



INNOVATIVE SPACES
**FOR YOUR
BUSINESS**

Explore lab and office spaces designed to help you and your business thrive

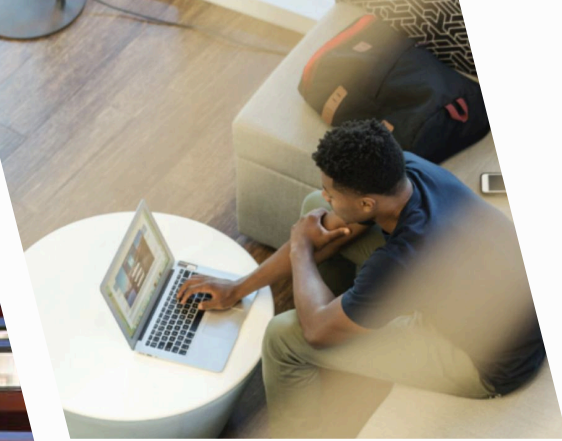


Welcome to **SCI-TECH DARESBUURY**

Sci-Tech Daresbury is a thriving community for innovation, science, and technology.

Home to startups, scale-ups, and established businesses, our campus offers the perfect environment to grow and innovate.

From state-of-the-art labs to flexible office spaces, we provide businesses with the tools, facilities, and networks they need to succeed.



Welcome to **VANGUARD HOUSE**

Where innovation meets flexibility.

A striking, contemporary 36,000 sq ft building offering modern office, labs, and workshop spaces.

Designed for high-growth science and technology companies, Vanguard House provides flexible options for startups, SMEs, and established businesses looking for a strategic base.



Features of Vanguard House



PERFECT FOR:

- Scale-ups, and established businesses seeking a prestigious science park address.
- High-growth tech companies needing flexible office, lab, or workshop space in a collaborative ecosystem.

→ SPACES AVAILABLE:

- High-quality offices ranging from 600 to 2,450 sq ft.
- Labs and workshops from 700 to 2,100 sq ft.

→ SECURITY & ACCESS:

- 24/7 access, free secure parking, CCTV, and managed reception services.

→ ON-SITE FACILITIES:

- Meeting rooms, fully equipped kitchens, breakout areas, and showers.

→ EXCEPTIONAL INFRASTRUCTURE:

- High-speed internet, Cat 6 cabling, and environmentally friendly ground-source heat pumps.

→ COMMUNITY & SUPPORT:

- Tailored business support, funding connections, and access to expert networks.



Hear from our community

“Our relocation to Sci-Tech Daresbury has been a **fantastic move for our business** as the campus promotes innovation and growth at its core.

We’re still so close to Manchester which allows us to **maintain our roots in the city whilst benefiting from everything this science park offers.** It’s the best of both worlds.”

– CHRIS TAYLOR, CEO, AZINQ

Currently home to:



Welcome to **TECHSPACE ONE**

Empowering science, enabling growth.

Techspace One is a state-of-the-art, multi-let building providing 33,000 sq ft of high-specification Class 2 lab space and Grade A office space.

Designed for science and technology companies, it's ideal for businesses in life sciences, materials, process technology, clean technology and instrumentation.



Features of Techspace One

→ SPACES AVAILABLE:

- Labs ranging from 900 to 2,000 sq ft, with ground-floor labs offering external door access.
- High-spec offices ranging from 900 to 2,400 sq ft.

→ EXCEPTIONAL INFRASTRUCTURE:

- Supply of nitrogen, compressed air, and natural gas.
- Access to liquid waste disposal and gas storage facilities.
- Cat 6 cabling and high-speed internet connectivity.
- Shared communal lab areas equipped with autoclaves, lab refrigerators, and -86°C ULT freezers.
- Access to fume extraction and 3-phase power available.

→ ON-SITE FACILITIES:

- Meeting rooms, kitchens, and breakout areas on all three floors.
- Spacious entrance lobby with informal meeting spaces.

→ SECURITY & ACCESS:

- 24/7 access, CCTV, and free secure parking.



PERFECT FOR:

- Science and technology companies scaling up their operations including to pilot facilities.
- Businesses in life sciences, materials instrumentation and clean technology sectors.
- Companies wanting high quality demonstration facilities in a lab environment.



Hear from our community

On their move to Techspace One, Dr Surinder Chahal, Global Vice President for Long Term Innovation, Personal Care at Croda, said at the time:

“The infrastructure and community at Sci-Tech Daresbury was a **big attraction** in our decision to move to the campus.

It’s a **highly prestigious site with an excellent track record in scientific endeavour** across multiple disciplines and has one of the most advanced computing and data science capabilities in the UK.”

– DR SURINDER CHAHAL, GLOBAL VICE PRESIDENT

Currently home to:



Welcome to **VIOLET**

Designed for growth, built for success.

Violet is a beautifully presented Grade A office complex located at the internationally recognised Sci-Tech Daresbury campus.

Spanning 44,783 sq ft, Violet is perfect for high-growth or established technology companies in digital, advanced engineering, healthcare, and clean technology sectors.



Features of Violet

→ SPACES AVAILABLE:

- Offices ranging from 2,000 to 4,400 sq ft, ideal for 30–180 employees.

→ SECURITY & ACCESS:

- 24/7 monitored security with Salto access control.
- Passenger lifts in all buildings for easy accessibility.

→ ON-SITE FACILITIES:

- Secure, free on-site parking with EV charging points.
- Showers, locker facilities, and external cycle storage.
- Fully equipped kitchens and breakout areas on each floor.

→ EXCEPTIONAL INFRASTRUCTURE:

- High-speed internet connectivity and Cat 6 cabling.
- Comfort cooling for optimal temperature control.
- BREEAM Excellent-rated design for sustainability.



PERFECT FOR:

- Established businesses scaling up operations in a prestigious tech hub.
- High-growth companies seeking a high quality office and campus environment to attract the talent they need.
- Organisations prioritising sustainability and employee well-being.



Hear from our community

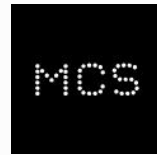
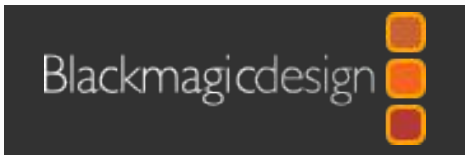
“Sci-Tech Daresbury is an **accelerator of growth and innovation**, and MCS has benefitted hugely from being able to call the site its home.

It’s great to be able to collaborate with other like-minded businesses on site – for example, we’ve undertaken a project with The Hartree Centre to look at how they can support us to analyse our data to identify trends and take action.”

– IAN RIPPIN, CEO, MCS



Currently home to:





Why choose Sci-Tech Daresbury

**A world-class location for innovation
and growth.**

Located in the heart of the North West, our campus is well-connected to key cities, major transport hubs, and global markets.

With easy access to two international airports and the West Coast Mainline, it's an ideal base for businesses looking to grow nationally and internationally.

Support for your business

Specialist support, cutting-edge facilities, and valuable connections.

You're not just renting a space here – you're joining a thriving community designed to help your business succeed.

With access to world-class facilities, expertise, and funding opportunities, you'll benefit from:



Collaborative **opportunities with 150+ innovative companies** vibrant science and tech ecosystem.



Partnerships with **leading universities and research institutions**, giving you access to expertise and resources.



Connections to **investor networks and tailored guidance** to secure funding through initiatives like the Future Club.



Cutting-edge facilities, including **high-performance computing, VR/AR testbeds, and prototyping labs** to accelerate your R&D.



Green spaces, exercise facilities, and scenic views to **enhance productivity and well-being**.



Dedicated services to help **attract talent, scale operations, and expand globally**.



Regular **events and workshops** to connect with industry leaders and peers.



A scalable home for your business

At Sci-Tech Daresbury, we've created the ultimate space where big ideas can flourish—whether you're developing the next quantum computer, AI-based health tech to save lives or the latest renewable energy solution.

With a world-class campus, a thriving community, scalable office and lab space and tailored support, you'll have everything you need to grow.


Ready to see your future workspace?

See available spaces today and discover the possibilities.



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