



# THE SMARTER WAY TO WORK

Flexible office space and tailored business support at The Nucleus Business and Innovation Centre.

A low-angle photograph of a modern building facade with large glass windows and a metallic finish. The building's name, "THE BRIDGE NUCLEUS", is visible in large, raised letters on the right side. The sky is blue with some clouds, and a tree and a street lamp are visible in the foreground.

THE BRIDGE  
NUCLEUS

# INSPIRING SPACES AND TAILORED SUPPORT

Set in the heart of the Thames Gateway, The Nucleus is a central hub offering tailored support and space solutions for a collaborative business community.

Our state of the art office, meeting and virtual facilities are set within The Bridge, a business and innovation park designed to protect and enhance the natural environment. The development includes retained wildlife habitat, sports facilities and three freshwater lakes, and is a great place to relax and break away from the working day.

The park is linked by a network of footpaths, cycle ways and the FastTrack bus route, connecting the development to the shops and leisure facilities in Dartford town centre and local railway stations.

The Nucleus is so called due to it being the centre of the entrepreneurial spirit of The Bridge, from which companies can start up, grow and graduate.



# A FULL SERVICE OFFERING

We create tailored solutions based on your individual business needs. Designed to be as flexible as possible, our approach ensures you have the freedom to grow at your own pace, without the risks and administrative burden of having your own property.



DEDICATED OFFICE SPACE



SHARED OFFICE SPACE



MEETING ROOMS



VIRTUAL OFFICES



FREE BUSINESS SUPPORT

# OFFICE SPACE

Whether you're flying solo or have a large team, we can provide a furnished and unfurnished office to meet your needs.

Ideal for businesses looking for secure, private workspace, our office space can accommodate companies from 1-25 people.

We understand that many of our customers are growing enterprises that are looking to expand. Therefore, all our packages are designed to be flexible around your needs, with leases which start from as little as 1 month, and include:

- Access to on-site business support
- On-site parking
- Access to a range of meeting rooms
- High speed broadband
- Fully staffed central reception
- On-site café & communal kitchens
- 24/7 access & CCTV



We chose The Nucleus because it is an innovation centre; it supports us and shares our passion for generating new ideas.

*Matt Soper, Creation Lab*





## SHARED OFFICE SPACE

Our shared office space, The Pod, is perfect for businesses who need their own desk but enjoy working in a collaborative environment with other entrepreneurs. You will have access to a dedicated desk, including free internet and handset for the first six months, along with the centre's extensive range of facilities and amenities. In addition, we offer free business support to help you grow.



I worked initially in The Pod and have since moved into larger offices at The Nucleus. It's great to have a professional, cost effective space when growing your business, with companies in the same position to collaborate with.

*Karen Maynard,  
Apex Education Training*



## VIRTUAL OFFICES

Our virtual office packages are perfect for start-ups and small businesses not quite ready for physical office space. Offering a prestigious mailing address, access to events within the centre, call handling and mailing services.

# MEETING ROOMS

From board meetings and training sessions, to informal workshops and events, we can provide the right space for you.

We have an excellent range of contemporary meeting rooms and conference facilities available to hire by internal or external companies.

Benefit from:

- WiFi and presentation equipment
- Modern setting with natural light
- Friendly staff on hand to oversee arrangements
- Easy and convenient transport links, just off the M25
- A range of hospitality options available to pre-book



**Project Space has been using the facilities at The Nucleus for in excess of eight years now. The facilities available and services provided have always been excellent. The staff are extremely professional and always very helpful. We wouldn't hesitate to recommend The Nucleus!**

*Dean Avery, Project Space*



# CELEBRATING SUCCESS AT THE NUCLEUS

Our dedicated network of professionals have supported new and established businesses for 10 years. We are proud to showcase our energy and innovation, making us an ideal solution for you.



**205**

BUSINESSES  
SUPPORTED



**95%**

RATED THE CENTRE  
GOOD OR EXCELLENT



**3,744**

HOURS OF BUSINESS  
SUPPORT PROVIDED



**£359,424**

BUSINESS  
SUPPORT VALUE



**32%**

BUSINESSES WHICH HAVE  
GROWN WITHIN THE CENTRE



**161**

WORKSHOPS / EVENTS  
HELD AT CENTRE

# BUSINESS SUPPORT

Every Nucleus customer has access to our on-site Innovation Director (ID), ensuring you get the best advice and resources to grow your business. This can range from structured weekly strategy and planning to periodic check-in and steering sessions. The ID will analyse your business with a fresh pair of eyes to spot weaknesses and opportunities which busy entrepreneurs rarely have time to identify. They will then guide you in deciding on, developing and executing strategies to make the most of your opportunities.

## MASTERMIND GROUPS

The life of a small business owner can be very lonely with a great deal of uncertainty. Sometimes the most powerful insights can come from within a group of peers. From time to time we run mastermind sessions where three to five non-competing business leaders have an open discussion where they each contribute solutions to the challenges being faced by the others. Mastermind participants always come away with new creative ideas.





## EVENTS

We run a number of educational workshops and networking events which enables our customers to learn new skills from experts and to meet new potential business contacts from the regional business community.

## BUILDING COMMUNITIES

We're passionate about building business communities that inform, enlighten and inspire each other. We actively encourage our vibrant community of innovators to share knowledge and have designed our facilities to bring companies together. It's amazing what can happen over something as simple as a cup of coffee!



**We really appreciate the supportive environment at The Nucleus. Knowing we can call on the resident Innovation Director at any time means this is much more than an office space to us.**

*Justin Barrett, Secure Technology Solutions Ltd*

# SUCCESS STORIES

For ten years, The Nucleus has supported over 200 businesses. We uphold an innovative and thriving culture, helping businesses such as:

## HUG GROUP

The Hug group is a developer of wireless wearable devices which helps teachers and schools to alleviate some of the anxiety experienced when dealing with young children. They have created a non-intrusive tracking device that will warn teachers if students have wandered beyond a safe distance while out on school trips.

The Nucleus team have been supporting HUG with seeking collaborative partners and identifying strategic opportunities. The company is currently gaining strong early traction in the UK as well as key export markets.



**The Nucleus has been invaluable in connecting us as a start-up with the local and wider business community, creating links that would have taken years to develop organically.**

*Andy Davies – Founder & CEO,  
The Hug Group Ltd*

## KBC NETWORKS

KBC networks is a developer of advanced wireless communication solutions. They are focused on pushing the boundaries of convention, helping large private and public-sector entities solve complex challenges.

The team at The Nucleus have worked closely with the KBC research team to help build out their community outreach, knowledge sharing and apprenticeships through collaborations with nearby educational institutions.



**The business support offering at The Nucleus has been very helpful to us. They create an environment of collaboration among the businesses in the centre and have been instrumental in helping me connect with local technical colleges for knowledge transfer and apprentices.**

*Clinton Bessesen – Research and  
Development Director, KBC Networks*



# PART OF A WIDER NETWORK

The Nucleus is one of a growing national network of business hubs operated by Oxford Innovation, the creators of Europe's first innovation centre. The Oxford Innovation ethos focuses on providing both the space and practical support to help ambitious entrepreneurs flourish.

A key part of this is fostering a business community and building networks to share skills, develop alliances and inspire. By joining The Nucleus, you can harness this culture of incubation and collaboration, drawing on Oxford Innovation's 30 years of experience in helping businesses reach their full potential.

## CONTACT US

For more information on any of our services, or to book a tour, please contact:

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THE BRIDGE  
NUCLEUS

Managed by

oxford  
innovation 