

WEBSITES TERMS OF USE

PURPOSE

Use of our websites: www.bidwells.co.uk, www.cambridgesciencepark.co.uk and <https://www.bidwellsim.co.uk> (“**the Sites**”) constitutes acceptance by you of the following terms of use (“**Terms**”). YOUR USE OF OUR SITES WILL BE GOVERNED BY THESE TERMS. PLEASE READ THESE TERMS CAREFULLY BEFORE USING THE SITES.

If you do not agree to all of these terms, you may not use the Sites which are owned and operated by Bidwells LLP (“**us**”/“**our**”/“**we**”).

We may update and change our Sites from time to time to reflect changes to our users' needs and our business priorities. We may amend these Terms from time to time. Every time you wish to use our Sites, please check these Terms to ensure you understand the terms that apply at that time.

There are other terms that may apply to you

These Terms refer to the following additional terms, which also apply to your use of our Sites:

- Our [Privacy Notice](#), which explains how we collect, use and store your personal data.
- Our [Cookie Policy](#), which sets out information about the cookies on our Sites.

INTELLECTUAL PROPERTY

The names, images and logos identifying Bidwells and our products and services are subject to copyright, design rights and trademarks of Bidwells. Nothing contained in these Terms shall be construed as conferring by implication, estoppel or otherwise any licence or right to use any trademark, patent, design right or copyright of Bidwells.

The information and materials (“**Content**”) appearing on the Sites are displayed for personal, non-commercial use only. All software used on the Sites and all Content included on the Sites (including without limitation site design, text, graphics, audio and video, the selection and arrangement thereof and the underlying source code) is our property or that of our suppliers and is protected by international copyright laws. ALL RIGHTS RESERVED.

None of the Content may be mined, scraped, downloaded, copied, reproduced, republished, posted, transmitted, stored, sold or distributed without the prior written permission of the copyright holder. This excludes the downloading of one copy of extracts from the Sites on any single computer for personal, non-commercial home use only, provided that all copyright and proprietary notices are kept intact.

Modification of any of the Content or use of any of the Content for any purpose other than as set out herein (including without limitation on any other website or computer network) is prohibited. If you breach any of the terms of this legal notice, your permission to use the Sites automatically terminates and you must immediately destroy any downloaded or printed extracts from the Sites. All trademarks, service marks and logos used on the Sites from time to time are the trademarks, service marks or logos of their respective owners.

YOU MUST KEEP ACCOUNT DETAILS SAFE

If you choose, or you are provided with, a user identification code, password or any other piece of information as part of our security procedures, you must treat such information as confidential. You must not disclose it to any third party.

We have the right to disable any user identification code or password, whether chosen by you or allocated by us, at any time, if in our reasonable opinion you have failed to comply with any of the provisions of these Terms.

If you know or suspect that anyone other than you knows your user identification code or password, you must promptly notify us.

LINKS TO THIRD PARTY WEBSITES

The Sites may from time to time include links to third party internet websites which are controlled and maintained by others. These links are included solely for your convenience and do not constitute any endorsement by us of the websites linked or referred to including the services featured on those websites, nor do we have any control over or knowledge of any terms and conditions of use or content of any such websites. Further, we have not reviewed these third party websites and do not make any representations regarding the availability or content or accuracy of materials on such websites. If you decide to access third party websites through links on the Sites, you do so at your own risk. Your use of third-party websites is subject to any terms and conditions of use of those websites which you should read immediately prior to further using these websites.

LINKING TO OUR SITES

You must not establish a link to our Sites in such a way as to suggest any form of association, approval or endorsement on our part where none exists. We reserve the right to withdraw linking permission without notice.

YOU MUST NOT INTRODUCE VIRUSES

You must not misuse our Sites by knowingly introducing viruses, trojans, worms, logic bombs or other material that is malicious or technologically harmful, or otherwise harmfully interacting with our Sites or any part of them. You must not attempt to gain unauthorised access to our Sites, the server on which our Sites are stored or any server, computer or database connected to our Sites or any other equipment or network connected with our Sites. You must not interfere with, damage or disrupt any software used in the provision of our Sites or any equipment or network or software owned or used by any third party on which our Sites rely in any way. You must not attack our Sites via a denial-of-service attack or a distributed denial-of-service attack. In the event of such a breach, your right to use our Sites will cease immediately.

LIABILITY DISCLAIMER

While we endeavour to ensure that the information on our Sites is correct and truthful, to the maximum extent permitted by law, we provide you with our Sites on an 'as is' basis for information purposes only. It is not intended to amount to advice on which you should rely. You must obtain professional or specialist advice before taking, or refraining from, any action on the basis of the content on our Sites.

We neither guarantee that the Sites will be uninterrupted or without delay nor that they will be error-free or virus-free. You accept that access to the Sites may be suspended at any time and without notice in the case of systems failure, maintenance or repair or for any other reasons whatsoever, including for reasons beyond our control.

We make no representation or warranties of any kind, express or implied, as to the operation of the Sites or the information, reliability, completeness or timeliness of the Content or services available on the Sites or that the use of the Sites will be uninterrupted, timely, secure or error-free. You expressly agree that your use of the Sites is at your own risk.

Further, we and any other party (whether or not involved in creating, producing, maintaining or delivering the Sites) including the officers, employees, consultants or agents exclude, to the extent permitted by law, all liability and responsibility for any amount or kind of loss or damage that may result to you or any third party (including without limitation, any direct, indirect, punitive or consequential loss or damages, or any loss of income, profits, goodwill, data, contracts, use of money or loss or damages arising from or connected in any way to business interpretation and whether in tort (including without negligence) contract, warranty or otherwise in connection with the Sites in any way or in connection with the use, inability to use or the results of use of the Sites, any websites linked to the Sites or the content on the Sites, including but not limited to loss or damage due to viruses (including logic bombs, Trojan horses,

worms, harmful components, corrupted data or other malicious software or harmful data) that may infect your computer equipment, software data or other property on account of your access to, use of, or browsing the Sites or your downloading of any content from the Sites or any websites linked to the Sites. Further, we exclude all liability and responsibility as set out above whether or not we are advised of the possibility of such loss or damage.

Nothing in these Terms shall exclude or limit our (including our employees' or agents') liability for:-

- (a) death, personal injury or fraud caused by our negligence; or
- (b) misrepresentation as to a fundamental matter; or
- (c) any liability which cannot be excluded or limited under applicable law

If your use of the Content on the Sites results in the need for servicing, repairing or correction of equipment, software or data you assume all costs thereof.

INDEMNITY

If you are a business user, you agree to indemnify and hold us, our officers, employees, agents, consultants, licensees and suppliers, harmless from and against any claims, actions or demands, liabilities and settlements including without limitation, reasonable legal and accounting fees, resulting from or alleged to result from, your use of the Sites or any Content of the Sites in a manner that violates, or is alleged to violate, these Terms.

FORCE MAJEURE

We will not be liable for any delay or failure in performance or interruption of the delivery of the Content of the Sites resulting directly or indirectly from any cause or circumstances beyond our reasonable control, including but not limited to failure of equipment or communication lines, telephone or other interconnect problems, computer viruses (including logic bombs, Trojan horses, worms, harmful components, corrupted data or other malicious software or harmful data), unauthorised access, theft, operator errors, severe weather, earthquakes or natural disasters, strikes, or other labour problems, wars or governmental restrictions.

SEVERABILITY AND WAIVER

If any provision of these Terms is found to be invalid by any court having competent jurisdiction, the invalidity of such provision shall not affect the validity of the remaining provisions of these terms, which shall remain in full force and effect. No waiver of any of these Terms shall be deemed a further or continuing waiver of such term or any other term.

USER INFORMATION

We may collect information on what pages are accessed or visited by you and information volunteered by you, such as your contact details, survey information and/or any website registrations. We shall at all times process your personal data contained within this information in accordance with our [Privacy Notice](#).

WHICH COUNTRY'S LAWS APPLY TO A DISPUTE

If you are a consumer, please note that these Terms, their subject matter and their formation, are governed by English law. We both agree that the courts of England and Wales will have exclusive jurisdiction, except that if you are a resident of Northern Ireland you may also bring proceedings in Northern Ireland, and if you are a resident of Scotland, you may also bring proceedings in Scotland.

If you are a business, these Terms, their subject matter and their formation (and any non-contractual disputes or claims) are governed by English law. We both agree to the exclusive jurisdiction of the courts of England and Wales.

Amanda Hallo

Executive Director, Compliance & Risk

8th April 2026 V1.0

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