

# Hi-tech, energy efficient, cost-effective managed offices and workspaces

Centrally located and highly accessible: beautiful, imaginative and functional: innovative and eco-friendly – the Lincoln Think Tank beckons businesses throughout Lincolnshire and beyond to relocate, innovate and grow, as part of the move towards an “Innovation Nation”.

The £7.1m Think Tank building was part of the East Midlands Innovation Strategy, which recognises the need to create physical places where all types of business innovation will be encouraged, developed and celebrated.

This alternative approach to nurturing and developing business is embodied in the form and function of this superb addition to Lincoln’s commercial, fully serviced, managed workspace portfolio.



# Think Tank

## – a really innovative building

Think Tank stands on a 2 acre (0.8ha) site and provides 21 high quality offices and 9 workspaces for new technology, research and development, as well as service sector businesses.

In addition the building has stunning, versatile conference and meeting room facilities. These are available for all tenants, as well as other businesses, organisations and individuals.

Designed by Marks Barfield Architects, creators of the London Eye, this interesting, low-carbon, sustainable building provides stimulating, light, airy and flexible offices and workspaces that are designed to facilitate networking and interaction.

## 21 Offices



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01 Natural larch shading on south west elevation

02 Courtyard

03 South facade

All materials, external claddings and internal finishes complement and enhance the surrounding built environment, as well as making Think Tank a superbly comfortable, evocative and desirable working environment, that will encourage high productivity and success.

Think Tank is flooded by natural light and is orientated to maximise passive solar energy and natural ventilation for maximum energy efficiency and sustainability. This, combined and complemented by numerous hi-tech features and environmentally friendly systems and components, make Think Tank a highly desirable and cost-effective place for your business to thrive.



## 9 Workspaces

# Futuristic environmental systems

## - mean high efficiency and low running costs

The unique design of Think Tank ingeniously optimises the form, mass, thermal performance and orientation of the structure in relation to the sun's path, to facilitate 'passive' heating and lighting, that ensures low energy usage and thus low operating costs.

Think Tank's central location also enables easy access by foot, bus, train or cycle, as well as by car. Bicycle racks have been provided to encourage staff to embrace this alternative, stimulating method of getting to work, which in turn will promote health and wellbeing. Shower facilities are also available for people cycling, walking or jogging to work.



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Businesses setting up, or moving to the building will immediately recognise the enhanced, comfortable working environment, brought about by careful design and utilisation of many up-to-the-minute environmental technologies:

- ▶ Ground source heat pumps to provide floor heating and cooling
- ▶ High efficiency condensing gas boiler
- ▶ Solar water heating
- ▶ Natural air ventilation utilising mono draught units that are assisted by PV driven fans to provide air movement
- ▶ Super insulation to all external walls and partitions for energy conservation and sound proofing
- ▶ Special double-glazing window systems to reduce heat and glare on bright days and insulate in winter
- ▶ Sustainable natural larch external cladding from FSC<sup>1</sup> sources
- ▶ Sun pipes in larger top floor offices to maximise natural daylight
- ▶ Low energy, automatically activated lighting
- ▶ 'On-tap' filtered boiling water for beverages to avoid need for kettles as well as filtered, chilled drinking water
- ▶ Blinds in every office/workspace.

<sup>1</sup> Forestry Stewardship Council





01 Open design allows natural light to flood the building

02 'On-tap' boiling water for beverages

03 Bicycle racks provided at the building

04 Automatically activated lighting



## Bio-diverse 'green' roof

### Functional as well as eco-friendly

This special feature has significant advantages:

- ▶ By using local plants it provides a natural habitat that can enhance the biodiversity of the area
- ▶ Captures and holds rainwater thus avoiding excessive storm water run off. Green roofs can absorb between 40-90% of annual rainfall, releasing water to drains more slowly
- ▶ Improves building insulation by up to 10% as well as contributing to temperature stability in the building
- ▶ Improves air quality around the building and reduces the carbon footprint by exchange of carbon dioxide for oxygen in the plant photosynthesis process
- ▶ Delivers improved acoustic properties
- ▶ Protects the roof membrane from solar damage.

# Hi-tech facilities and communication features

Think Tank is packed with innovative, hi-tech features and services that businesses can utilise and embrace as key levers to assist business development. These include:

- ▶ State-of-the-art voice over IP telephone system to provide greater flexibility for managing customer contact and minimising costs
- ▶ Hearing induction loops to both conference/meeting rooms
- ▶ 24 hour CCTV and security systems, including on foot security patrol
- ▶ Broadband services with unlimited access, at a fixed price
- ▶ WiFi throughout the building.



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01 Reception area

# Wonderful working environment

The overall ambience of the building makes it an inspirational place – a place where creativity, innovation and business development can thrive – a place where people will aspire to work and will gravitate towards.

All tenants have access to Think Tank 24/7 and 365 days.



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02



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Think Tank's communal amenities include:

- ▶ Extensive CCTV and security systems
- ▶ WiFi throughout the building
- ▶ 2 fitted kitchens – one with a dining area
- ▶ 45 car parking spaces
- ▶ 5 disabled car parking spaces
- ▶ 16 bicycle racks
- ▶ Lift
- ▶ Roof terrace with seating
- ▶ Extensive courtyard with seating
- ▶ Landscaped grounds
- ▶ Indoor seating areas.

The entire building is compliant with the Disability Discrimination Act. Special features for disabled people include:

- ▶ Extra wide corridors and doors
- ▶ Non-slip floor surfaces inside and outside
- ▶ Safe refuges in case of fire
- ▶ Glass balustrades to allow wheelchair users views of lower floors from landings
- ▶ Fully accessible landscaped areas
- ▶ Special washroom facilities
- ▶ Hearing induction loops to both conference/meeting rooms.

01 Break-out area of the upstairs corridors and meeting room

02 Fitted kitchen with dining area

03 Break-out area



# Workspaces

## Manufacture your products in hi-tech surroundings

The 9 fully serviced workspaces are all at ground floor level and range from 750–1320 sq ft (70 to 123m<sup>2</sup>). They are ideal for businesses needing small scale manufacturing/production facilities, have ample space, and can be set up to include a separate office area within the unit.

A full schedule of workspace is included at the back of this brochure.

All workspaces are very well served with power points, wireless internet access and telephone points. They also have:

- ▶ Front and rear access and loading areas to front
- ▶ 3.4m ceiling height lowers to 2.6m at the rear for office area ceiling height
- ▶ Appropriate solar shading facilities – tinted glass and blinds
- ▶ Natural airflow, controllable ventilation
- ▶ Smooth, sealed, dust-free concrete floors
- ▶ Low energy lighting
- ▶ Individual door security systems
- ▶ Electronic access to building and unit
- ▶ 24/7, 365 day access

- ▶ On-site recycling and composting facilities
- ▶ Easy access to 'break-out' areas
- ▶ Free use of kitchen facilities
- ▶ Use of washroom facilities
- ▶ Recycling bins in every workspace
- ▶ On-site car parking.

### Additional services:

A fully staffed main reception will give a professional welcome to all your visitors.

In addition, administrative staff will be available to provide cost-effective secretarial and reprographic services including photocopying, faxing, laminating, binding, postal services and events management if required.

Rental of meeting rooms will be at advantageous rates for tenants.

### Rental rates include:

Building insurance, general maintenance, roof maintenance, communal area cleaning costs, landscape maintenance, external window cleaning, security and reception costs.



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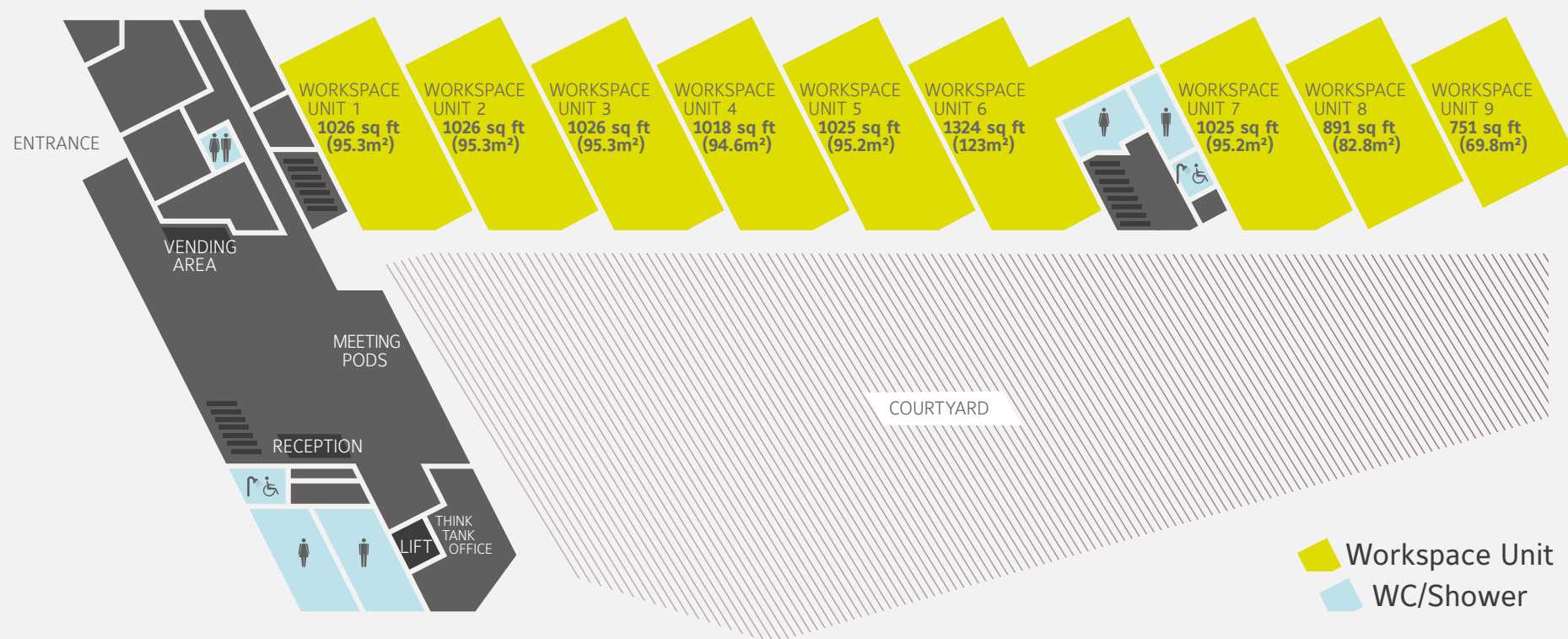
01 Rear aspect of workspace



02

02 Front aspect of workspace





# G

Ground floor Workspace plan

# Office space to suit all needs

The 21 fully serviced offices are all at first floor level and range from 437 to 1250 sq ft (40–116 m<sup>2</sup>). A full schedule of room sizes is included at the back of this brochure.

All offices are very well served with power points, wireless internet access and telephone points.

They also have:

- ▶ Appropriate solar shading facilities – tinted glass and blinds
- ▶ Natural airflow, controllable ventilation
- ▶ Under floor heating
- ▶ Carpets
- ▶ Low energy lighting
- ▶ Individual door security system
- ▶ Electronic access to building
- ▶ 24/7, 365 day access
- ▶ On-site recycling and composting facilities
- ▶ Recycling bins in every office
- ▶ Easy access to 'break-out' areas
- ▶ Free use of kitchen facilities
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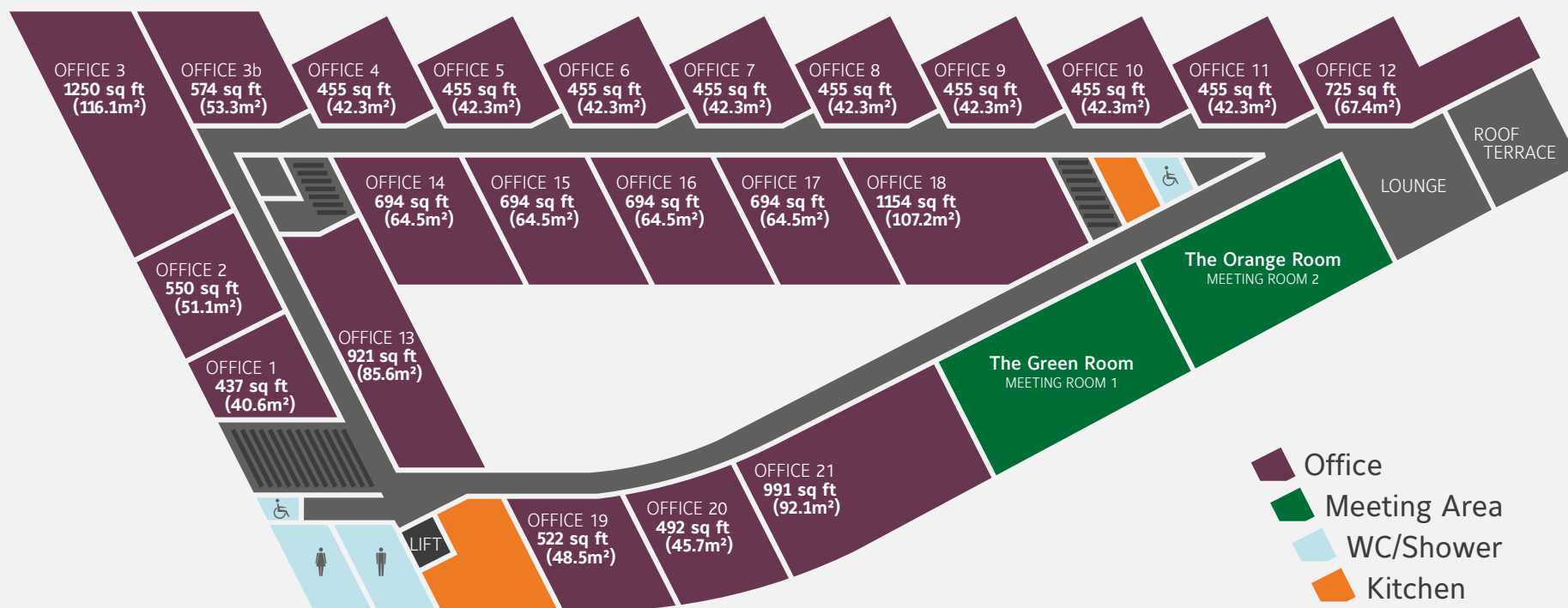


03

01 Natural airflow ventilation system in office ceiling

02 Smaller office

03 Wide corridor



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First floor Office plan



# Think Tank facilities and tenant services

This building is designed to “wow” everyone that moves in as a tenant, visits as a customer or associate. It has been recognised that creating the right, lasting impression, means ensuring that all the services and facilities within the building live up to the expectations of all parties.

Some facilities will be available to the general business community as well as tenants, but the latter will be able to take advantage of special rates when they utilise many of the facilities.

There are exceptional, modern furnishings and a colourful ambience to all the main public and communal rooms and meeting spaces. The two kitchens are well fitted and one has dining facilities. Both have boiling and chilled drinking water on tap.

There are flexible meeting rooms for large or small gatherings, formal board meetings, or for displays and exhibition events. These are fully equipped with plasma screens, WiFi, hearing induction loops, audio-visual equipment and blackout facilities and have very versatile ‘modular’ furniture that can be easily adjusted to the exact requirements of the user.

Highly trained Think Tank staff can provide secretarial, administrative and reprographic services including photocopying, faxing, laminating, binding, postal services and events management if required..



01

An impressive, welcoming reception and receptionists (01) will create an efficient ‘corporate’ feel. A space flooded with light all year round that epitomises the quality and hi-tech nature of the building.

Accessible, high quality, managed vending facilities (02) for drinks, confectionary and snacks.



02



03



04

Environmentally friendly solar panels (03) large conference facilities (04) combine with comfortable, communal spaces (05) and hi-tech equipment (06) to provide a truly stunning, comfortable and cost-effective working environment.



05



06



# Versatile space for meetings, exhibitions and conferences

– available for any business to hire

Think Tank has two very large meeting rooms, 'break-out' areas, an extensive reception area and smaller, meeting areas. All these facilities will be available to hire for tenants, outside companies, organisations and individuals. They are ideal for large or small gatherings, formal board meetings, or for displays and exhibition events.

Our two main meeting/conference rooms are fully equipped with plasma screens, WiFi, hearing induction loops, audio-visual equipment and blackout facilities and have very versatile 'modular' furniture that can be easily adjusted to the exact requirements of the user.



01



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03

On-site parking is available and this, together with numerous hotels within walking distance, will attract companies from a wider area to hold major events and meetings at Think Tank.

To support the large conferencing rooms there are many interactive, communal spaces in the form of:

- ▶ Roof terrace with seating
- ▶ Superb outdoor courtyard with seating
- ▶ Indoor sitting areas
- ▶ Landscaped grounds.

**Contact 01522 668800 for more details about holding your meeting, conference, event or exhibition at Think Tank.**

01 Fully equipped conference room

02 Outdoor courtyard

03 The roof terrace



# An invitation to consider

## Think Tank for your business

Lincoln Think Tank is a catalyst for development of new innovative businesses, as well as the venue of choice for existing businesses.

Diverse sectors like information technology, biotechnology, aerospace or electrical/mechanical engineering companies, environmental technology, medical or pharmaceuticals will all have a natural fit in this building. But, we are open minded – just talk to us about Think Tank if you feel that your business will fit the ethos and facilities we have.

The main thing that will unite all tenants (apart from the desire to work in a wonderful space), will be the desire to embrace and practice innovation in everything they do, develop or invent. Entrepreneurial skills and the desire to be in Lincolnshire, surrounded by 'like-minded' individuals accessing the appropriate business support, is the objective of Think Tank.

Taking up a tenancy here will help your company develop and influence future innovation provision in the county.



### Is Think Tank right for your business?

Think Tank is right for your business if you can meet one of the following criteria to qualify for space:

- ▶ Be innovative now, or possess ideas for development into innovative technology or knowledge-based businesses
- ▶ Have a growth potential of circa 25% per annum
- ▶ Where possible, look to the local supply base for diversification opportunities/collaboration or joint ventures
- ▶ Be likely to grow on from the Think Tank within three to five years of occupation
- ▶ Be encouraged to recruit and train staff from the local labour market leading to the creation of better jobs in the locality.

New, qualifying tenant companies are expected to be at any stage of development whether business 'spin-outs' from higher education or businesses 'growing on' from incubator premises; right through to established businesses testing the local area, or those diversifying into new products.

**Contact 01522 668800 now – to book a viewing or to discuss a tenancy at Think Tank.**

