

The Innovation Centre

Vanguard House

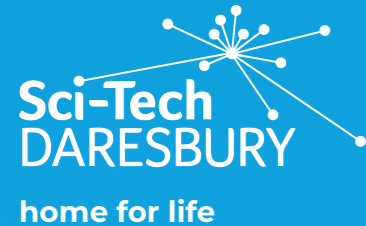
Campus Technology Hub

Office Space to Let

Ranging from
136 sq ft - 2,486 sq ft



home for life



Discover Sci-Tech Daresbury, Find your home for life

Welcome to Sci-Tech Daresbury – where science meets business to accelerate growth. A collaborative community of 150 science and technology companies, alongside UK government national laboratory facilities and university partners.

We support businesses at all stages in their growth and pride ourselves on offering a “home for life”.

Whether you are a technology start-up looking for equipped laboratories and a hot desk, or an SME looking for offices, we have tailored packages of support to meet your business needs and growth aspirations.

Ten ways our campus and community can benefit you:

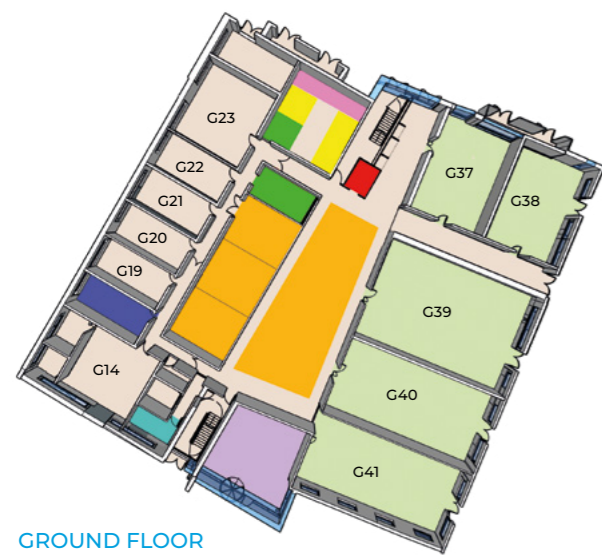
1. Tap into science facilities that have the power to accelerate your technology ideas into a reality
 - > **Hartree Centre:** high-performance computing, data analysis and AI facilities and platforms
 - > **Advanced Manufacturing:** rapid prototyping facilities, spanning 3D printing, Virtual Reality, scanning technologies and more
 - > **Virtual Engineering Centre:** VR / AR facilities and digital testbeds
 - > **Equipped biotech and materials laboratories:** analytical and sample preparation equipment
2. Guidance and support to access national and international markets, funding and investments
3. Fantastic collaboration opportunities
4. Access to a technology network with a range of business networking and expert knowledge events
5. High-profile, high-impact location for your company that will help foster partnerships and attract the best talent
6. Specialist support and expertise from Sci-Tech Daresbury's strategic gold and silver business partners
7. Sports facilities, running and exercise groups
8. On-campus café and restaurant, with working lunch facilities
9. A beautiful, open, landscape setting offering tranquil spaces for meetings or relaxation
10. Support and advice for green travel

With an ambitious growth strategy to develop a further 1m sq ft of space for scientific, business and research facilities, creating up to 10,000 more jobs on campus, Sci-Tech Daresbury is the home for life that you are looking for.

Welcome to The Innovation Centre

The Innovation Centre is a 24,000 sq ft modern, Grade-A, superior office and laboratory complex, specifically designed and equipped to house science and technology-focused businesses.

From hot desk facilities to a wide range of office sizes for up to 20 people and a range of laboratory units from 748 - 1,080 sq ft. The Innovation Centre is suitable for everything from a single person start-up to a rapidly growing SME business or a strategic Northern base for an established technology company. It is a great starting point on campus for technology companies in sectors such as advanced engineering, digital, healthcare, life sciences and clean technology, looking for a flexible location from which to collaborate and grow.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

- KEY
- OFFICE SPACE
 - LABORATORY/WORKSHOP
 - CONFERENCE AND EVENT FACILITIES
 - COMMS ROOM
 - FACILITIES ROOM
 - RECEPTION
 - LIFT
 - SHOWER
 - KITCHEN
 - TOILETS

SCHEDULE OF ACCOMMODATION

OFFICE	SQ FT	OFFICE	SQ FT	OFFICE	SQ FT	OFFICE	SQ FT	LAB / OFFICE	SQ FT
G14	749	F31	193	F49	136	S32	137	G37	748
G19	267	F32	193	F50	136	S33	354	G38	742
G20	266	F33	137	S08	181	S35	271	G39	1,507
G21	268	F34	136	S12	962	S37	550	G40	1,098
G22	268	F35	391	S13	269	S38	276	G41	1,080
G23	546	F36	808	S14	269	S39	266		
F14	945	F39	546	S15	269	S40	271		
F15	267	F40	546	S16	269	S43	550		
F16	268	F41	543	S17	269	S46	195		
F17	267	F42	621	S18	721	S47	195		
F18	269	F43	181	S27	137	S48	192		
F19	268	F45	196	S28	137	S49	193		
F20	726	F46	194	S29	193	S50	137		
F29	137	F47	192	S30	193	S51	138		
F30	137	F48	193	S31	137				

What you will get:

- Flexible lease terms allowing for rapid upsizing or downsizing when required
- Access to premium conference facilities, meeting rooms (including Boardroom) and break-out areas
- Professional "meet and greet" service for visitors
- High speed resilient internet connectivity
- Secure on-campus car parking including visitor parking
- Reception concierge service
- Mail delivery and collection services
- Lift access
- 24/7 building access
- Fully equipped kitchen on each floor
- Showers and locker facilities
- Intruder alarms to communal areas
- CCTV security to internal common space and car park
- Building related support from an on campus Building Manager
- Office space comes with filtered ventilation, heating and comfort cooling



Welcome to Vanguard House

A striking, contemporary 36,000 sq ft, building split over three floors, Vanguard House offers a modern space with both office and laboratory/workshop space:

- 20 high quality offices, ranging from 1,000 - 2,500 sq ft ideal for up to 30 people
- Five laboratory/workshop spaces ranging from 700 – 2,100 sq ft ideal for up to 15-20 people

Perfect for high-growth science and technology companies across a range of sectors including advanced engineering, digital, healthcare and life sciences, and clean technology needing to expand as part of its growth plans or established technology companies needing a strategic base on campus or a Northern or North West headquarters.



KEY

- OFFICE SPACE
- LABORATORY/WORKSHOP
- MEETING ROOM
- COMMS ROOM
- BREAKOUT AREA
- LIFT
- SHOWER
- KITCHEN
- TOILETS

SCHEDULE OF ACCOMMODATION

OFFICE	SQ FT	OFFICE	SQ FT	LAB / WORKSHOP	SQ FT
GO1	1,117	FO7	1,107	GTO1	1,646
GO2	1,080	FO8	2,437	GTO2	1,357
GO3	1,128	SO1	2,486	GTO3	687
GO4	1,103	SO2	1,037	GTO4	903
FO1	2,486	SO3	1,550	GTO5	2,066
FO2	1,037	SO4	1,522		
FO3	1,567	SO5	1,130		
FO4	1,522	SO6	1,087		
FO5	1,145	SO7	1,119		
FO6	1,144	SO8	2,426		

What you will get:

BUILDING

- Access to premium meeting rooms (including Boardroom) and break-out areas
- Professional “meet and greet” service for visitors
- High speed resilient internet connectivity
- Environmentally friendly heating and cooling system using ground source heat pumps
- Secure on-campus car parking including visitor parking
- Reception service
- Mail delivery and collection services
- Lift access
- 24/7 building access
- Fully equipped kitchen on each floor

- Showers and locker facilities
- Intruder alarms to communal areas
- CCTV security to internal common space and car park
- Building related support from an on campus Building Manager

LABORATORY/WORKSHOP SPACE

- 3-phase power
- Perimeter trunking with LV Power outlets and cabled with Cat6 data for internet access
- Individual external delivery and loading doors
- Sub-metered cold-water supply
- Concrete floors for heavier load use

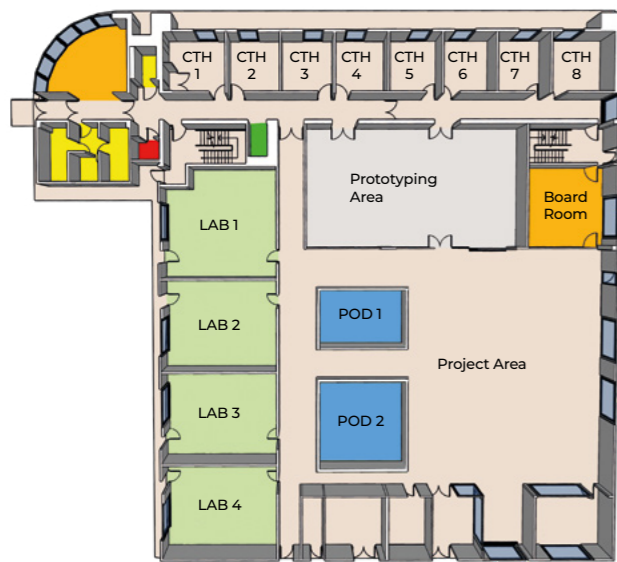


Welcome to the Campus Technology Hub

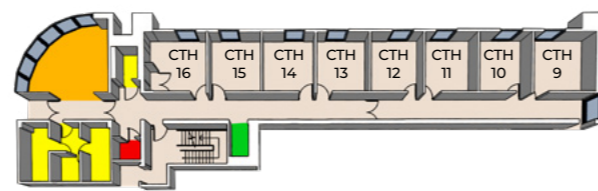
This versatile space provides early stage companies, typically in the advanced engineering, health and life sciences, or clean technology sectors, with an ideal environment to carry out rapid prototyping or access Virtual Reality facilities.

With a wide range of small offices, meeting spaces, self-contained workshops and open plan project areas we can offer flexible options to accommodate individual business requirements and budgets. A team of experts located on campus are at hand to work consultatively with companies, on a project basis to rapidly translate new ideas into reality.

1. Access into an extensive network of science and industry experts
2. Flexible and affordable, dynamic and collaborative space options for early-stage businesses
3. Office space ideal for 2-3 people
4. Self-contained workshop, typically 50sqm
5. Technical and business support
6. Access to leading 3D printing equipment and expertise
7. Access to Virtual Reality equipment and test space



GROUND FLOOR



FIRST FLOOR

- KEY
- OFFICE SPACE
 - LABORATORY/WORKSHOP
 - MEETING ROOM
 - LIGHT ASSEMBLY/WORKSHOP
 - LIFT
 - KITCHEN
 - TOILETS



SCHEDULE OF ACCOMMODATION

OFFICE	Sqm	OFFICE	Sqm	LAB/WORKSHOP	Sqm
CTH1	18	CTH9	18	LAB 1	60
CTH2	15	CTH10	15	LAB 2	51
CTH3	15	CTH11	15	LAB 3	51
CTH4	15	CTH12	15	LAB 4	53
CTH5	15	CTH13	15		
CTH6	15	CTH14	15	POD 1	9
CTH7	15	CTH15	15	POD 2	12
CTH8	18	CTH16	18		

Our Ethos

The 5 Pillars of Success

At Sci-Tech Daresbury we have a strong business ethos with 5 core principles that guide all that we do to ensure you can have the best experience possible while working here.

Community

We engage our community, both on-campus and further afield, to inspire self-discovery, and the development of mutually-beneficial relationships and opportunities.

Collaboration

We embrace and facilitate the power of working together to foster original thinking, create innovative solutions and accelerate implementation.

Innovation

We drive innovation and new ideas through our science facilities and business community.

Talent

We strive to create the best environments and capabilities to attract and retain the best talent helping them to reach their full potential.

Growth

Everything we do and the way we do it, is focused on facilitating the growth of our business and scientific community to deliver more value, create new jobs and careers and enable a better world.



Great Location

Connectivity by road and rail

Motorway routes are within easy reach providing great access to the campus, making it ideal for commuters across a wide geographical area ensuring you have access to increased and better talent.

You can park on campus in a secure car park or arrive by public transport, with a bus stop on campus, giving your employees an easy commute at the start and end of their day.

Train Times (to London Euston)

Runcorn (10min drive from campus)
1hr 59 mins

Warrington (10min drive from campus)
1h 52 mins

Drive Times Direct Route

Liverpool
38 mins

Manchester
33 minutes

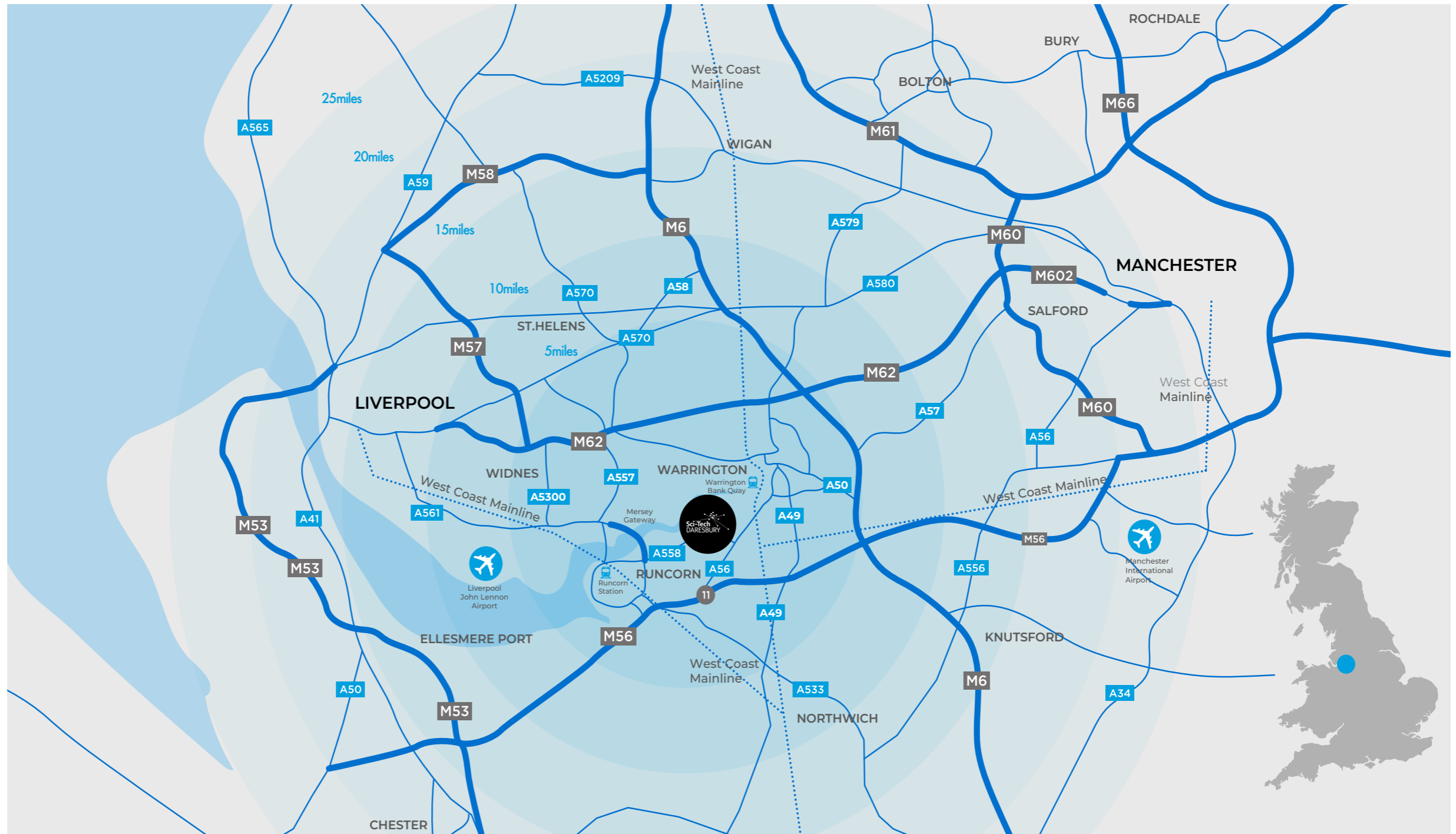
Runcorn
10 mins

Warrington
11 mins

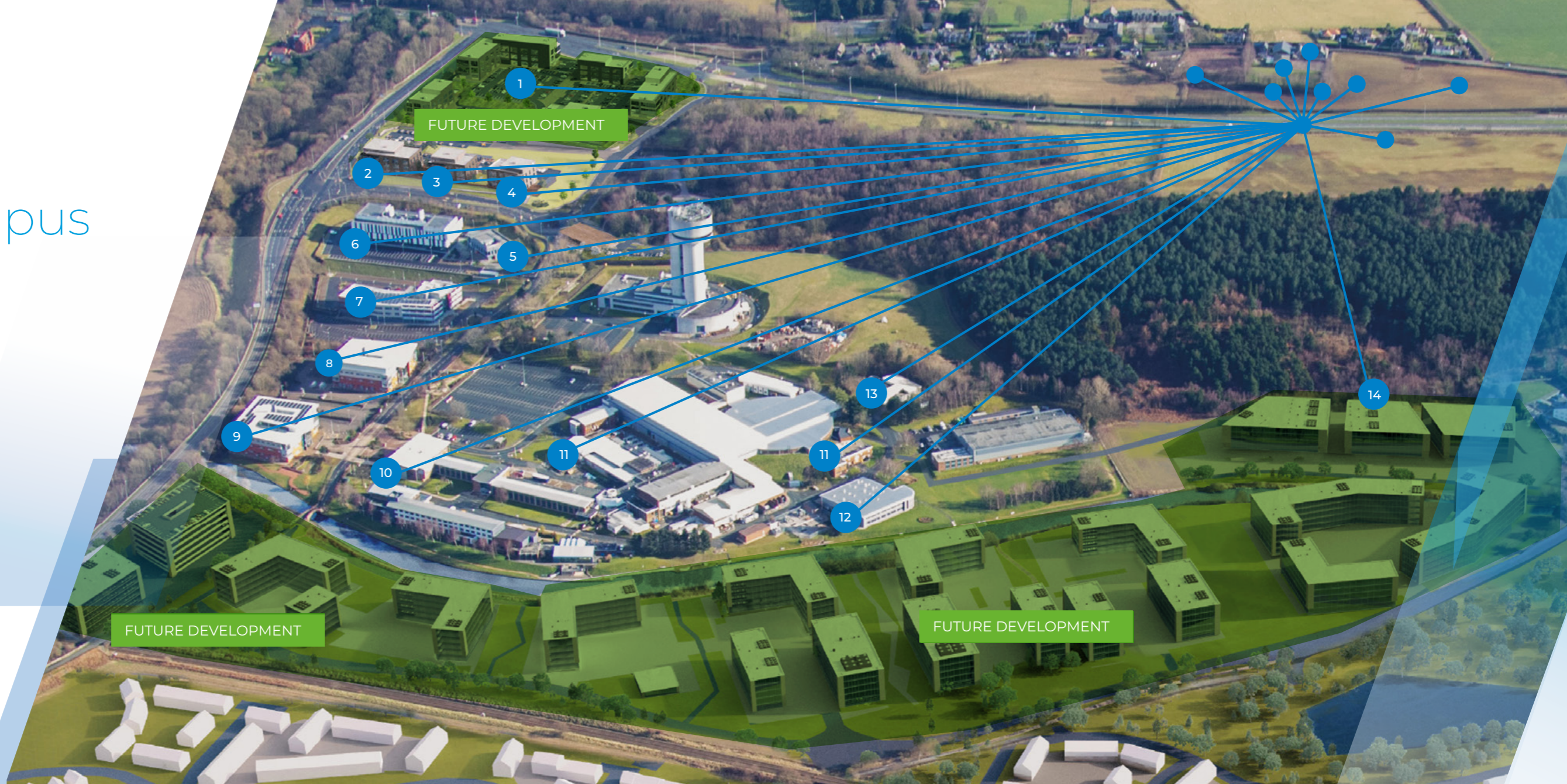
Drive Times to Airports

Manchester Airport
19 mins

Liverpool John Lennon Airport
17 mins



Our Campus



Key

- | | |
|------------------------|--|
| 1. Ultraviolet | 9. The Innovation Centre |
| 2. Violet V1 | 10. STFC Daresbury Laboratory |
| 3. Violet V2 | 11. STFC Incubation Laboratories |
| 4. Violet V3 | 12. Campus Technology Hub |
| 5. Techspace Two | 13. SuperSTEM |
| 6. Techspace One | 14. STFC High Performance Computing Centre |
| 7. Vanguard House | |
| 8. STFC Hartree Centre | |



The Innovation Centre

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Campus Technology Hub

Further information

If you require clarification, further details or an appointment to view, please contact us:

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Science and
Technology
Facilities Council

