



**CREATING REMARKABLE PLACES
WHERE SCIENCE & TECHNOLOGY
INNOVATORS GROW**

KICKSTARTING INNOVATION REQUIRES A "SPARK AND A PLACE"

In order to become a Science and Tech Superpower, the UK needs to support innovators and allow them to go through the innovation journey, from ideation to R&D development to commercialisation. But how?

Innovation requires pulling together government, talent, ventures, industry partners, good academic institutions, and potential investors. This, in turn, requires specific know-how to unite all these players, catalyse action, and provide the right place to converge innovators and spark action.

At Sciopolis, we specialise in designing, developing, and operating Innovation Hubs and forging an innovation community. Through strategic partnerships with landlords, we deliver inspiring yet cost-effective lab and office spaces for early-stage innovators, coupled with event spaces and a programme of activities to activate the local ecosystem.

Sciopolis provides the spark and the place to make innovation happen.

SCIOPOLIS FOR LANDLORDS

- Creation of Innovation Hubs that focus on the needs of early-stage science and technology innovators, to support their scaleup journey and generate growth and jobs creation.
- Quick to market, commercially viable, ready- to-occupy office and lab spaces that deliver early activation of Innovation Districts and drive regeneration.
- Deployed via meanwhile or permanent buildings, revitalising underperforming assets and reducing planning requirements.
- Support through every phase of development: from design to construction (or refurbishment) to tenancing and operations.
- Tight integration with Universities and local stakeholders, to achieve a cohesive proposition, drive ecosystem gains and momentum.
- "Science on show": creation of a permeable building which showcases innovation and inspires the next generation.
- Delivery of an onsite events programme to support early-stage innovation, driving footfall and attracting inwards investment.
- Capital funding for schemes and innovative partnering structures.

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WHY READY-TO-OCCUPY CAN ACCELERATE INNOVATION

To accelerate science and technology innovation, ventures should be free to focus on their R&D rather than managing real estate.

Designing and fitting out labs (often for the first time), sourcing a cleaning company, or finding an accountant can be significant distractions for early-stage businesses. Additionally, attracting talent, finding supportive VCs to raise capital or accessing equipment to advance their research can be daunting tasks.

This is why Sciopolis builds turnkey Innovation Hubs with great amenities and an emphasis on community and business support. We aim to free innovators from practical issues, support their development and allow them more time to advance their discoveries.

SCIOPOLIS FOR VENTURES

- Innovation Hubs designed to meet the needs of early-stage science and technology innovators, supporting their scale-up journey.
- Well-connected, functional, and inspiring ready-to-occupy office and lab spaces, available under flexible lease terms that allow them to adapt as they grow.
- Great amenities, with ample space for events and collaboration, great coffee and food options to fuel encounters and keep staff engaged.
- Deeply connected to universities for access to talent, academics, equipment and enterprise support.
- Tightly linked to vouched-for business organisations across funding, legal, marketing, etc., that can support startups and scaleups and advise them as they develop.
- With an ambitious event programme to support early-stage innovation, driving footfall and attracting opportunities.
- In a permeable building with an in-built culture of collaboration and knowledge sharing, which promotes innovation and inspires the next generation.



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ABOUT SCIOPOLIS

- Sciopolis creates remarkable Innovation Hubs where early-stage science & technology companies can develop and grow.
- It does so by partnering with landlords, universities and local governments to design, develop and operate flexible and affordable, ready-to-occupy laboratory and office spaces.
- Sciopolis is adept at converting existing sites, which can accelerate deployment and activation of an area, ahead of more extensive Masterplans being created.
- The creation of the physical space happens in parallel with the activation of the supporting ecosystem, by connecting every site with key local players, universities and local government to support innovators.
- The founding team comes with a wealth of experience in the sector. Mark Sanders, Charlie Mitchell and Caterina Rigoni worked on the creation of Scale Space, the innovative technology and life sciences hub in London White City. Adam Kelliher and Lee Harle are life science venture builders.
- Imperial are a shareholder in Sciopolis



Mark Sanders
Founder & Chairman



Charlie Mitchell
Founder & CEO



Lee Harle



Adam Kelliher



Cat Rigoni
Marketing & Ecosystem



Ian Whitehead
Development

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WHAT MAKES US DIFFERENT



Tenant-first approach

We understand the unique needs of innovators and create ecosystems for their growth. By offering efficient workspaces and access to expertise and support, we enhance the attractiveness of our sites, leading to higher rental levels.



Speed & Integration

We are a vertically integrated platform: sourcing, developing and operating sites. With deep sector expertise, we quickly repurpose existing buildings or build new ones, delivering projects efficiently and cost-effectively.



University connections

We base our sites around key academic hubs and excel at connecting innovators with institutions, equipment, and insights to accelerate their progress. We have strong links with leading UK universities, and Imperial College is a shareholder in Sciopolis.



Proven Track Record

Key members of the Sciopolis team were involved in the delivery of Scale Space, the highly successful 200,000 sq ft science and technology hub in the White City Innovation District, built in partnership with Imperial College.

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