

# TECHSPACE ONE



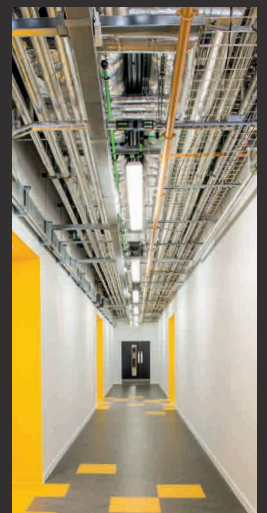
HIGH SPECIFICATION LABORATORY AND OFFICE SPACE  
TO LET FROM 900 TO 6,000 SQ FT  
**Sci-Tech Daresbury / Junction 11 M56**

# Techspace One

Techspace One is an office and laboratory building for companies from sectors such as biomedical, materials, process technology and clean technology with approximately 10 to 50 staff and is located in the luxurious landscaped setting of Sci-Tech Daresbury.

Techspace One provides high quality facilities for science and technology companies developing or upscaling their business. The 3-storey multi-let building provides a combination of circa 33,000 sq ft of wet and instrumentation laboratories, grade A office accommodation, meeting hubs and break out areas.

Sci-Tech Daresbury can be found 2 miles from junction 11 of the M56 just off the A558, known locally as the Daresbury Expressway.







## INTERNATIONALLY- RECOGNISED

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Sci-Tech Daresbury is  
a national science and  
innovation campus  
bringing together  
international scientists  
with leading high-tech  
businesses.



# The Building



High speed internet connectivity to the building with a variety of internet packages from shared to dedicated bandwidth



Fully managed large spacious entrance lobby area. With high quality informal meeting area located adjacent to this



Two lifts at front and rear of building to service office/meeting room areas and laboratories respectively



Fully equipped kitchens with adjoining breakout areas on all 3 floors



A large, high quality boardroom and meeting rooms



Cat 6 cabling available in offices



24/7 access



CCTV in corridors and external areas



Comfort cooling



On-site parking



Disabled access and facilities



External cycle store





## INNOVATION

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Nearly 500 new products and services have been developed by Sci-Tech Daresbury companies over the past four years.



# Laboratory & Office Features

## LABORATORIES:

16 laboratory units ranging in size from circa 900 to 2,000 sq ft across ground and first floor

Ground floor laboratories provided with external double door access, solid flooring and 4.5m room height

First floor laboratories capable of being fitted to meet Category 2 requirements and 3m room height

High specification laboratory areas provided with access to extensive infrastructure including:

- > Fume extraction
- > Supply of nitrogen, compressed air and natural gas
- > 3 phase available, if required
- > Perimeter trunking with communications points
- > Hot and cold water supply
- > Connection to centralised liquid waste disposal facility
- > Access to gas bottle and caged chemicals storage areas
- > Access to centralised waste disposal storage areas
- > Communal lab area with access to autoclaves, glass washer, pre-purified laboratory water, commercial Lab refrigerator and -86°C ULT freezer
- > Extensive power and data points through perimeter trunking and floor boxes

## Energy Performance Certificates

## OFFICES:

9 offices ranging in size from circa 900 to 2,400 sq ft

High quality finish







**COLLABORATION**

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About 55% of Sci-Tech Daresbury companies collaborate with at least one other company on the campus, and nearly 70% of companies collaborate with a university or STFC.







**GROWTH**

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Sci-Tech Daresbury  
is an enterprise  
zone supported by  
government with  
ambitious plans to grow  
to over 10,000 people  
working in science and  
technology.



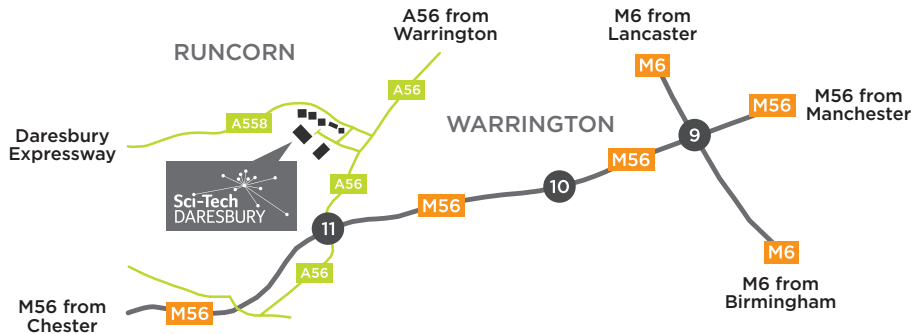




## CONTACT

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[www.sci-techdaresbury.com/buildings/tech-space-one](http://www.sci-techdaresbury.com/buildings/tech-space-one)



## LOCATION

Techspace One is located at Sci-Tech Daresbury in the heart of the North West between Liverpool and Manchester, and under two hours from London via the West Coast Mainline. It is also a 20 minute drive from both Liverpool John Lennon and Manchester International airports.

### TRAIN TIMES (to London Euston)

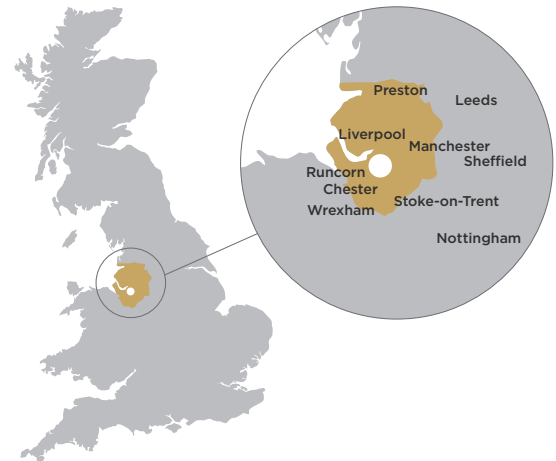
Runcorn 1hrs 59mins  
Warrington 1hrs 52mins

### (to Glasgow)

Warrington 2hrs 45mins

### DRIVE TIMES (DIRECT ROUTE)

Liverpool 38mins  
Manchester 35mins  
Warrington 11mins  
Runcorn 10mins



There are a variety of travel options to reach the site for more information go to [www.sci-techdaresbury.com/the-campus/travel-hub](http://www.sci-techdaresbury.com/the-campus/travel-hub)



A joint venture between



Science & Technology  
Facilities Council



Supported by the  
Regional Growth Fund



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# TECHSPACE ONE

Floor Plans &  
Site Masterplan





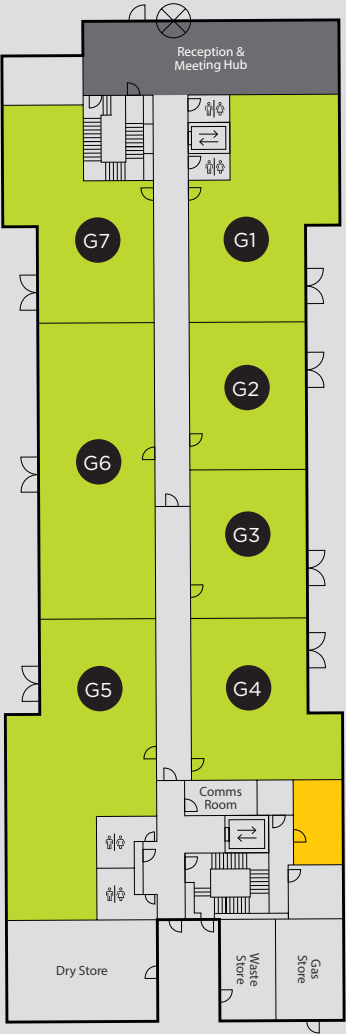
# Floor Plans

SCHEDULE OF ACCOMMODATION:

|              |        |       |
|--------------|--------|-------|
| Ground Floor | Lab    | Sq Ft |
|              | G1     | 1,513 |
|              | G2     | 972   |
|              | G3     | 970   |
|              | G4     | 1,157 |
|              | G5     | 1,915 |
|              | G6     | 1,964 |
|              | G7     | 1,309 |
| First Floor  | Lab    | Sq Ft |
|              | F1     | 1,201 |
|              | F2     | 929   |
|              | F3     | 1,982 |
|              | F4     | 1,189 |
|              | F5     | 1,112 |
|              | F6     | 1,240 |
|              | F7     | 1,237 |
|              | F8     | 1,189 |
|              | F9     | 1,027 |
| Second Floor | Office | Sq Ft |
|              | S1     | 1,394 |
|              | S2     | 1,048 |
|              | S3     | 1,089 |
|              | S4     | 1,081 |
|              | S5     | 1,438 |
|              | S6     | 2,428 |
|              | S7     | 997   |
|              | S8     | 883   |
|              | S9     | 1,699 |

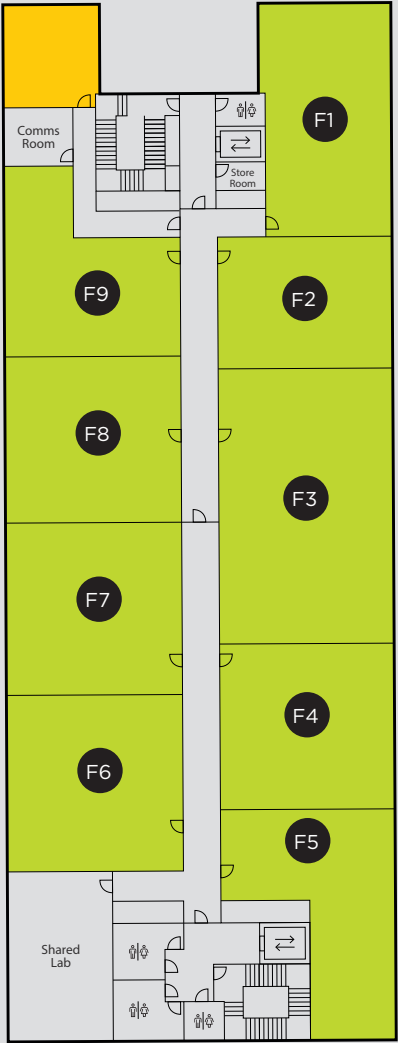
GROUND FLOOR

- Laboratory
- Reception
- Kitchen



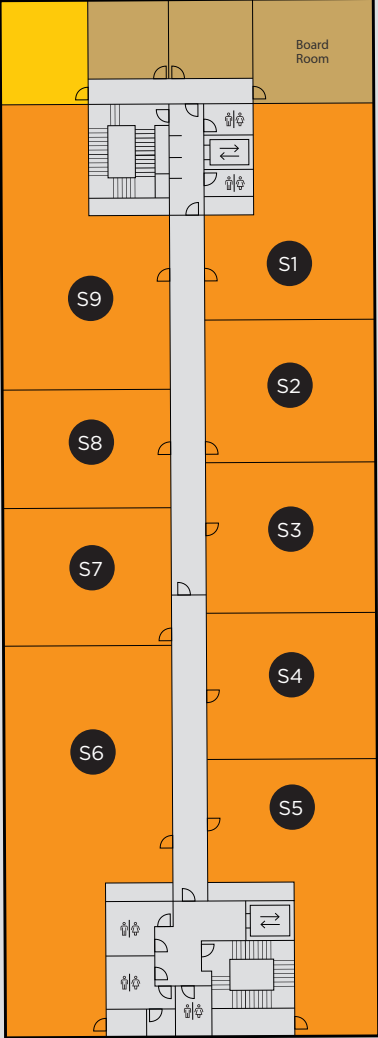
FIRST FLOOR

- Laboratory
- Kitchen



SECOND FLOOR

- Office
- Kitchen
- Meeting Room



Doors not to scale or exact position



# Growing Business

In December 2010 a new private-public joint venture company was created to spearhead the longer-term development of the site. Partners in the joint venture company are Langtree, the Science and Technology Facilities Council (STFC) and Halton Borough Council.

Over 1300 people work on the site, including world class scientists at STFC Daresbury Laboratory. It is also home to entrepreneurs in around 140 high-tech companies from start-up businesses to blue chips such as Hitachi, Croda, IBM and Atos.

Sectors strongly represented on the site include:

- > Advanced Engineering and materials
- > Biomedical & Healthcare
- > Digital/ICT/Mobile
- > Energy & Environmental Technologies

In addition to the business facilities on site, there are a variety of technical facilities and equipment that companies can access through the following centres:

- > Campus Technology Hub
- > Hartree Centre
- > I-TAC

Sci-Tech Daresbury focuses on providing business support to companies on site, in particular to help the management team more efficiently and effectively tackle the key strategic issues of:

- > Access to market
- > Access to money
- > Access to people/skills
- > Access to technology/technical facilities

This is achieved through its network of over 4000 people but also through the strategic partnerships it has developed with a variety of blue chip companies and support organisations.

Sci-Tech Daresbury has an ambitious growth plan looking to develop a further 1 million sq ft of space for scientific, business and research facilities. This will create up to 10,000 jobs on the site.

## OUR BUILDINGS:

- 1 The Innovation Centre
- 2 Hartree Centre
- 3 Vanguard House
- 4 Techspace Two
- 5 Techspace One
- 6 Violet Zone
- 7 STFC Daresbury Laboratory







## CONTACT

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