

elevate your life and your business. The ideal location to elevate your life and your business.

# Discover Kent



# Life at Discovery Park

Discovery Park is a fantastic place for those looking to start a business, relocate an established one, or work with one of the many innovative companies thriving here.

At our core is a collaborative and dedicated team, hard-wired to support and develop ambitious life-science companies and innovative businesses complementary to the science and technology sectors.

Not only do we have ample space, giving you the freedom to expand at scale or build your own bespoke facility, we also have the high-tech facilities and network you'd expect from a world-class science park.

But life at Discovery Park offers so much more than physical space. It's a place where people want to come to work, a place that enhances both your physical and mental wellbeing and a place where you can build relationships with like-minded people.



## A place with space to discover and freedom to grow.

At Discovery Park we have an on-site gym and spacious Social Zone with table tennis, darts, cinema room and even a putting green. Our regular social events and clubs give you ample opportunity to meet people, relax in informal settings and spend time away from the lab or office. A hotel in the park, a range of good nurseries nearby and our superb restaurant and cafés on site complete the picture, and give you and your team the opportunity to rest and refresh in the perfect environment.

Our commitment to sustainability enables businesses to explore and implement new ways of working, while minimising their impact on the environment. We're playing a leading role in driving Kent's journey towards NetZero and many of our business community are actively seeking solutions to improve environmental performance and get involved in our on-site initiatives.

Step outside Discovery Park and you'll find yourself in one of the UK's best-connected regions, within easy reach of both the UK's capital, and Europe. Here you can find inspiration on the beach in the morning, and spend your evening soaking up the atmosphere in a chic-rooftop bar or beer garden.

Kent is a simply fantastic place to live, with its cities, towns and villages nestled amongst the rolling hills and sweeping costal landscape. There's great culture, award-winning beaches, and a sizzling food and drink scene - surrounded by outstanding schools and a highly competitive cost of living,

Welcome to a quality of life  
that truly is unbeaten.





# Connecting People and Places

**70mins**  
TO CENTRAL  
LONDON

**Kent is one of the best-connected counties with unrivalled access to London and Europe by land, rail and sea.**

But it's not just transport that keeps us connected – it's our digital infrastructure and business networks too; With the latest high speed gigabit broadband and 5G, and the thriving collaboration between clusters of businesses already in the county, Kent keeps people and places connected.

The UK's only high-speed rail network means you can reach Discovery Park in just 70 minutes from London St Pancras. Thanet Parkway is the closest station

and an electric shuttle bus runs between the station and site, making your journey a seamless experience.

Thanet Parkway also provides connections to Canterbury in 17 minutes, Margate in 15 minutes, Ashford International in 32 minutes and Broadstairs in 10 minutes.

We're championing the flexible working revolution, so that start-ups and entrepreneurs looking for that better work life balance, can flourish - in our state-of-the-art labs, relaxed workspaces, or even on the beach!





# This is quality living

**It's no surprise that Kent is  
seen as one of the most  
desirable counties to live in;  
good connections to London  
and Europe, houses prices sitting  
around 47% less than London  
and stunning surroundings.**



Wanting to move to Discovery Park, but don't want to lose the buzz of City life? Canterbury is Kent's official cathedral city which provides the sort of energetic, vibrant atmosphere you'd expect from a thriving British market town-turned-city. And, while technically not a city, the District of Medway suits those looking for a metropolitan lifestyle, with a strong cultural identity and vibrant diversity.

Kent truly excels for choice when it comes to towns and villages. From historic spa towns like Royal Tunbridge Wells, and attractive commuter favourites of Dartford and Maidstone, all the way down to charming Whitstable. Art and cultural hotspots Folkestone and Margate are attractive destinations for those who enjoy the creative vibe of Shoreditch in London with world class galleries, historic theatres and vibrant events, all by the coast. Seaside towns Ramsgate, Broadstairs and the award-winning Deal offer a relaxing quality of life by the coast and are in close proximity to Discovery Park.

Development is underway across the county, with garden cities at Ebbsfleet, Otterpool Park and Chilmington Green, as well as many more independent developments to cater for all budgets.

There's plenty of access to quality housing for those who choose to locate to Discovery Park.



# Tuck in to the food scene



One of the most popular food destinations in the UK - Kent has a bounty of fresh produce, from the sea, the fields, the orchards - and the vineyards!

With all those raw ingredients to hand, it's no surprise that Kent boasts some pretty special places to eat and drink, all within easy reach of Discovery Park. The list contains five Michelin stars, a top-five rank in Top 50 Gastropub's, a pub from the top 20 National Restaurant Awards, and many AA Rosettes.

But there's more to the scene than fine dining, and since Whitstable kick-started the county's strong reputation for coastal culinary delights, nearly every seaside town has joined the movement.

From the varied street-food and 360 degree views of Folkestone's Harbour Arm, to the simple al-fresco seaside cooking at the Dungeness Snack Shack, how can you resist?

Just 30 minutes in the car from Discovery Park, you'll find Britain's oldest brewery, Shepherd Neame, in the stunning market town of Faversham. And there's a reason Kent is known as England's Wine County - with 50 producers spread across more than 350 acres of vineyard, for you to explore (and maybe taste a few glasses).



# HISTORICAL SITES HIPSTER HOTSPOTS AND EVERYTHING IN BETWEEN.



Locating to Discovery Park means you'll have the choice of 126 Museums and art galleries and over 100 cinemas and theatres, to keep you entertained across Kent.

But there's so much more on offer, from the top artist's destination Margate - and the iconic Turner Contemporary - to the many pubs with a diverse mix of live music - Kent's cultural heart beats strong!

The unique combination of proximity to the cultural melting pot of London, and the inspirational Kentish coast, gives a rich vibe to the county's scene.

With eclectic celebrations of local food and drink, family festivals, an extravaganza of Americana at the Black Deer Festival, and the Historical Sweeps Festival in Rochester - it's clear to see that the good people of Kent are ready to celebrate and share the experience with everyone.

And we've an impressive list of music venues starting with Dreamland, Margate - less than 25 minutes away. From Lees Cliff Hall in Folkestone to the Tunbridge Wells Forum you'll find regular gigs from all genres.

For those seeking the quieter, more classical side of cultural living - there's an array of classical concerts, Castles, National Trust and English Heritage properties, theatres, museums and galleries dotted across the county.

Kent's well catered for when it comes to retail therapy with the thriving city of Canterbury, and popular shopping hotspots of Westwood Cross, Ashford Outlet, and Bluewater. Not to mention the independent boutiques and markets - lining the streets of Whitstable, Deal and Faversham, to name a few.



# YOUR SPORTING CHANCE



**With so much open space and water surrounding us at Discovery Park, it would be a crime not to explore the activities on offer on both land and sea.**

Kent is home a range of stunning golf courses – notably Royal St George's, one of the courses to host the Open Championship, which is just a stone's throw from site.

Team sports are also high on the agenda in Kent, with a number of sports teams playing hockey, cricket, rugby and football – at regional and national level. There's strong support at grass-roots level investing in the future of our sports teams.

When it comes to walking and cycling trails, we have over 4,000 across Kent, including the Saxon Shore Way and the Crab & Winkle Way nearby. And for those who favour two-wheel adventures, we've the epic 234km Cantii Way – the high-octane, single-track mountain biking at Betteshanger Park – and the slightly less challenging, family favourites at Bewl Water.

The coastal towns boast very active and competitive sailing communities, and it's safe to say that the paddleboarders, canoeists, kite surfers and wild swimmers amongst you can also get your fix. There's even an Aqua Park less than 2miles from the site, with a range of activities for all abilities.

Back on terra firma, yoga and pilates retreats and woodland workouts in rural settings, await, as well as rock climbing centres for all levels - and plenty of natural landscape in our Areas of Outstanding Natural Beauty to explore on foot, at your leisure.





# Because you're not always in your lab coat

It's the contrast of coast, and countryside - the undulating landscape that changes from town to village, from season to season - that gives Kent its charm.

Kent offers over 350 miles of coastline, from the hidden gem at Samphire Hoe - to the vintage seaside vibe of Margate, its beaches are dazzlingly diverse and boast 10 blue flags amongst them.

And sitting a mere 3.5 miles from the stunning sea views at Pegwell Bay, Discovery Park is enviably placed to take advantage of all that this diverse county offers.

A third of the county is in an area of outstanding natural beauty - and Kent Downs AONB is a particularly important, protected landscape which spans the length of the county from Greater London to Dover's iconic 350ft high, White Cliffs a mere 20 minutes up the road from the Park.

While coastal living is a huge lure for many, our large forests are also full of activity and adventure, while the rolling fields and valleys offer stunning views and walks to die for.

With over 200 parks and green spaces thrown in, there are endless opportunities to explore our green and pleasant land, from your base at Discovery Park!

**350  
miles**

OF COASTLINE  
TO EXPLORE





# THE EDUCATIONAL LANDSCAPE

(is as impressive as the physical.)

University of  
**Kent**

Canterbury  
Christ Church  
University

UNIVERSITY of  
GREENWICH

With over 800 schools across the county, we're superbly catered for with a range of educational institutions.

Kent has the largest number of grammar schools in the county, and a total of four of our secondary schools have been chosen amongst the best in the south east, according to The Sunday Times Schools Guide.

Kent's students beat the national average for reading writing and maths, and GCSE passes and independent school reviewer, Snobe lists three of the top five schools in Kent, in the east of the County, within reach of Discovery Park and the surrounding towns.



## Nurturing talent

One of the largest counties in the UK, we have a resident population of 1.8 million. This means that businesses choosing Kent as their home, will have access to a talent pool of more than 1,129,000 people of working age.

Over 41,000 students are studying STEAM subjects in our leading Universities who conduct a wide-spectrum of world-leading research - providing a rich source of talent to drive innovation across the Science & Technology sectors.





# HEADSPACE

## If you're looking to move...

East Kent offers so much; from cosy fisherman's cottages in Kingsdown, to rural farmhouses in Northbourne. Townhouses in bustling Canterbury and enviable seaside properties in Deal, Whitstable, Herne Bay, Folkestone, Dover, Margate, Broadstairs and Sandwich.

If you're unsure of the best place to choose for either yourself or with your family, 'Relocate to East Kent' can help. The independent property finders located in Deal, offer a range of services to help you rent or buy the perfect property in the area.

**Discovery Park has been an integral part of Kent for more than 70 years, and we're proud to call it our home.**

With competitive house prices, lower operating costs and a great quality of life, starting or relocating your business or choosing to work for one of the many innovative businesses here, makes perfect sense.

- **Research, advice and support**
- **Save time and money**
- **Independent, unbiased opinion**
- **Rental or purchase, permanent or holiday accommodation**
- **Close relationships with agents for 'off the market' properties**
- **Superb network of trusted local tradesmen**



Visit [relocatetoeastkent.co.uk](https://relocatetoeastkent.co.uk) or call Anita on 07864 999212





# TENANT TESTIMONIALS

“Discovery Park is a fantastic place to grow a business. Since moving here, I’ve had tremendous support from the entrepreneurial community and the quality of life is second to none, with the joys of coastal and country living. I could have located my international business anywhere in the world but am sure moving here was one of my best decisions.

Ian

“When the opportunity to relocate to Discovery Park came up, it was just what we were looking for. After coming down for a long weekend as a trial visit, we fell in love with Canterbury. Kent as a whole has surprised and delighted us, from folk festivals and gigs in Margate, to walks through the apple orchards on sunny summer afternoons, Kent has proven to have the perfect balance of fun and relaxation we were looking for.

Andrew

“Working at Discovery Park and living in Kent has been an absolute game-changer for me, having spent over two decades in the hustle and bustle of London. Living by the sea and discovering Kent’s tranquil charm has been a breath of fresh air. One of the most impressive aspects of working at Discovery Park is the culture of innovation and idea generation. It’s a place where ideas come to life, and there’s a real sense of making things happen. The mix of pharma giants like Pfizer alongside ground-breaking new companies creates an exciting ecosystem.

Vicky

“Having grown up in Yorkshire and spending 3 years at University in London, I wanted to live somewhere that could boast lots of green spaces but also somewhere with good transport links so I could get away to the city if I needed to. Kent offers just that! I love the versatility of Discovery Park as a workplace too. If I need peace and quiet, I have that. If I want to be social, I have the benefits of the social zone, the Barclays Eagle Lab and all the communal seating spaces throughout the site to make use of. I also love this site’s focus on wildlife, the environment and offering smart workspaces and the chance for interaction with the many other companies on site is a real benefit too.

Ammaarah

“My wife and I moved to Kent as a career opportunity. We changed jobs but chose to stay in East Kent and have been here for more than 20 years. We live by the sea, we have easy access to London, the north by road and the main London airports to meet travel aspiration further afield. What’s not to like?!

Gavin

“We relocated from North of the UK and for us, East Kent provided everything we needed; rolling, rural countryside; vibrant and welcoming towns and villages; a great coastline; easy access to London and Europe; affordable living and a balanced pace of life. Ultimately it ticked the boxes for where we wanted to live and where we wanted to bring up our family.

Jon





thank you

→ For more information,  
or to book a tour, please contact:

**Chris Broom**

**Head of Business Development**

T: +44 (0)1304 806 970 | M: +44 (0)7887 601 731

E: [chris.broom@discovery-park.co.uk](mailto:chris.broom@discovery-park.co.uk)

[www.discovery-park.co.uk](http://www.discovery-park.co.uk)