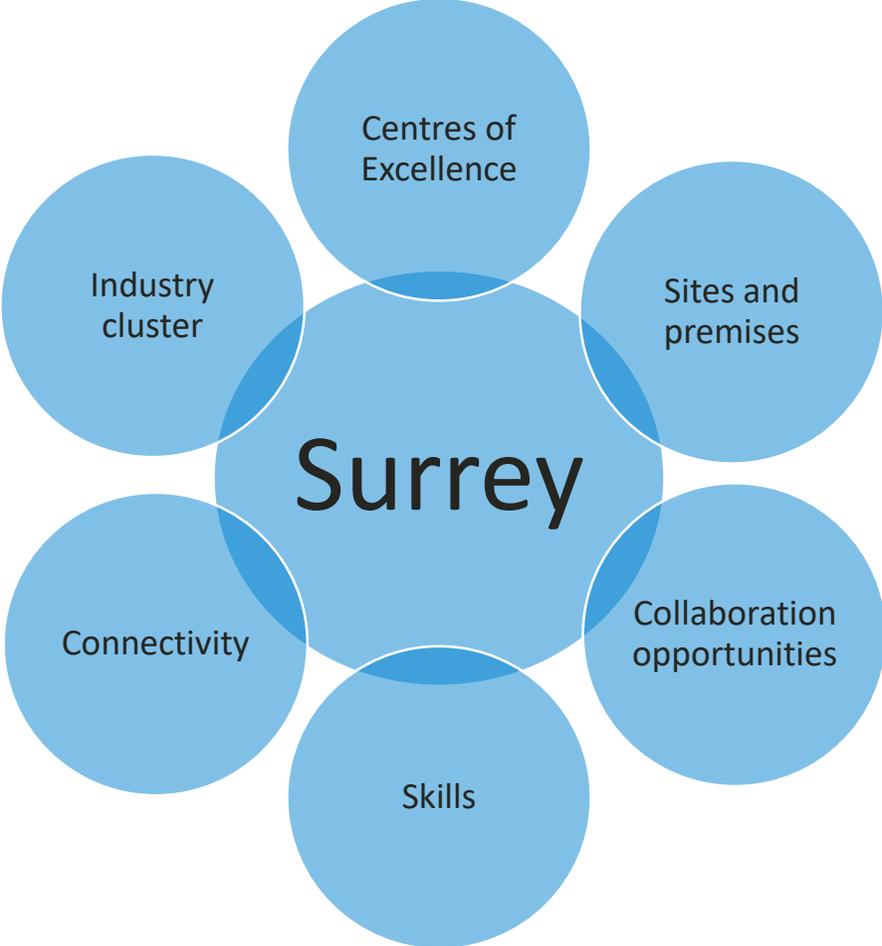


Agri-tech (including food and drink)

Intelligent – Networked – Innovative: The smart choice is Surrey.



Summary



Summary

- Opportunities to collaborate with internationally renowned centres of excellence including [Campden BRI](#), [Leatherhead Food Research](#), the [Centre for Agriculture and Biosciences International](#) and the [Pirbright Institute](#).
- A cluster of leading international companies including Cargill, Arla Foods and Unilever.
- A good supply of highly skilled graduates supported by three universities: [University of Surrey](#), [Royal Holloway University of London](#) and [University for the Creative Arts](#).
- Innovative academic-industry collaborations such as [vHive](#) show how local networks can encourage collaboration with other local sector specialisms such as data analytics, [5G](#) and space satellite.
- Dedicated creative and innovative working spaces in dynamic and tech-focused environments such as [Surrey Research Park](#).

Why Surrey?

INVEST IN **SURREY**

Excellent connectivity



[London Gatwick](#) serves +200 destinations in 90 countries.
[London Heathrow](#) serves 185 destinations in 84 countries.

- Immediate proximity to London, without the high-cost.
- Guildford/ Woking – less than 35 minutes to Central London.
- Well connected to the high-technology hubs along the M3 and M4 corridors.
- Borders the UK's two largest airports, [London Gatwick](#) and [London Heathrow](#).

An industry cluster

A cluster of agri-tech and food and drink businesses, including:



Logos used for illustrative purposes only

Centres of Excellence

The [Pirbright Institute](#) is a world leading centre of excellence in the research and surveillance of virus diseases of farm animals and viruses that spread from animals to humans.

The Institute is one of eight UK research institutes supported by the [Biotechnology and Biological Sciences Research Council](#) (BBSRC). The Pirbright site includes international reference laboratories for the diagnosis of livestock diseases exotic to the UK, including the World Reference Laboratory for foot and mouth disease.

The Institute makes use of highly innovative bioscience in their work on food security and health.

Collaboration - the Institute works collaboratively in all parts of the world with a range of stakeholders including research and academic institutions, philanthropic foundations and commercial companies.

The Institute is open to any type of business and collaboration as long as it fits its strategic and scientific interest and helps it to fulfil its mission to develop innovative strategies to prevent and control viral diseases of livestock and zoonotic infections.



Centres of Excellence

[Campden BRI](#) provides the food and drink industry with the practical scientific, technical and advisory services needed to ensure product safety and quality, process efficiency and product and process innovation.

It employs around 300 staff skilled in areas such as food hygiene, consumer studies and chemical analysis.

Services include analysis and testing, product innovation, process validation, consultancy, auditing and training, all underpinned by a strong programme of research and innovation.

Services can loosely be categorised into four pillars; analysis and testing, operational support, research and innovation and knowledge management.

Much of Campden BRI's work is confidential but some [client case studies](#) are available.



Centres of Excellence

The [Centre for Agriculture and Biosciences International \(CABI\)](#) was established in 1910 and moved its science centre to Egham in 1992. This CABI centre serves its 48 Member Countries and beyond, operating across the globe providing support on a range of topics, including invasive non-native species, pests and diseases, knowledge management and commodities with a particular focus on supply chain issues in Developing Countries.

A growing team of scientists carries out applied scientific research to find safe and sustainable solutions to problems in agriculture and the environment. An array of labs, glasshouses, and two level 2 quarantine suites with eight climate controlled chambers, mean the centre is perfectly equipped to work with almost any organism in the world, in ideal conditions.

The centre is also home to CABI's [Microbial & Molecular Services](#) team, with particular emphasis on agricultural and biotechnological applications. Services provided include UKAS Accredited (ISO 17025) microbial identification, culture sales and deposit, environmental and industrial investigation, contract research and provision of publications and training. The team's work is supported by its Genetic Resource Collection housing 28,000 living Microbes on site.



Centres of Excellence

Leatherhead Food Research (LFR) provides expertise and support to the global food and beverage sector. It offers services including [consumer insight, ingredient innovation and sensory testing](#) to [food safety consultancy](#) and [global regulatory advice](#). LFR can also deliver bespoke consulting and research services.

It is a membership-based organisation and boasts over 1,500 member companies worldwide. LFR's [membership programme](#) represents a who's who of the global food and beverage industry.

LFR is part of the Science Group (AIM:SAG) which believes in the practical application of science to deliver commercial benefits to clients globally. Science Group employs 350+ scientists and engineers.



Unique links to leading-edge technologies – 5G

The [5G Innovation Centre \(5GIC\)](#) at the University of Surrey is the largest UK academic research centre dedicated to the development of the next generation of mobile and wireless communications. Bringing together leading academic expertise and key industry partners, the 5GIC will help to define and develop the 5G infrastructure that will underpin the way we communicate, work and live our everyday lives in the future.

The [5GIC](#) is committed to collaborating closely with a broad range of partners to drive forward advanced wireless [research](#), reduce the risks of implementing 5G (through a [5G testbed](#)) and contribute to global 5G standardisation.

The 5GIC is a partner in [vHive](#) (see below).



5G Innovation Centre building,
University of Surrey

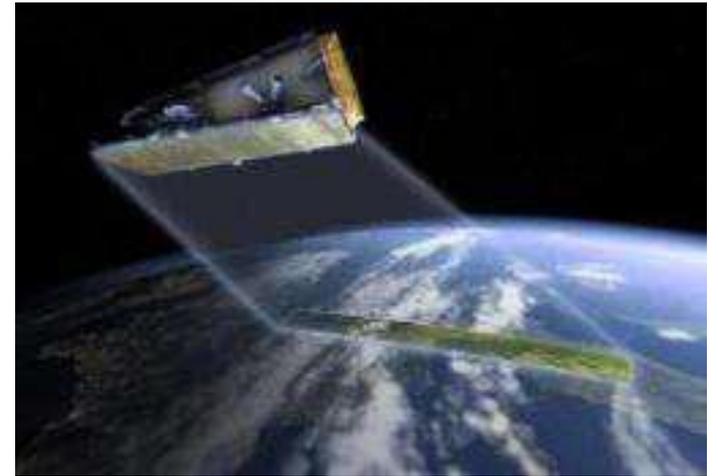
Unique links to leading-edge technologies – Satellite

The UK has an opportunity to lead in both the development and application of satellite technologies for **environmental observation** and Surrey, with a significant space satellite sector, is a uniquely placed environment to encourage collaboration between sectors.

Surrey is home to a dedicated [Space Incubator](#), with a proven track record in commercialisation and the world's premier provider of operational and commercial satellite programmes – [Surrey Satellite Technology Ltd.](#)

Surrey Satellite's [Earth observation brochure](#) includes information on precision farming, crop health mapping, crop pest, illicit crop monitoring and additional applications.

More information on Surrey Satellite's expertise on earth observation can be found [here](#).



Data analytics case study – vHive

[Zoetis](#) and the [University of Surrey](#) have launched the Veterinary Health Innovation Engine ([vHive](#)).

vHive is a research centre, startup and incubator dedicated to the development and adoption of new digital technologies in animal health.

Digital technologies including wearables, apps, sensors and satellites promise to transform real-time information capture for animal owners and their veterinary advisors. This will enable improved understanding of animal health and early identification of problems in a similar manner to eHealth for people.

The creation of digital platforms in animal health and the development of sophisticated machine-learning analytics will facilitate early warning surveillance of population threats such as the Schmallenberg virus and Bluetongue epidemics.

Collaboration: The centre has been created to serve as a science and technology smart business hub. It welcomes the involvement of other partners – as observers, as participants in projects and as investors in the future of the centre. For more information on collaborating see [here](#).

Research and learning capabilities

University of Surrey, [The School of Health and Medical sciences](#)

One of the top ten research faculties in the country.

The [food, nutrition and dietetics programmes](#) are number one in both The Times/Sunday Times Good University Guide 2017 and The Complete University Guide 2018.

Four schools, all working together under a 'One Health' vision, to provide interdisciplinary research and teaching in human and animal health.

Royal Holloway, University of London, [Biological Sciences](#)

Offers a range of undergraduate degree programmes in organismal and molecular biosciences.

Research programme based on three research centres: Biomedical Sciences; Ecology, Evolution and Behaviour; and Plant Molecular Sciences.

Top 25% of UK of Biological Science departments in the UK for overall student satisfaction.

Property options (indicative)

INVEST IN **SURREY**

Property options – Surrey Research Park, Guildford

The Surrey Research Park, Guildford GU2 7EF

- Options for occupation depending on timing include:
 - A new build facility from 15,000 to 45,000 sq ft – can be delivered on a 15 year lease, 15 months from agreement to lease, on competitive occupational terms with good parking facilities. Cost £32 psf, (exclusive)negotiable.
 - Occupation of refurbished Grade A offices – current options include both a 30,000 sq ft and 8,000 sq ft refurbished facility. Offered on competitive terms. Cost £26.50 psf exclusive.
 - Indicative locations are noted on the attached plan – see locations . ●
- Located within [one of the most prestigious science parks in the UK](#) - home to over 110 companies.
- 10 miles from the M25 (Junc. 10) and 1 mile from the A3.
- 23 miles from London Heathrow and 35 miles from London Gatwick airport.
- 2 miles from Guildford mainline rail station, providing regular fast services to London Waterloo (35 mins) and Reading (30 mins).
- On-site facilities and easily accessible amenities include: 24 hr security, café/ restaurant, 24hr Superstore, hotel, new Surrey Sports Park with gym and swimming pool.



For more information, visit: [Surrey Research Park website](#)

Or contact us at Invest in Surrey:

Email: investinsurrey@surreycc.gov.uk

Phone: (+44) (0) 20 8213 2501

Property options – Walnut Tree Close, Guildford

Walnut Tree Close, Guildford, GU1 4TR

- Premier location, 5 minutes' walk to Guildford mainline station and town centre.
- The A3 trunk road is 0.5 miles away, providing excellent vehicle access; M25 J10 is 9 miles away by road and London Waterloo Station is 34 minutes away by rail.

Cost - Available upon request.

Property description

- Two Grade 'A' office buildings. Ability to sub divide into smaller units;
- EPC rating of 'A'; BREEAM rating of 'Excellent';
- 1:535 sq. ft. parking ratio; 68 car parking spaces;
- Idyllic riverside location with outlook across the River Wey;
- Detailed planning permission has been granted for the offices;
- 9 month build contract from starting on site.

Size

Building	Ground	First	Second	Total
Building A	912 sqm (9,817 sq ft.)	912 sqm (9820 sq ft.)	370 sqm. (3,986 sq ft.)	2,232 sqm. (24,034 sq ft.)
Building B	449 sqm. (4,836 sq ft.)	453 sqm. (4,871 sq ft.)	216 sqm. (2,326 sq ft.)	1,148 sqm. (12,355 sq ft.)



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How we can help

INVEST IN **SURREY**

How we can help

Invest in Surrey will:

- Work with you to help you define your location / expansion needs.
- Assist you with your planned move / expansion.
- Undertake property searches and specific research to support your move / expansion.
- Provide introductions and engagement with local networks and professionals, specific to your sector.
- Facilitate meetings or provide other support to help your business navigate regulatory requirements.

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