

Innova House Innova Park

London Borough of Enfield

Commercial

Office



Science Park Development

Part of the Phase 1 implementation of the competition winning Innova Science Park development Innova House is designed to deliver flexible accommodation for businesses in the R&D sector.

Grouped around a central core containing toilets, stairs, lift, service risers and a ground floor reception area, the 3310sqm research/ office building is designed to provide accommodation for up to four tenants.

The steel framed 2-storey building is clad in a highly insulated self-finished flat panel system with ribbon windows and brise soleil solar shading contained under low angle mono-pitched roofs that spring from the flat-roofed central core.

Project Details

- **Scope**
3310sqm GIA Grade A B1b research business building
- **Role**
Architect, Lead Consultant
- **Client**
Teesland Development Co Ltd
- **Contractor**
Clugston Construction Ltd
- **Contract**
JCT 98 WCD
- **Value**
£4m
- **Dates**
Completed 2000



Key Aspects

- 3310sqm GIA Grade A B1b research business building
- Competition winning science park
- Restoration of brownfield site
- 7.5m x 7.5m structural grid
- Designed to accommodate up to four tenants



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Business Innovation Centre Innova Park

London Borough of Enfield

Commercial

Office



Science Park Business Innovation Centre

Part of the Phase 1 implementation of the competition winning Innova Science Park development the Business Innovation Centre is designed to deliver flexible accommodation that provides start-up facilities for up to 18 tenants, dependent upon individual space requirements.

Tenant spaces are grouped around three communal entrance and service cores providing toilets, stairs, platform lifts and service risers.

The steel framed 2-storey building is clad in a highly insulated self-finished flat panel system with ribbon windows and brise soleil solar shading contained under a low angle mono-pitched roof. Service van access is provided to all ground floor units.

Project Details

- **Scope**
2150sqm Grade A B1b starter research business units, individual units from 60sqm
- **Role**
Architect, Lead Consultant
- **Client**
Teesland Development Co Ltd
- **Contractor**
Clugston Construction Ltd
- **Contract**
JCT 98 WCD
- **Value**
£2.5m
- **Dates**
Completed 2000



Key Aspects

- 2150sqm Grade A B1b starter research business units
individual units from 60sqm
- Competition winning science park
- Individual units from 60sqm
- Ground floor access for service vehicles
- 3 no efficient central cores, each serving up to nine tenancies



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