



Hertfordshire
Innovation
Quarter

FOR SPACE TO THRIVE, THINK HERTFORDSHIRE IQ.



- London
- Oxford
- Cambridge
- University of Hertfordshire
- BRE Group
- Rothamsted Research



Why Hertfordshire IQ?

An Enterprise Zone developing 3 million sq.ft. of new commercial space just 30 minutes from London, Hertfordshire IQ is the destination for future facing businesses.

In the heart of the Golden Research Triangle between Oxford, Cambridge and London, we are constantly connecting tech, talent and research.

Hertfordshire IQ brings together the brightest thinking in modern construction, agri-tech, bioscience, gene technology, AI, robotics and big data, connecting innovators with our partners:

- Construction industry leaders **BRE Group**
- Agricultural pioneers **Rothamsted Research**
- Green tech network the **Green Triangle**
- University of **Hertfordshire**

With high-quality commercial space for up to 800 companies and a business community that's already thriving at the neighbouring Maylands Business Park, there's plenty of room to grow and everything your business needs to attract and nurture the brightest talent.

Get in touch

To boost your business growth and productivity contact:

Cherie Norris | *Enterprise Zone Manager*

+44 (0) 7540 203753

cherie.norris@hertfordshirelep.co.uk

www.herts-iq.co.uk

@HertsIQ



For connections to the Capital, think Hertfordshire IQ.

Just 30 minutes from central London, Hertfordshire IQ offers your business space to grow without the Capital's high overheads.

Take advantage of all the perks without paying the premium: a highly skilled and qualified workforce, a great place to live and work and the London market - all on your doorstep. Plus 45 million customers are within a four-and-a-half-hour's drive.

Located on the M1 junction 8 and M25 junction 21, with Hemel Hempstead mainline station close by, your business will be just:

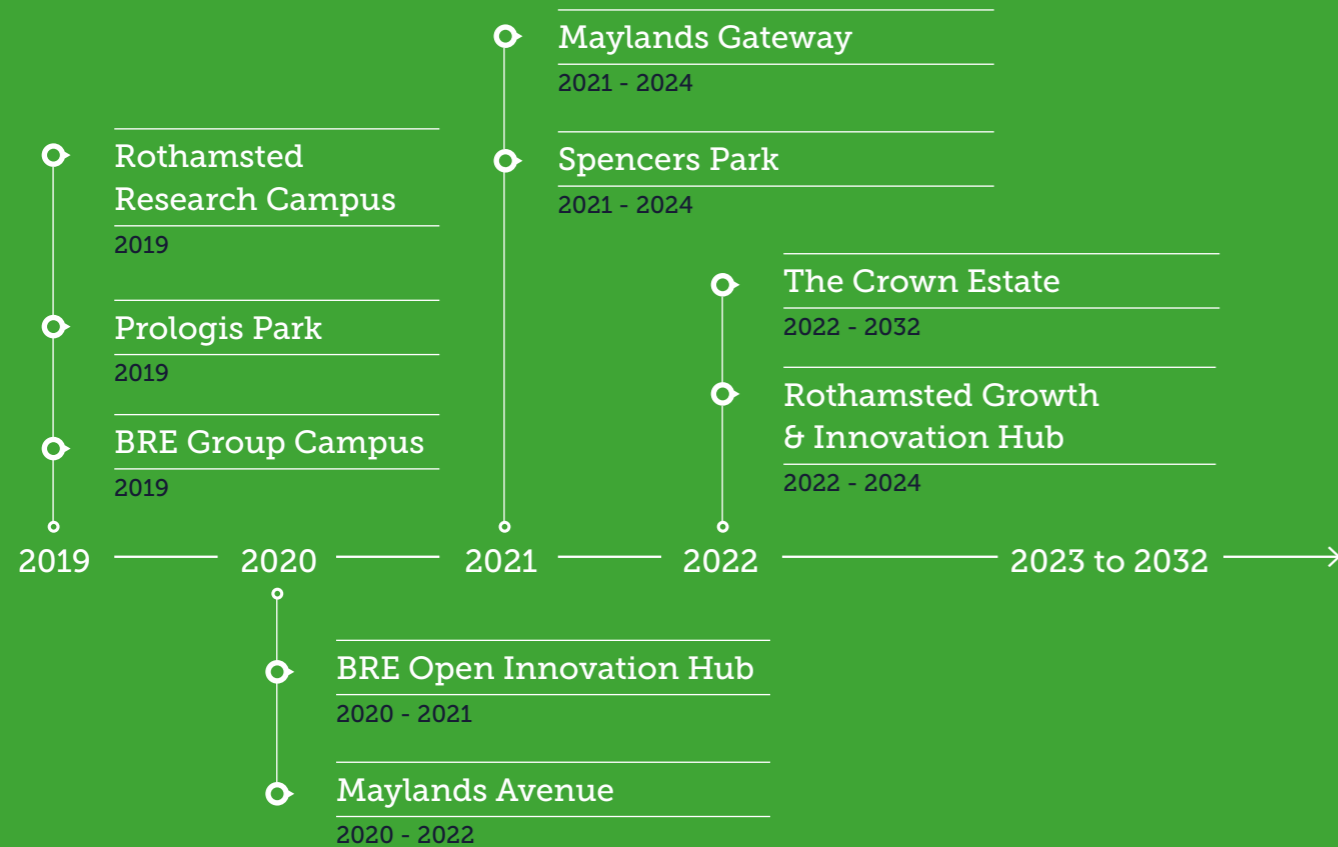
- A 30 minute drive to central London
- 25 minutes from Hemel Hempstead station to London Euston
- A 20 minute to London Luton International Airport
- A 30 minute drive to London Heathrow

Hertfordshire IQ is also geared up to boost business productivity with the best in digital connectivity.

Investment is being secured in digital infrastructure that will provide businesses with outstanding connectivity across fibre, 5G and Internet of Things networks to test and prove smart tech concepts.

Flexible, cost-effective provision and reliable, high capacity connectivity will help boost your productivity, making it easy to stay connected with customers and suppliers, and for employees to share and collaborate.

Commercial sites development timeline.



Rothamsted Research Campus

Rothamsted Research is the world's longest running agricultural research station, delivering cutting-edge science and innovation for 170 years, with strong links to research institutes in London, Oxford and Cambridge.



Prologis Park

Prologis Park Hemel Hempstead is a sustainable and energy efficient logistics park with opportunities to secure new Grade A industrial and distribution space in an established logistics location, strategically placed on the M1 corridor to best serve London and the Midlands.



BRE Group Campus

International experts in building science and research, and leaders in the development of modern construction methods, BRE has commercial space, ideal for incubation and start-ups, available on its Watford campus.



BRE Open Innovation Hub

Increased space is planned with a new Open Innovation Hub. Offering 3,000 sq.m. of contemporary, flexible office and research space, it will boost collaboration between the research base, large firms and SME's.

(Artists impression courtesy of Allford Hall Monaghan Morris.)



Spencers Park

This is a prime location site in Hertfordshire IQ and the wider Maylands business area with good links to the M1/M25, ideally suited for B1/B2 uses. This 4.7 acre site is owned by Homes England and located to the north of the Maylands Business Park.



The Crown Estate

Developing 55 hectares of Greenfield land into a brand new business park, The Crown Estate is providing a range of flexible office, logistics and industrial spaces, perfect for businesses and their employees looking to locate close to the capital.



Maylands Avenue

In the heart of Maylands' business area 1,200 sqm of new, high quality office space will be created within a mixed use development, near the junction of Maylands Avenue and Breakspear Way.



Maylands Gateway

The Maylands Gateway site holds a strategic location with frontage along the A414 on Breakspear Way. Owned by Dacorum Borough Council this 16 acre site has great potential for a range of business activities, across the spectrum of B1, B2 and B8 use classes.

For space to thrive, think Hertfordshire IQ.

Leading new, high-quality commercial development over the next 10 years, Hertfordshire IQ is creating around 3 million sq.ft of brand new commercial space.

This new employment zone will provide attractive, contemporary work spaces, from offices to warehouse and industrial units, giving businesses of all sizes the flexibility they need to find the perfect home.

Set in sustainably landscaped grounds and boosted with high-spec digital connectivity, cafés, restaurants, nurseries, delivery pick-ups, gyms and shops helping to create a great place to work.

Alongside a new high spec office park, two logistics and distribution parks will be developed as an extension of the highly successful Maylands employment area. Maylands Business Park has an excellent reputation as a location for logistics and distribution with companies like UPS and DHL part of its longstanding business community.



For a greener work life balance, think Hertfordshire IQ.

As an Enterprise Zone with a clear vision for the future and the generations to come, we encourage the use of smart and sustainable transport, a high build quality across all developments and adoption of low carbon operations. We also support engagement with the local community we live and work in.

We welcome and support businesses and talent that believes in environmental sustainability and innovation, encouraging our business community to work with, and share, our sustainable values.

We'll create new jobs, workplaces and opportunities, enabling people to live and work close-by for a greener work-life balance.





For bringing together the brightest minds, think Hertfordshire IQ.

Hertfordshire has a highly skilled workforce with a strong construction, advanced manufacturing and digital tech skills base.

A stable local workforce, a growing pool of highly skilled and qualified talent, plus graduates from the University of Hertfordshire will help your business thrive.

The University of Hertfordshire offers a range of support and can help future occupiers with bespoke skills planning. It also has strong links with BRE and Rothamsted Research, offering relevant courses that support both modern construction and agri-tech industries.

Further Education support comes from West Herts and Oaklands Colleges, empowering the next generation of talent, meaning businesses have access to a skilled and educated workforce, now and in the future.

Hertfordshire IQ is developing a joint action plan with these partners to boost the education offer and local skills development so that employers can rely on the local labour market to help drive productivity.





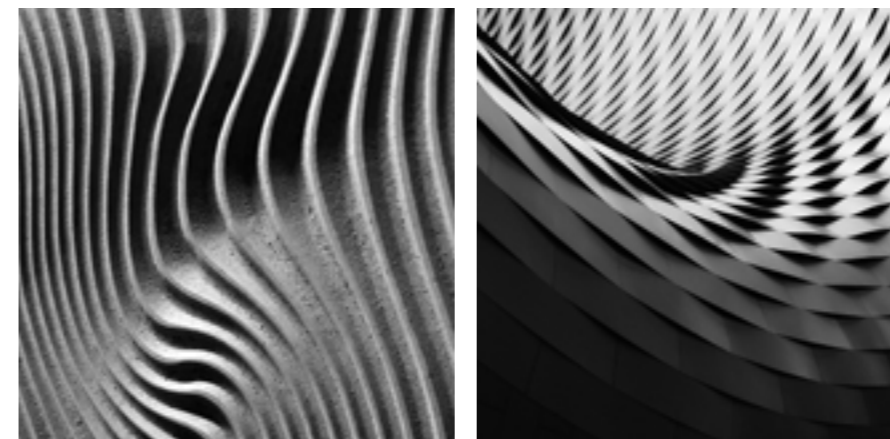
For building your future in modern construction, think Hertfordshire IQ.

BRE Group leads the national agenda for the construction industry through the Transforming Construction Alliance. This will see an Innovate UK funded hub develop a digital, manufacturing focused approach, improving efficiency and helping companies embrace and maximise potential that digital is bringing to the sector.

Expanding the current incubation and innovation space available on campus at BRE Group, a new Open Innovation Hub is planned for 2020.

Ideally located for companies wanting to diversify and expand in modern construction fields, Hertfordshire IQ also connects strong industry networks and supply chains.

Collaboration could also help broaden the commercial application of your products across construction to the agri-tech sector.



For the greenest collaboration, think Hertfordshire IQ.

Rothamsted Research has a strong relationship with high profile research institutes in the Golden Research Triangle of Oxford, Cambridge and London, bringing opportunities for collaboration, product development and access to new markets.

As pioneers of crop science for generations, Rothamsted Research is underpinning the digital transformation of the agricultural sector and the growth in gene technology and biosciences.

Rothamsted Research is already home to agri-tech businesses, using its world leading agricultural science as a catalyst for innovation and growth.

As part of the Rothamsted Research community, your business will have access to an extensive network of corporate and international collaborative partners, including agri-tech research institutions, in developing economies and multinational agri-tech companies working on game-changing research projects.

Incubation, innovation and grow on space is available on the Rothamsted Research campus today, with a new Growth and Innovation Hub planned for 2022.





For support to grow your business, think Hertfordshire IQ.

We aim to provide the ideal environment for business growth, with a range of premises available in Hemel Hempstead for large and expanding companies and for those outgrowing incubation space at BRE Group and Rothamsted Research.

Our mission is to create a place where innovation thrives and we offer a tax relief to new businesses of up to 100%, depending on company size.

Our sector focus is agri-tech and modern construction, but we welcome all businesses operating in environmental technology with the maximum level of tax relief.

Business rates relief is also available to businesses who can demonstrate low carbon credentials, through an internationally recognised and trusted sustainability certification scheme.

Powerful, targeted, impartial and completely free business support is also available from Hertfordshire Growth Hub, which helps established businesses develop and grow.



For a great location, think Hertfordshire IQ.

With its competitive costs, market access and international connectivity, Hertfordshire is an attractive location for future facing businesses.

A rich history of innovation, investment and a pioneering spirit sees the county home to the UK's £55m Cell and Gene Therapy Catapult, bringing world leading cell and gene therapies to market.

Over 30 major companies are already based in the region including Sir Robert McAlpine and Glaxo Smith Kline. Hertfordshire has well-established sectors in advanced engineering and manufacturing, life sciences and the film, digital and creative industries.

Surrounded by lush green countryside yet just 30 minutes from central London, Hertfordshire offers a perfect blend of easy access to the capital and the tranquility of countryside living.

With its vibrant communities and outstanding location, Hertfordshire IQ is perfectly placed for business.

3,000,000 sq.ft.

of next generation commercial space

30 mins.

from central London

up to 100% tax relief

depending on company size

45 mil. customers

are within a four-and-a-half-hour's drive away

Get in touch

To boost your business growth
and productivity contact:

Cherie Norris | *Enterprise Zone Manager*

 +44 (0) 7540 203753

 cherie.norris@hertfordshirelep.co.uk

 www.herts-iq.co.uk

 @HertsIQ
