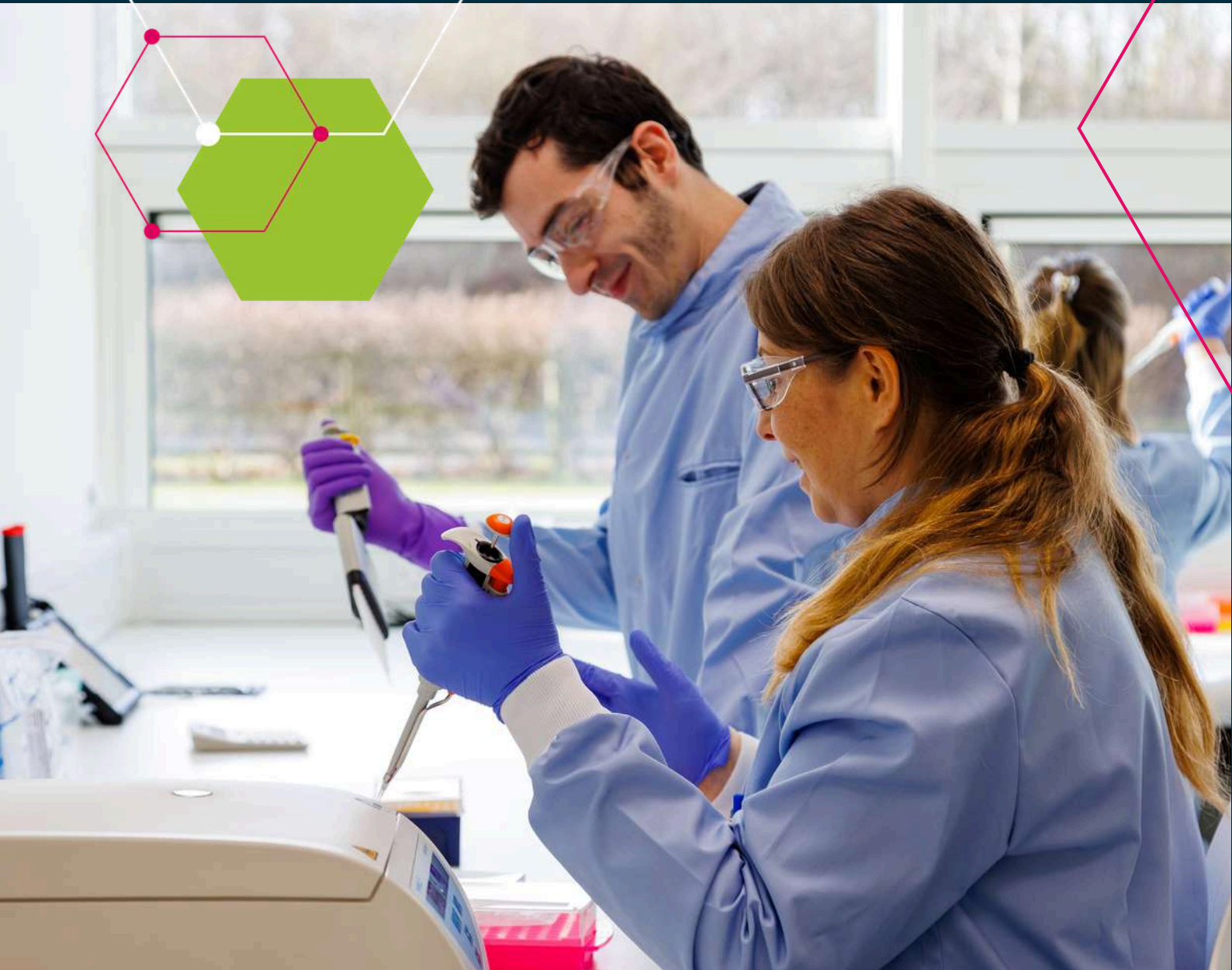


THE **EPI**CENTRE LAB SPACE GUIDE



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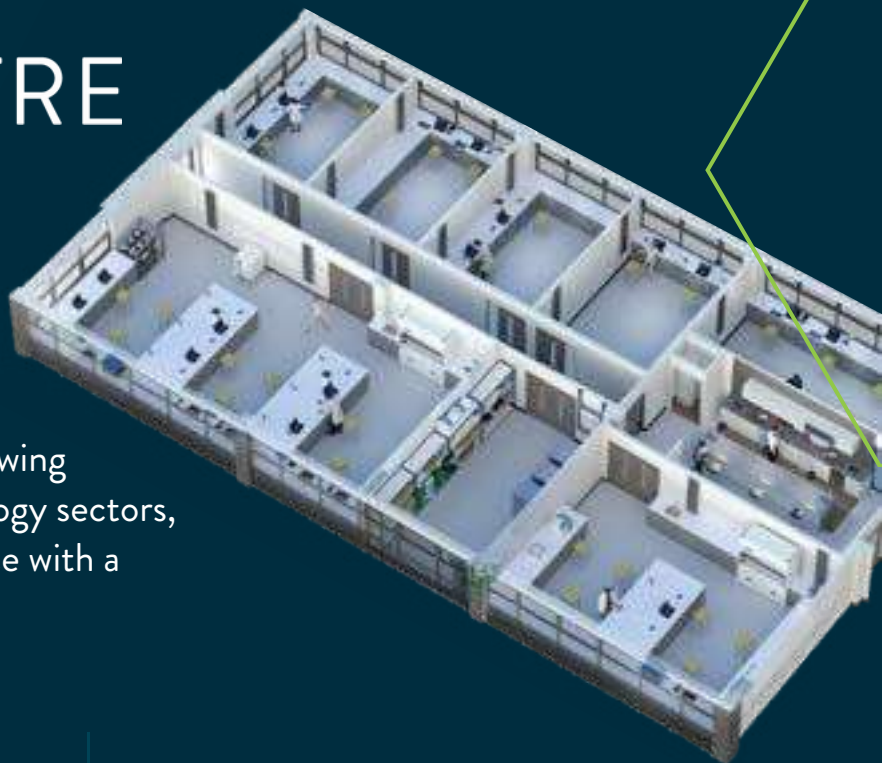
THE **EPI**CENTRE



OXFORD
INNOVATION
SPACE

THE EPICENTRE

The EpiCentre is a unique innovation centre located in the hub of East Anglia, designed to foster connections, and inspire fresh thinking. The ideal launch pad for start-ups and the perfect base for growing companies in the science and technology sectors, it offers flexible professional workspace with a range of business support services.



Lab Space 'Space to make and create'

Safely contained within the Ground Floor of The EpiCentre, our lab spaces offer a range of additional services, such as specialist knowledge and support, shared wash up space, gases, purchasing discount and hazardous waste removal. This is the ideal space for companies to grow and make their mark.



Shared, equipped lab

Perfect for one or two scientists, a dedicated bench in a shared lab which is fully equipped and supported by our Lab Supervisor, is a great facility for start-up or scale-up businesses. This is the opportunity to share with like-minded innovators and potentially pull up a bench next to the brightest and the best. Contracts are flexible and the space is designed to reduce the cost and the risk of a new venture in the life sciences sector.

Dedicated labs and workshops

Dedicated labs are the next step for growing creators. Create your own space that provides 3-phase power, water & drainage, piped gases, and temperature control/extraction. You can install your own equipment whilst having the option to upgrade Scientist's access to our shared lab, host to an even wider range of specialist equipment.

Shared wash up space

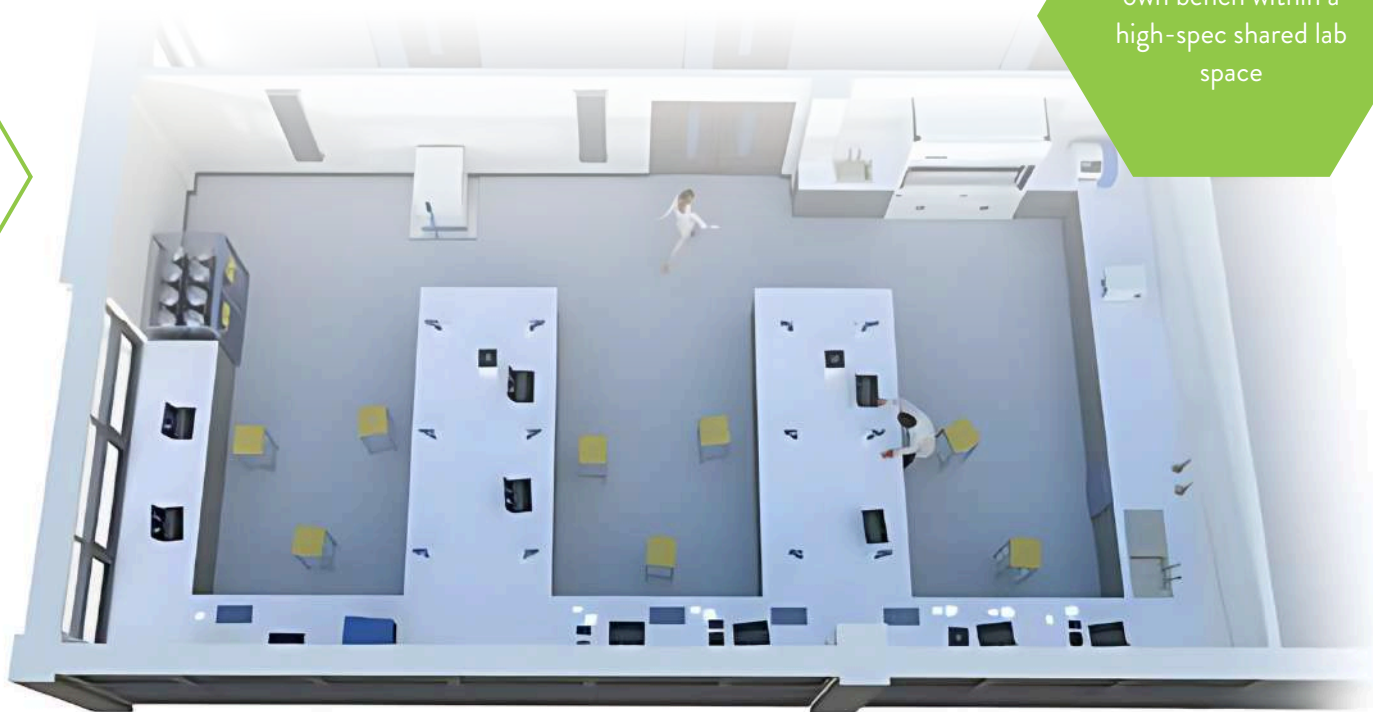
A communal wash-up area that provides water purification system, glass washer, ice-machine and autoclaves and is available for all Scientists working in shared or dedicated labs.

Cold Storage

An additional storage space within our Ground Floor set up that has -80 freezer, Liquid Nitrogen, fridges, freezers and additional storage racks.

SHARED EQUIPPED LABS

24/7 access to your own bench within a high-spec shared lab space



What's Included - Core Benefits:

- ▣ **Reception Services** - Professional front-of-house, with goods in/out
- ▣ **Business Support** - Unlock funding and assisting with business planning
- ▣ **Lab Supervisor Support** - Guidance and troubleshooting when you need it
- ▣ **Shared Equipment Access** - Fully maintained and regularly cleaned (full details on pages 6-7)
- ▣ **Weekly Lab Cleaning** - keeping your space safe and spotless
- ▣ **Hazardous Waste Removal** - included within fair usage
- ▣ **Shared Wash-Up Area** - with glass washers, ice machine and more
- ▣ **OBN Membership** - Unlock discounts, training and networking

See page 6-7 for a full breakdown of all the equipment you can access in our Shared Labs

Optional Add-Ons:

- ▣ Private Office Space
- ▣ Dedicated Internet and Telephony
- ▣ Meeting Room Access
- ▣ Install your own Lab Equipment
- ▣ Additional Lab Storage



DEDICATED LABS AND WORKSHOPS

What's Included - Your Lab, Your Way

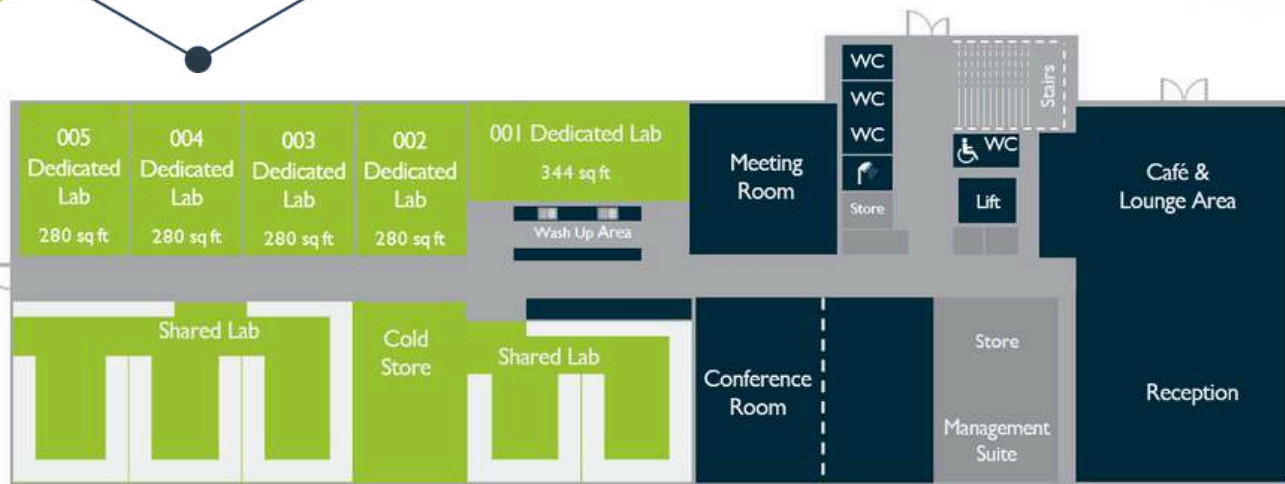
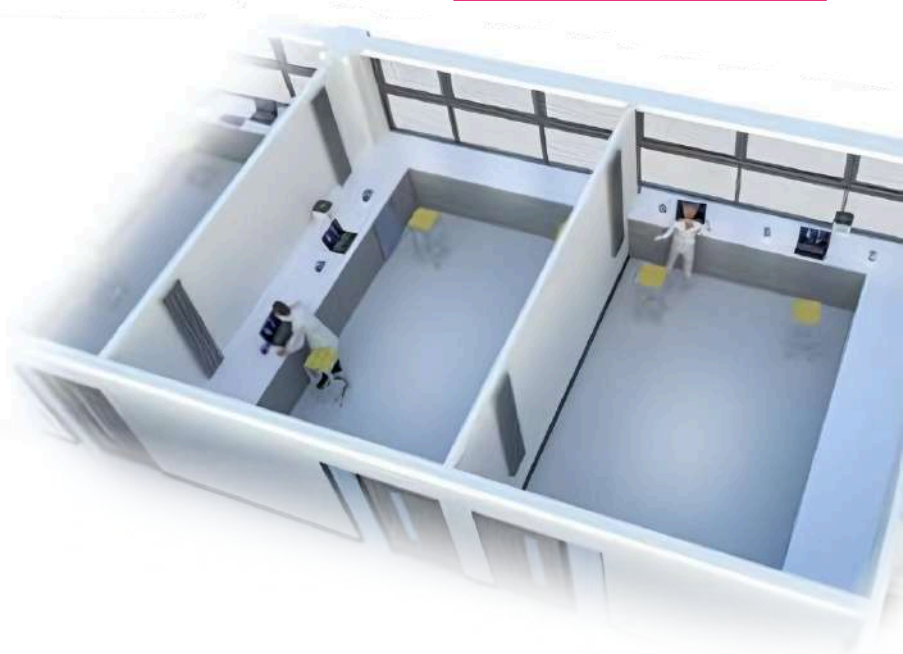
- ▣ **Private Customisable Lab Space** - high quality fit out, ready to move into
- ▣ **Essential Utilities** - access to 3-phase power, water and drainage
- ▣ **Shared Wash-Up Area** - with glass washers, ice machine and more
- ▣ **Hazardous Waste Removal** - included within fair usage
- ▣ **Reception Services** - Professional front-of-house, with goods in/out
- ▣ **Business Support** - Unlock funding and assisting with business planning
- ▣ **OBN Membership** - Unlock discounts, training and networking

Dedicated Lab Space

- ▣ Trespa Benching
- ▣ Vinyl Floor
- ▣ Air Con (10 changes / hour)
- ▣ Lab Sink and Handwash Basin
- ▣ Piped Gas Regulator
- ▣ Dimmable Lighting

Optional Add-Ons

- ▣ Access to shared equipment
- ▣ Maintenance of your own equipment
- ▣ CO2 usage and additional gas lines
- ▣ Private Office Space
- ▣ Dedicated Internet and Telephony
- ▣ Meeting Room Access



ADDITIONAL SERVICES

The EpiCentre isn't just about Lab Space - we offer additional space for you to work, to socialise and be part of our thriving community

Expert Business Support

Our dedicated Innovation Director offers free, personalized 1-2-1 business coaching at every stage, helping you transform ideas into profitable ventures. From strategic planning and marketing to financial management and raising investment, we provide the essential support needed to accelerate your business growth.

Events & Networking

Being part of a vibrant community can significantly boost your growth journey by surrounding you with innovation, expertise, and collaboration opportunities. The EpiCentre offers free networking events and workshops, helping you connect with potential mentors and collaborators to bring your ideas to life.

What else is on site?

- On-site parking, including EV points
- A range of office spaces
- A range of conference and meeting rooms
- Access to networking and collaboration opportunities
- Cafe & Event space
- Kitchen Facilities
- Showers



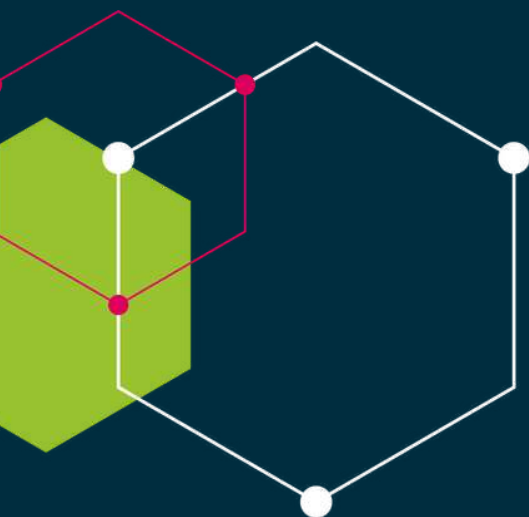
Oxford Innovation has partnered with OBN, meaning that lab customers are entitled to a wide range of benefits including:

- Significant supplier discounts
- 45% saving off list prices
- Discounts to attend over 40+ OBN events per year
- Huge savings to attend a wide range of other conferences
- High level tailored professional training

If your company doesn't have any laboratories then you can join OBN and receive Network Membership for 15 months for the price of 12 months with no joining fee.



EQUIPMENT & FIXTURES



**Purpose built labs with
cutting-edge technology
and resources.**



General Lab

- ▣ Analytical balance- up to 110g x 0.1mg
- ▣ Biological safety cabinets - ClassII
- ▣ Cell counter
- ▣ Centrifuge (non-refrigerated)
- ▣ CO2 incubators
- ▣ CO2 internal manifold
- ▣ Cupboards for hazardous chemicals, flammable chemicals & acids/alkalis
- ▣ Driblock heater
- ▣ Fume hood (recirculating)
- ▣ Glassware drying cabinet
- ▣ Heated orbital incubator
- ▣ Horizontal agarose gel electrophoresis system for DNA/RNA separation
- ▣ Inverted phase microscope
- ▣ Magnetic Stirrers to accommodate 5L beakers
- ▣ Microplate shaker & reader (absorbency, fluorescence and luminescence)
- ▣ Microwave
- ▣ Oxygen and CO2 monitor & alarm
- ▣ pH metre with standard electrode and stand
- ▣ Pipettes - 10ul, 20ul, 200ul, 1000ul, 200ml 12 channel & carousel
- ▣ Pipettor (pipetting controllers, pipette fillers) - 2ml, 10ml
- ▣ Plate spinner – 96 well plate
- ▣ Power pack for electrophoresis system
- ▣ Refrigerated centrifuge
- ▣ Spark-free refrigerator
- ▣ Spectrophotometer – scanning 190-1100nm wavelength range, quartz cuvette for UV
- ▣ Stuart roller
- ▣ Thermocycler (PCR)
- ▣ Vortex mixers, variable speed
- ▣ Water bath (static) 5L
- ▣ Water bath (static) 10L
- ▣ Weights for checking balance calibration

EQUIPMENT & FIXTURES

Cold Store

- ❑ Biorack 3000 for IN2 cell storage
- ❑ Cupboards for hazardous chemicals, flammable chemicals & acids/alkalis
- ❑ Freezer -80 degrees
- ❑ Lab coat cleaning service
- ❑ Oxygen and CO2 monitor & alarm
- ❑ Spark-free refrigerators and freezers
- ❑ Storage shelves

Wash-up Area

- ❑ Autoclave (front loading, 40L)
- ❑ Autoclave (top loading, 50L)
- ❑ Autoclave (top loading, 75L)
- ❑ Autoclave waste bags & sterilisation pouches
- ❑ Glass wash machine
- ❑ Flake ice maker
- ❑ Water system, with reservoir – 15 mega ohms



We took a lab bench when the centre first opened and have already expanded our team from 4 to 22. The facilities and ongoing business support have already been invaluable in our growth plans and will continue to be instrumental with our long-term vision.”

Matin Mohseni,
KluraLabs

