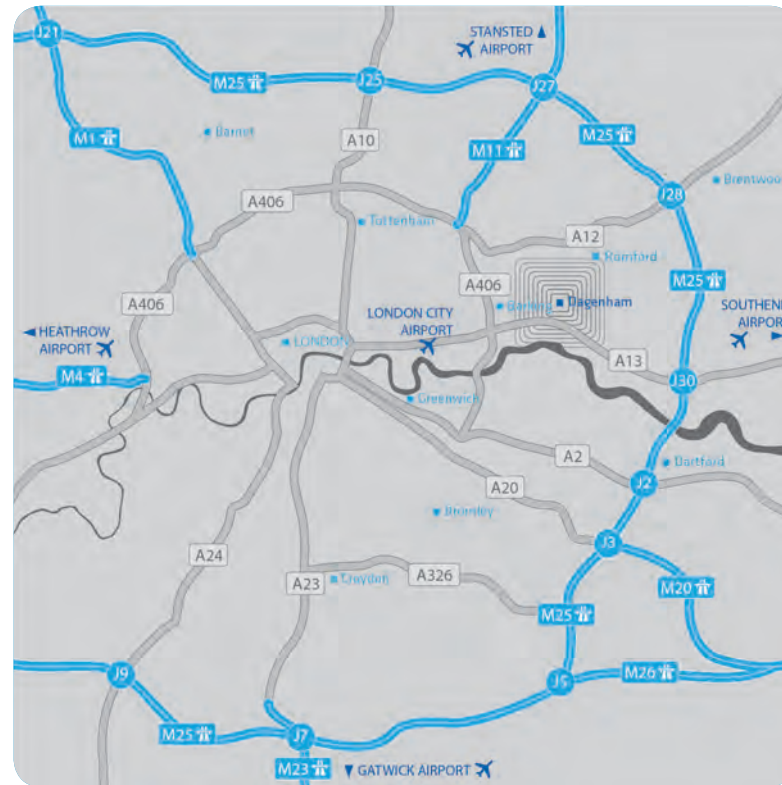
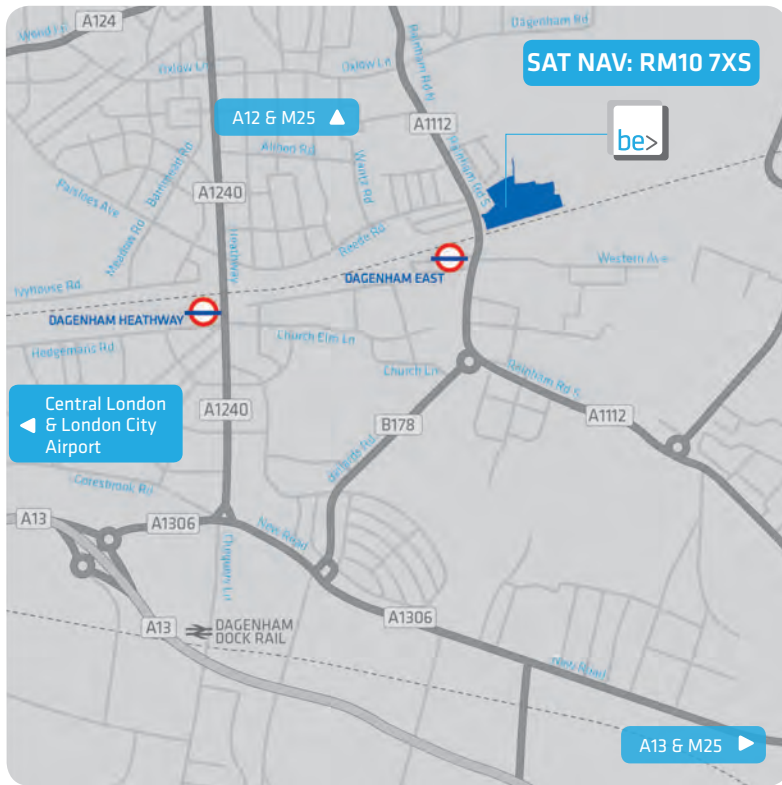
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at the centre of it all

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The site is located within the East London Borough of Barking and Dagenham, part of Greater London

The site is accessed via the A112 (Rainham Road South) which connects to the A1306 and A13, which in turn provides access to Central London and major motorway networks.



Driving Distances

Location	Miles	Minutes
A12	2.8	8
M25 Junction 30	7	15
London A406		
North Circular	5	12
M11	10.2	20
M20	15.6	27
Central London	15.2	40
London City Airport	8.5	25

Source: Google Maps

Rail Journeys

Destination	Minutes
Dagenham East (Zone 5) to London Victoria (Zone 1)	50

London Victoria provides access to the National Rail Network

By Road - via M25, M11, A13

- > At the end of the M11 continue on the A406 extension to the A13.
- > At the large roundabout at the end of this road turn left onto the A13 (left filter lane).
- > Travel along the A13 over two flyovers.
- > Continue for one and a half miles, passing Goresbrook Leisure Park on the left-hand side.
- > Filter left following signs for Dagenham East.
- > Turn left at the traffic lights (which have a filter) onto B178 Ballards Road (just before McDonalds).
- > Pass through traffic lights to the next roundabout and take the first exit left (Bull public house on left) onto Rainham Road South.
- > Over Station Hill: business-east is on the right (station on left).

By London Underground

- > The nearest tube station is Dagenham East on the District Line.
- > On exiting the station the main entrance to business-east is opposite and to your left.

By Road - via M25 (Dartford Tunnel)

- > From the Dartford Tunnel continue onto the M25 for about a mile before taking the slip road to junction 30.
- > Take the dual carriageway towards Dagenham (A13).
- > Leave at the third exit (sign posted Dagenham East), turn right at the roundabout, up and over the bridge to junction with the A1306.
- > Turn left and travel for about half a mile.
- > Turn right at the next junction (keeping McDonalds on your right).
- > Pass through traffic lights to the next roundabout and take the first exit left (Bull public house on left) onto Rainham Road South.
- > Over Station Hill: business-east is on the right (station on left).

To find out more information on business-east and BEST visit:
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scan QR code on a smart phone for directions



from a to **be**