

01

Location

At the heart of Manchester's innovation district and UK's largest NHS Trust

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02

Our network

Access the NHS connections, talent, finance and markets you need





03

Property

The newest development coming to the Citylabs campus; 125,000 sq ft world-class office and lab space

04

Your community

A like-minded cluster of +200 science and tech businesses in Manchester





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LOCATION

Citylabs is one of the UK's most vibrant, thriving communities of diagnostics, medtech, digital health, precision medicine and genomics businesses driving the future of healthcare.

By being located at Citylabs 4.0 you'll be at the heart of Manchester's innovation district - the Oxford Road Corridor, on the largest clinical academic campus in Europe, and within the UK's largest NHS Trust immediately surrounded by five hospitals, including the Royal Manchester Children's Hospital and the Manchester Royal Eye Hospital. As well as direct connections into these hospitals, you'll gain access to connections for talent and research into the University of Manchester and Manchester Metropolitan University.



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OXFORD ROAD CORRIDOR

By choosing Citylabs 4.0 you'll be located within Manchester's innovation district - the Oxford Road Corridor, one of Europe's top 5 innovation districts and the largest clinical academic campus in Europe.

The Oxford Road Corridor is home to one of the UK's most densely concentrated cluster of life sciences and tech businesses, accounting for 49.6% of such companies in Manchester and 22.8% in Greater Manchester.

There are a total of 8,800 businesses on the Corridor, generating 20% of Manchester's GVA - over £3.9bn a year and this is due to increase by an additional £2bn by 2025.

You'll also be part of the Bruntwood SciTech network in Manchester, gaining access to the facilities and communities at Manchester Science Park and Circle Square.



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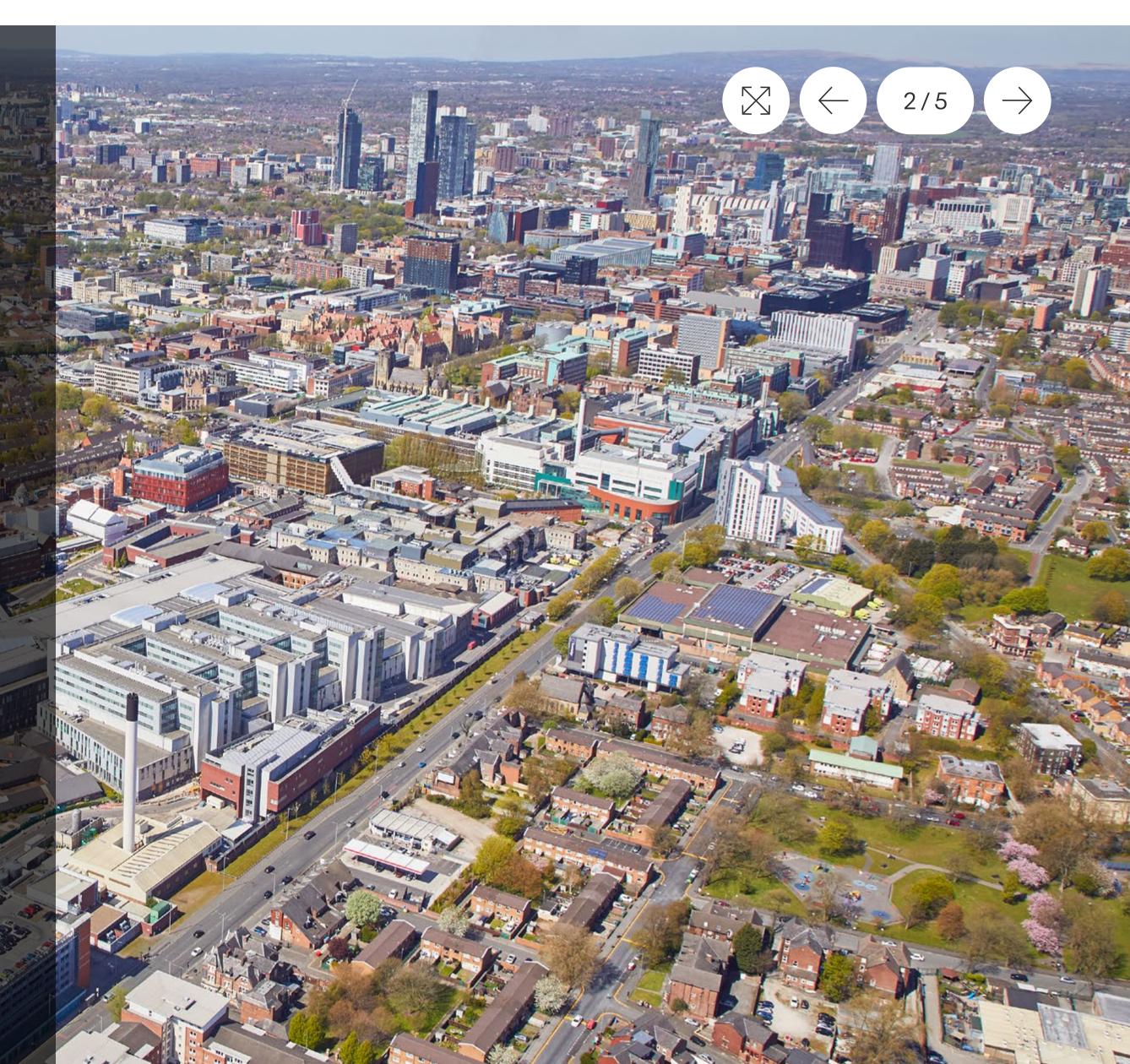
ACCESS TO THE UK'S LARGEST NHS TRUST

Citylabs sits at the heart of the city's health and life science cluster and is surrounded by world-class research centres including the Stoller Biomarker Discovery Centre, the Biomedical Research Centre, Manchester Centre for Genomic Medicine, the Farr Institute, the University of Manchester Faculty of Biology, Medicine and Health, and the Wellcome Trust Clinical Research Facility. The University of Manchester's Health Technology Research Hub - the Pankhurst Institute is also set to join the Citylabs community at Citylabs 4.0.

Bruntwood SciTech has a unique partnership with the UK's largest NHS Trust - Manchester University NHS Foundation Trust. By choosing Citylabs 4.0 you can gain access to a unique, accelerated pathway to partnership, with opportunities available to collaborate and gain direct access to MFT clinicians, resources and patients, and the potential reach of

Greater Manchester's +3m population.
You will also be connected with Health
Innovation Manchester; Manchester's
single umbrella health science and
innovation system which enables
products and services to be accelerated
into the health system at pace and scale.

Current customers are already connected into MFT through joint clinical trials, sample supply, diagnostic collaborations, medtech adoption and research.





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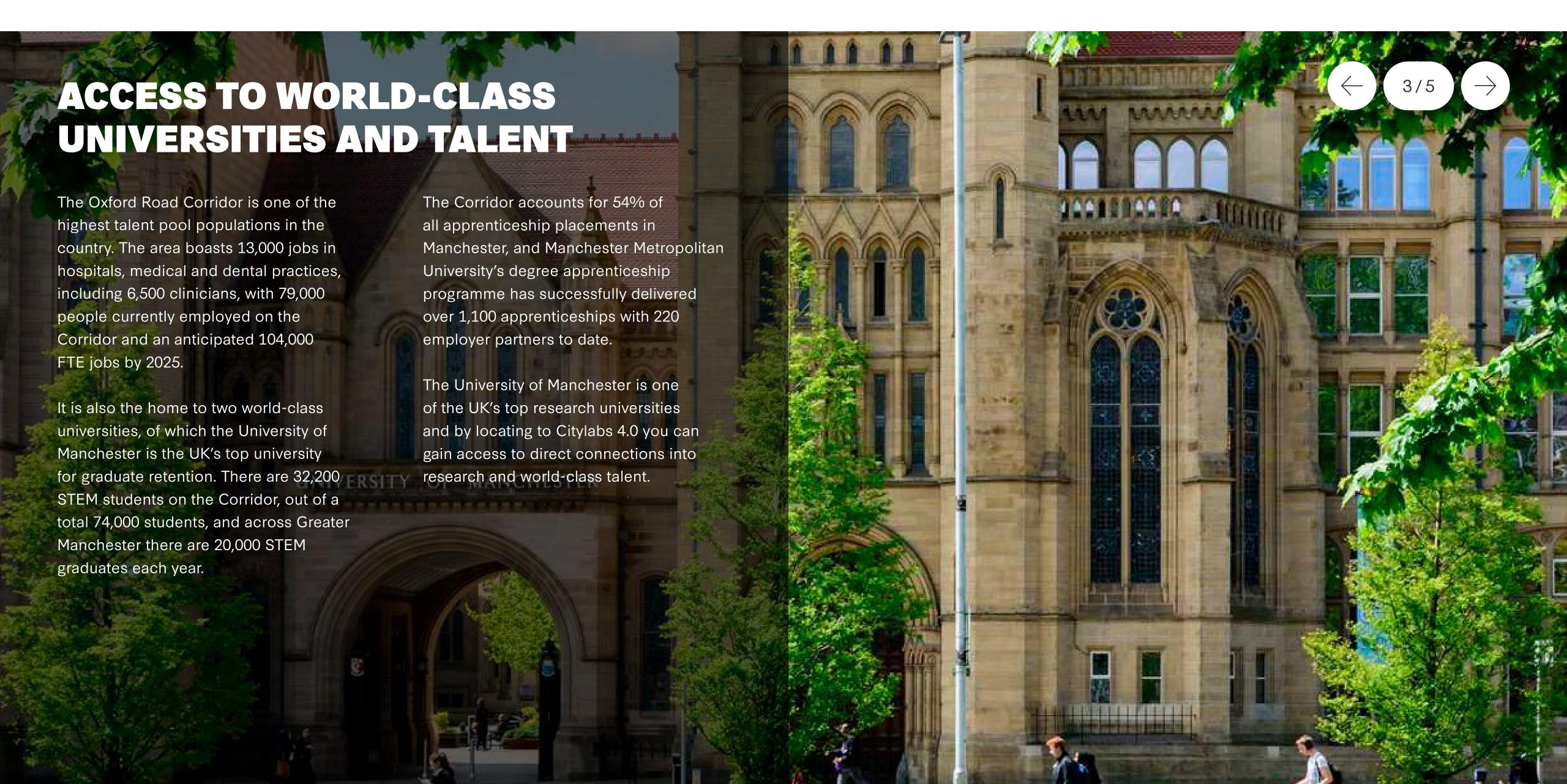
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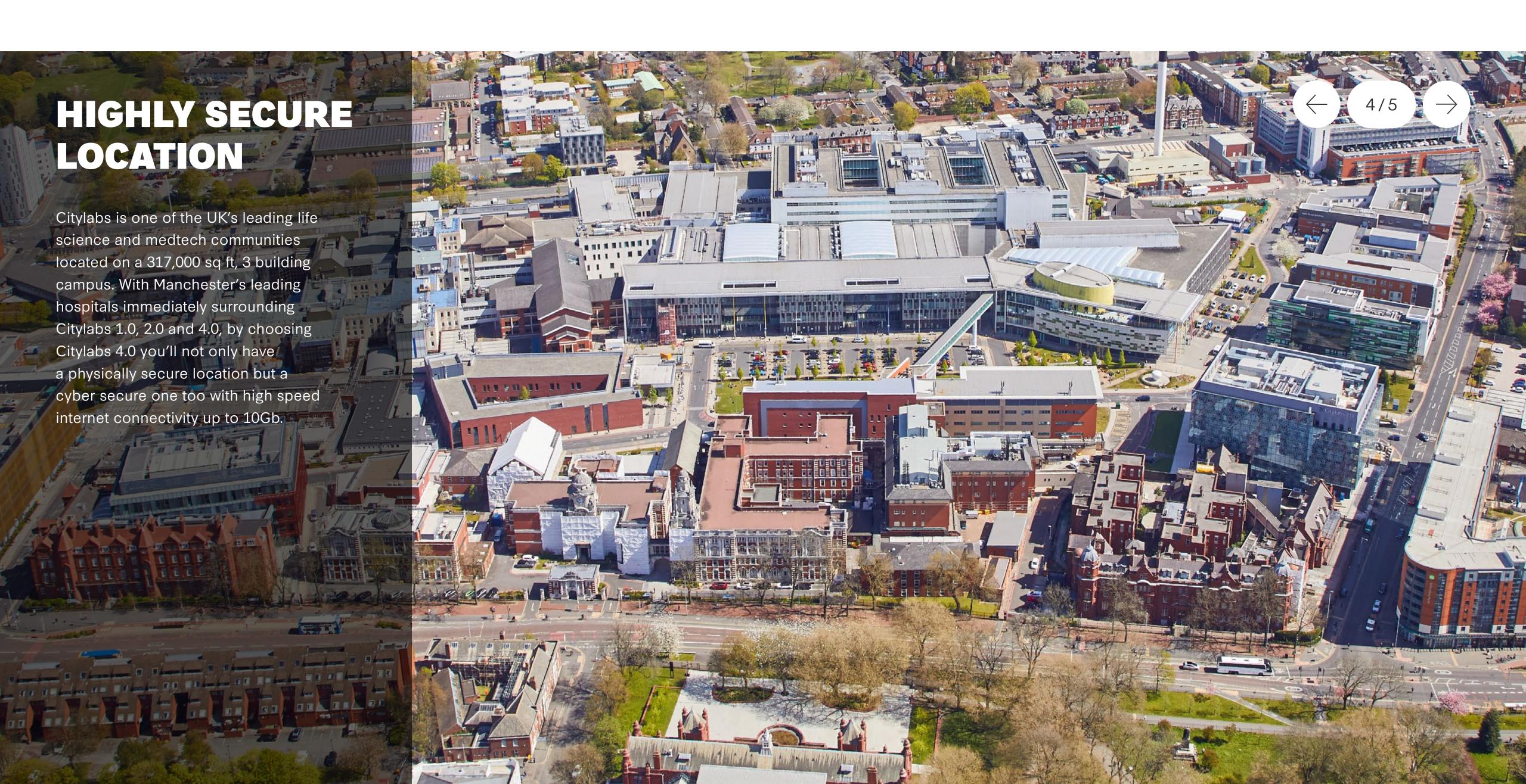
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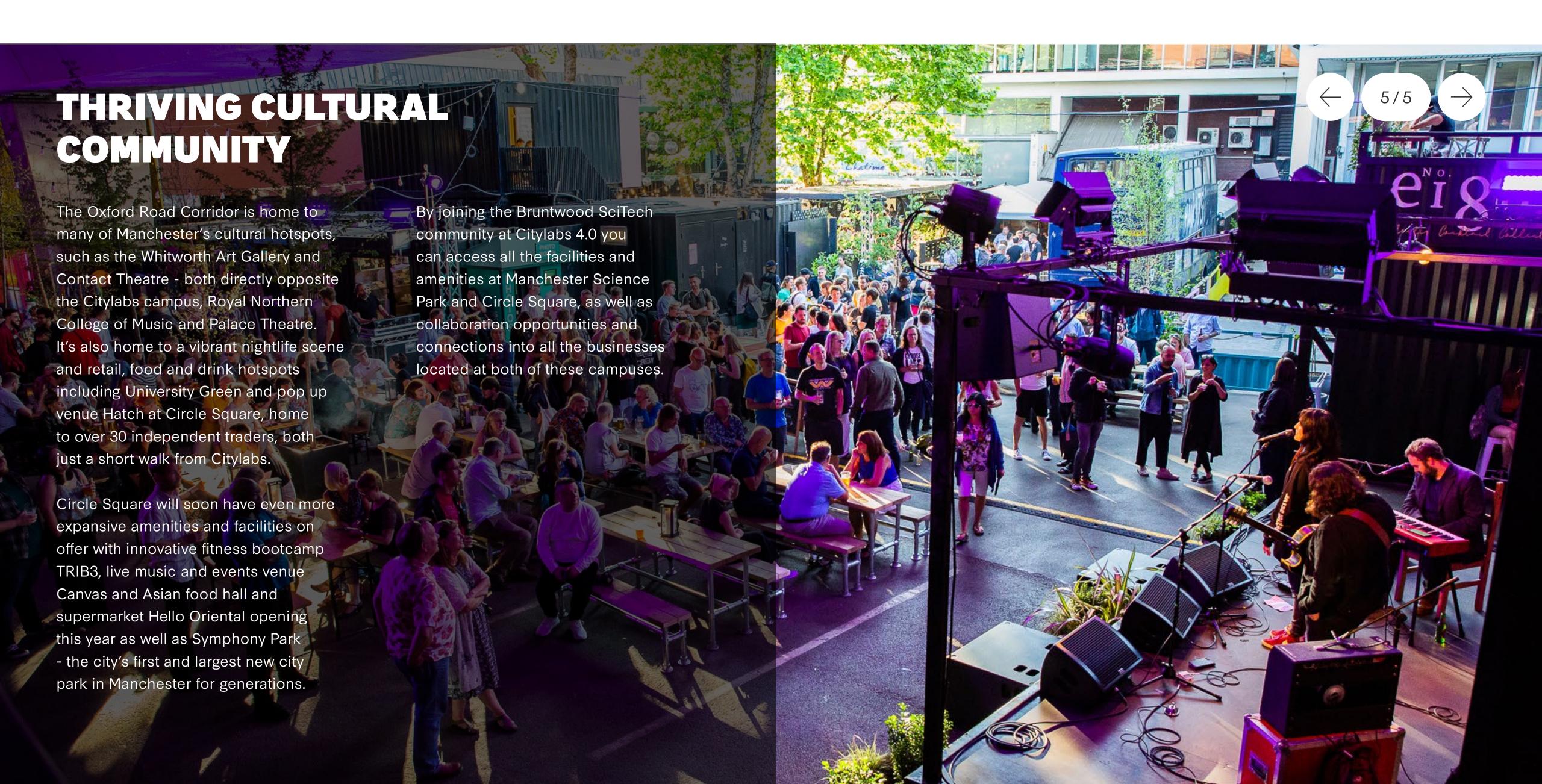
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OXFORD ROAD CORRIDOR KEY FACTS

£51M UK RESEARCH FUNDING

in medical and biological sciences 2015-18

Corridor contributes

£3.6BN GVA | £5.6BN BY 2025

20% Of Manchester's GVA

54%

of all apprenticeship placements in Manchester are on the Corridor

79,000 WORKERS

104,000 FTE jobs by 2025

20,000 STEM

graduates each year

Largest

CLINICAL ACADEMIC CAMPUS

in Europe

15,000+

research participants across 635 research studios 2016-18

Home to

50% OF LIFE SCIENCES BUSINESSES

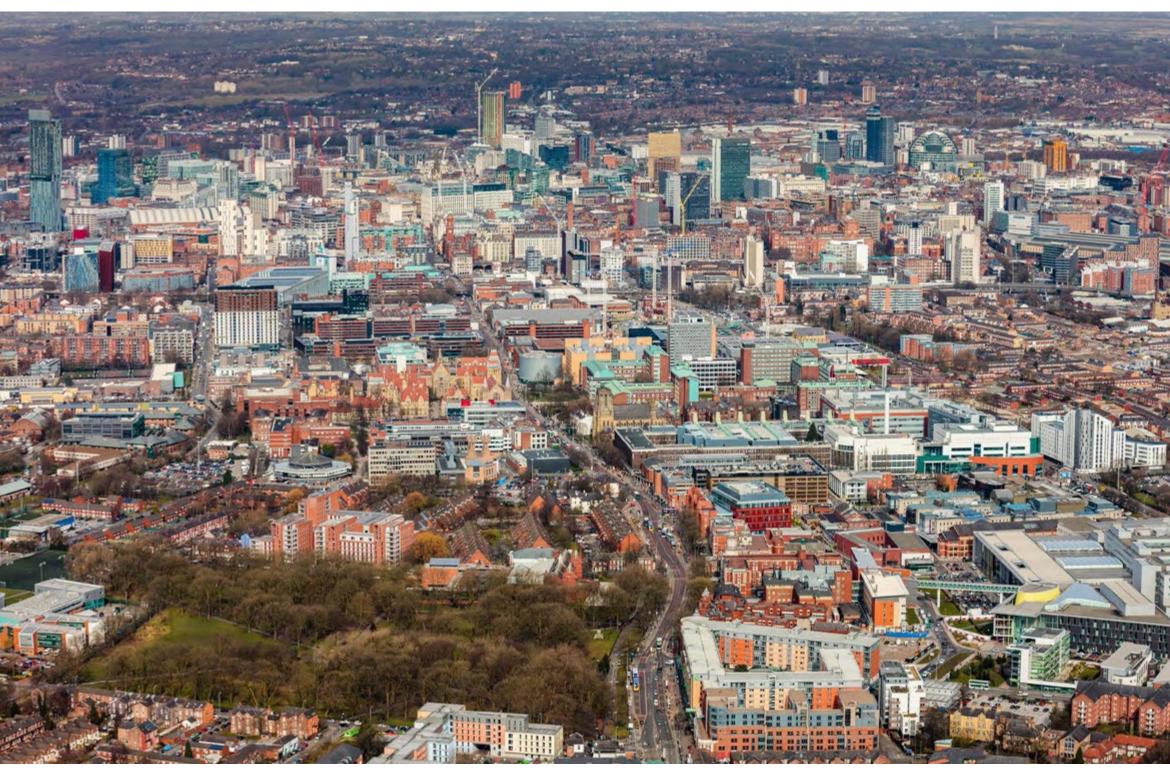
in Manchester

6,500 CLINICIANS AND 13,000 JOBS

in hospitals, medical and dental practices







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A CONNECTED HUB

Key corridor locations

Local amenities

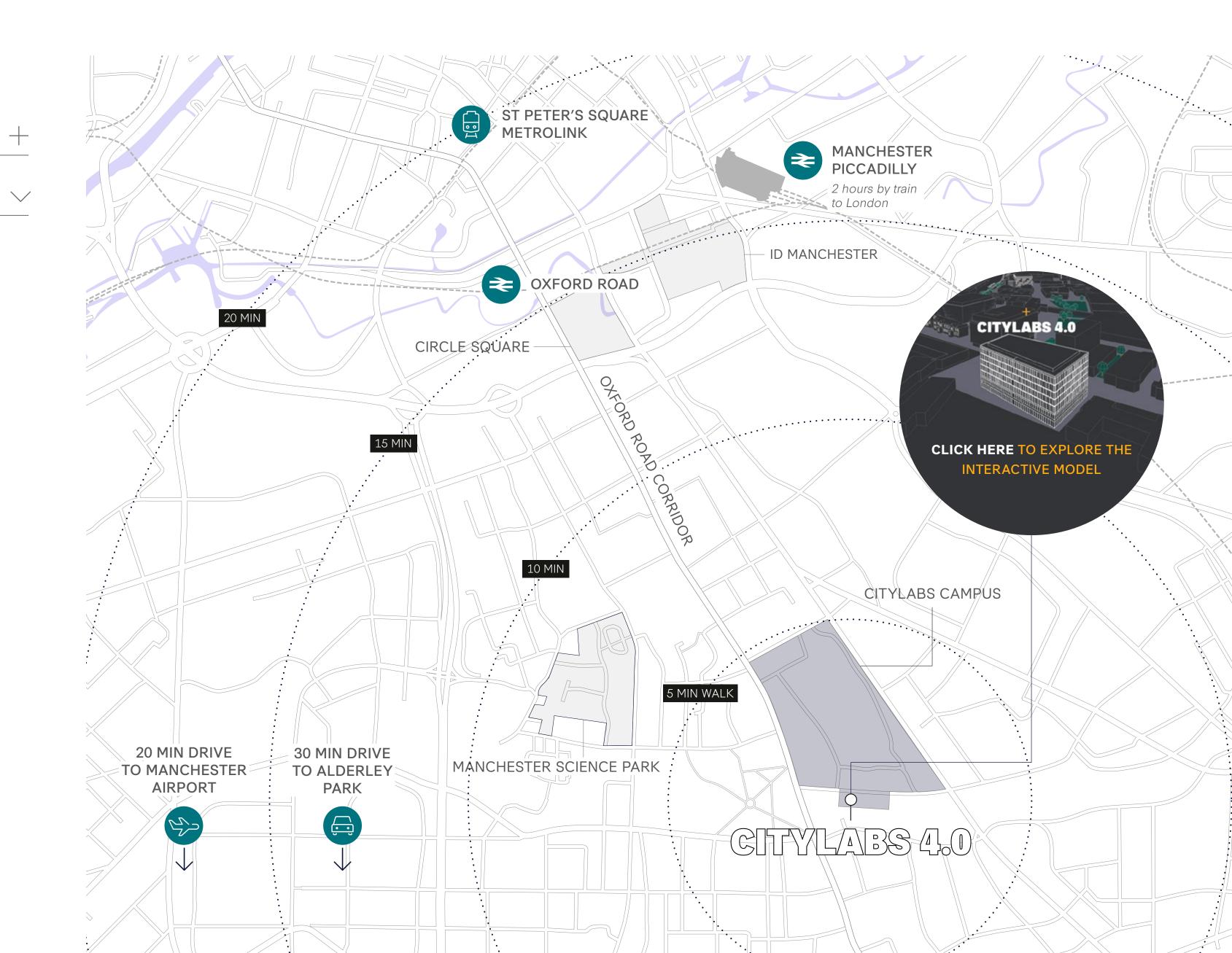
Cafés and restaurants +

Cultural attractions +

Entertainment and leisure +

Hotels +

Supermarkets +



LOCATION

Local amenities

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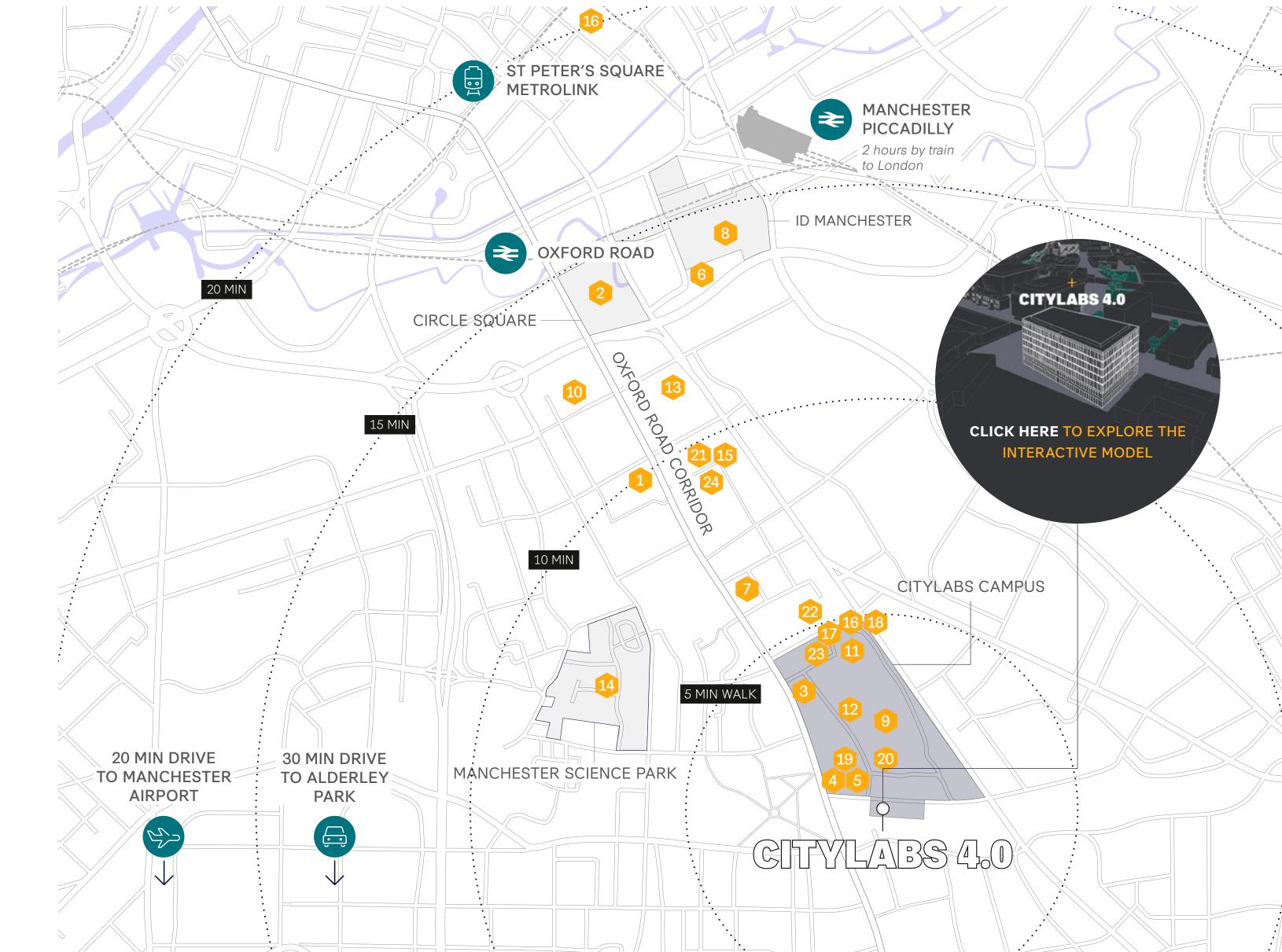
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| Alliance Manchester Business School | <u> </u> |
|---|----------|
| | |
| Cityloho 1 0 | 3 |
| Citylabs 1.0Citylabs 2.0 | 4 |
| Citylabs 2.0 | |
| Graphene Engineering Innovation Centre | |
| Health eResearch Centre (HERC) - Farr Institute | |
| ID Manchester Future Location | |
| Manchester Centre for Genomic Medicine | |
| Manchester Metropolitan University | 10 |
| Manchester Royal Infirmary | |
| Manchester Royal Eye Hospital | 12 |
| Manchester Engineering Campus Development (MECD) | |
| Manchester Science Park | |
| National Graphene Institute | 1 |
| National Institute for Health and Clinical Excellence | 16 |
| NIHR Clinical Research Network | |
| NIHR Wellcome Trust Clinical Research Facility | 18 |
| Saint Mary's Hospital | |
| Royal Manchester Children's Hospital | 20 |
| University of Manchester | 21 |
| University of Manchester Incubator Building | 22 |
| The Pankhurst Centre | 23 |



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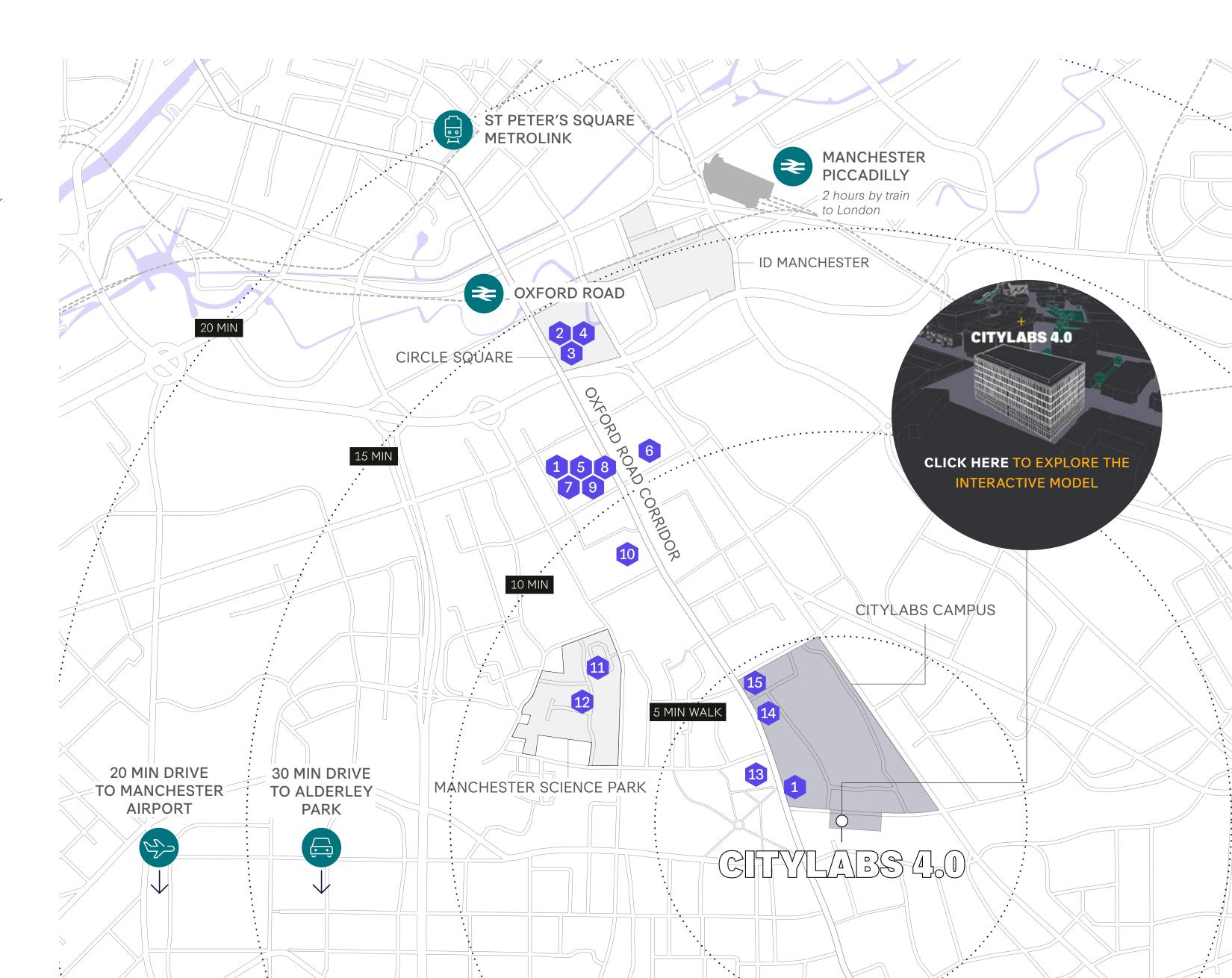
| Key corridor locations | + |
|---|----------|
| Local amenities | \ |
| Cafés and restaurants ∨ | |
| Café Nero | 1 |
| Canvas Manchester | 2 |
| Hatch | 3 |
| Hello Oriental | 4 |
| Five Guys | 5 |
| Milk & Honey Café | 6 |
| Mowgli Street Food | 7 |
| Pret a Manger | 8 |
| TAKK | 9 |
| The Café At The Museum | 10 |
| The Café at the Bright Building - Manchester Science Park | 11 |
| The Old Abbey Pub - Manchester Science Park | 12 |
| The Whitworth Café | 13 |
| Starbucks in Citylabs 1.0 | 14 |
| Subway - Oxford Road | 15 |

Cultural attractions +

Entertainment and leisure +

Hotels +

Supermarkets +



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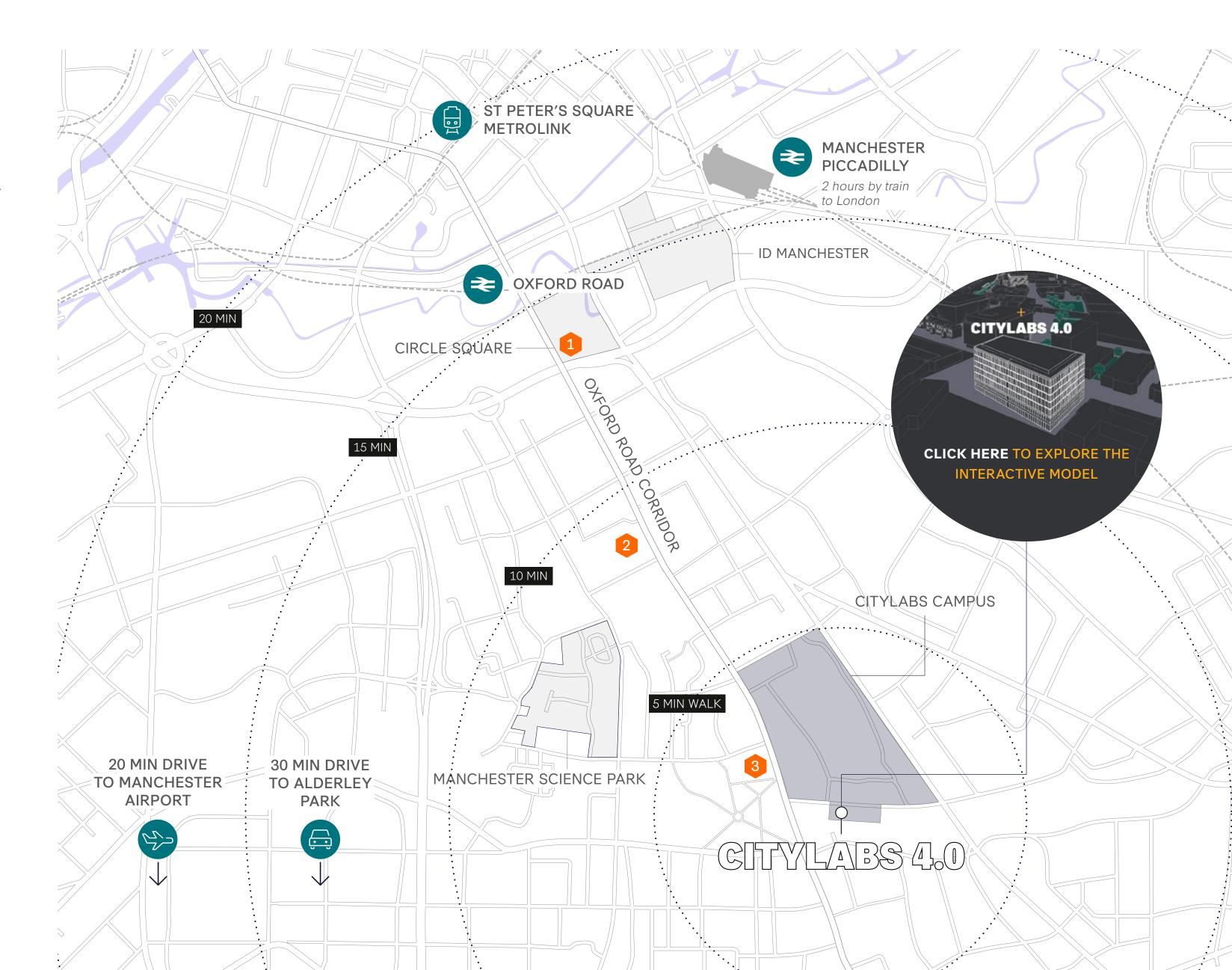
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Local amenities

Cafés and restaurants +

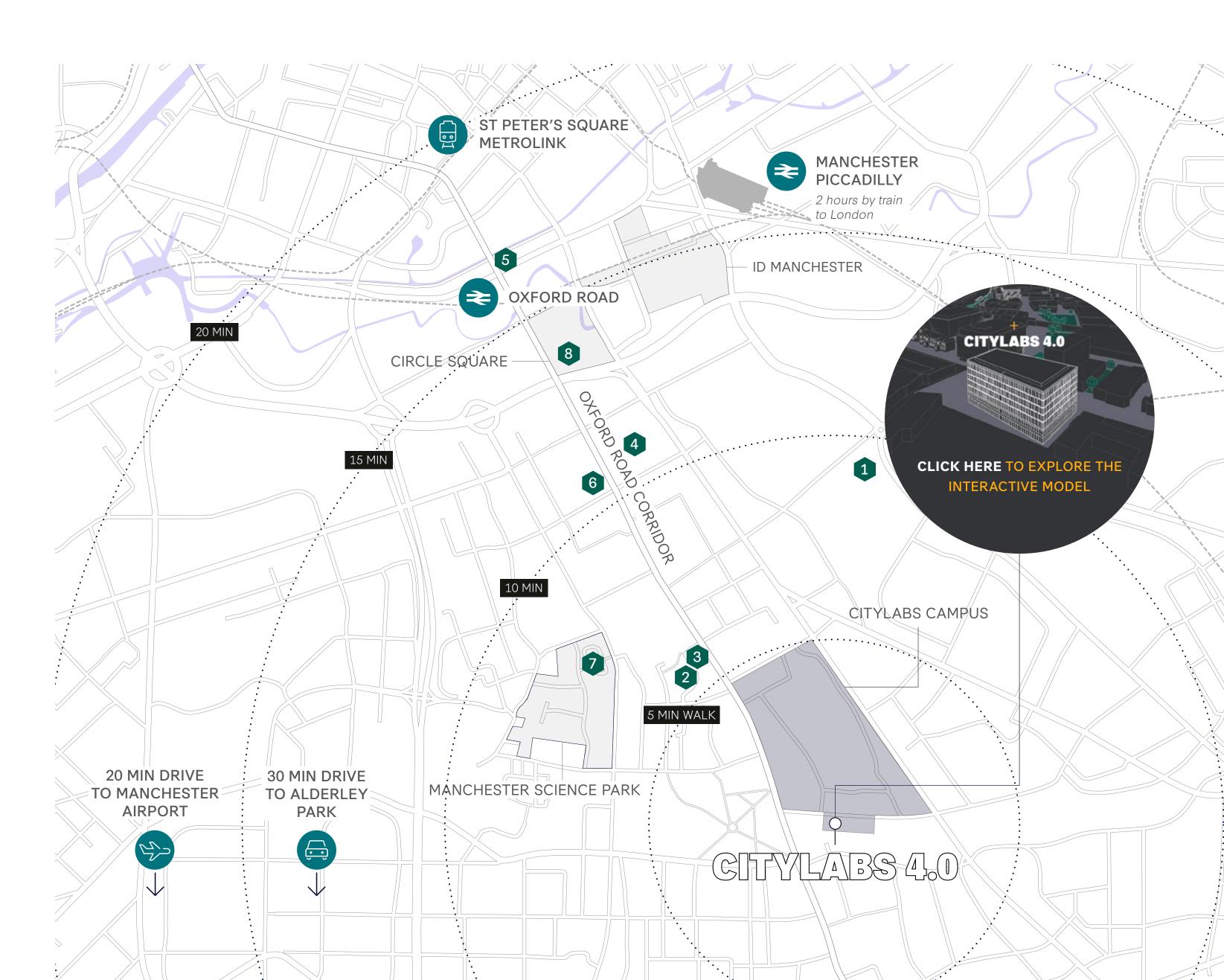
Cultural attractions +

Entertainment and leisure

Apollo Theatre
Contact Theatre
Manchester Academy
Manchester Aquatics Centre
Palace Theatre
Soud Northern College Of Music
Studio Gym at the Bright Building - Manchester Science Park
Trib3 Boutique Bootcamp Studio

Hotels +

Supermarkets +



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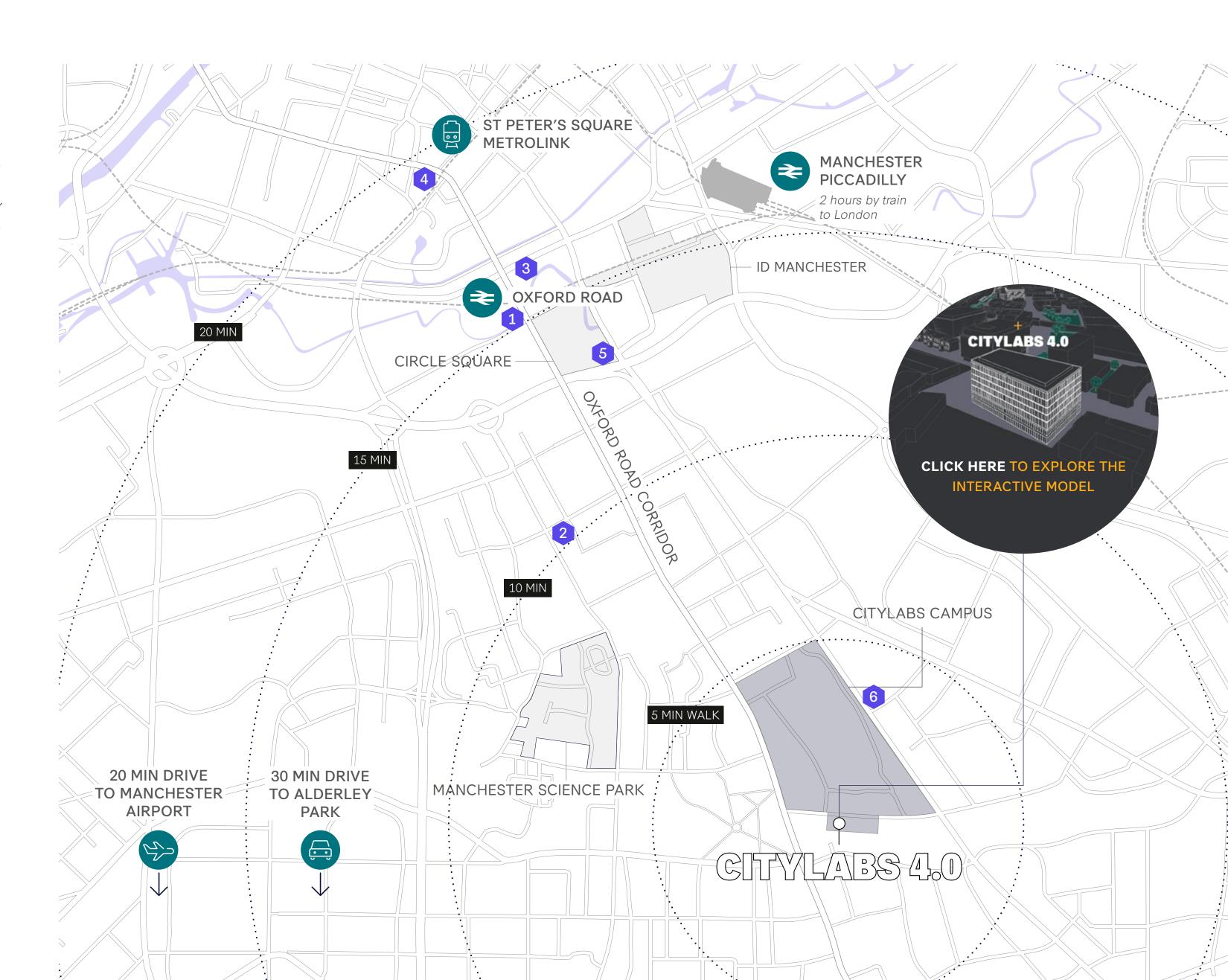
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Supermarkets +



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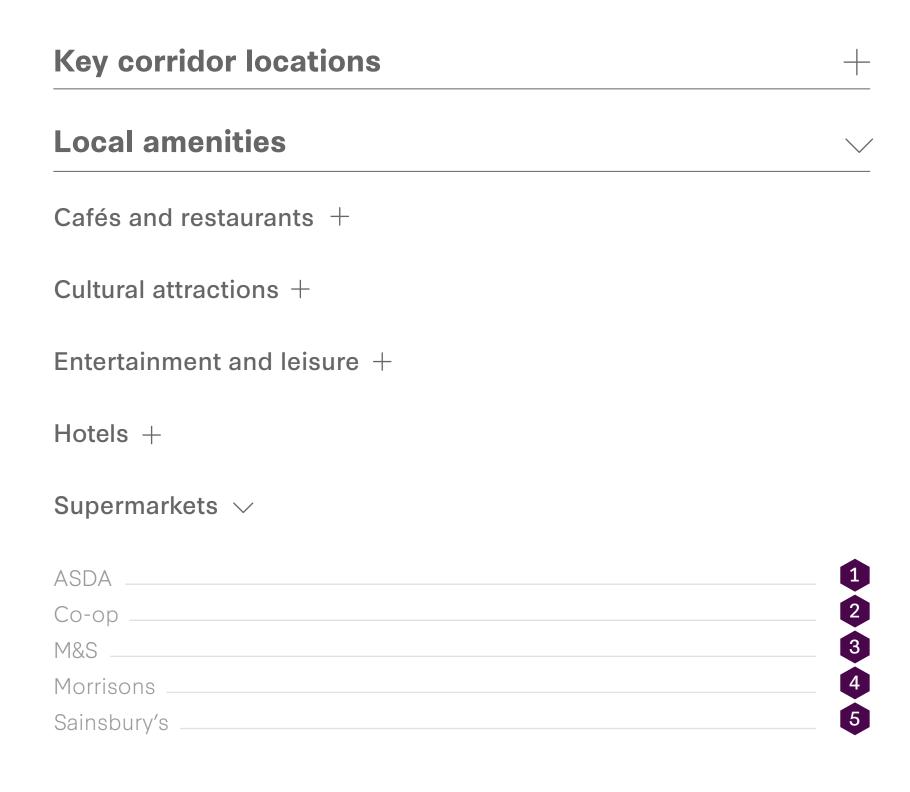
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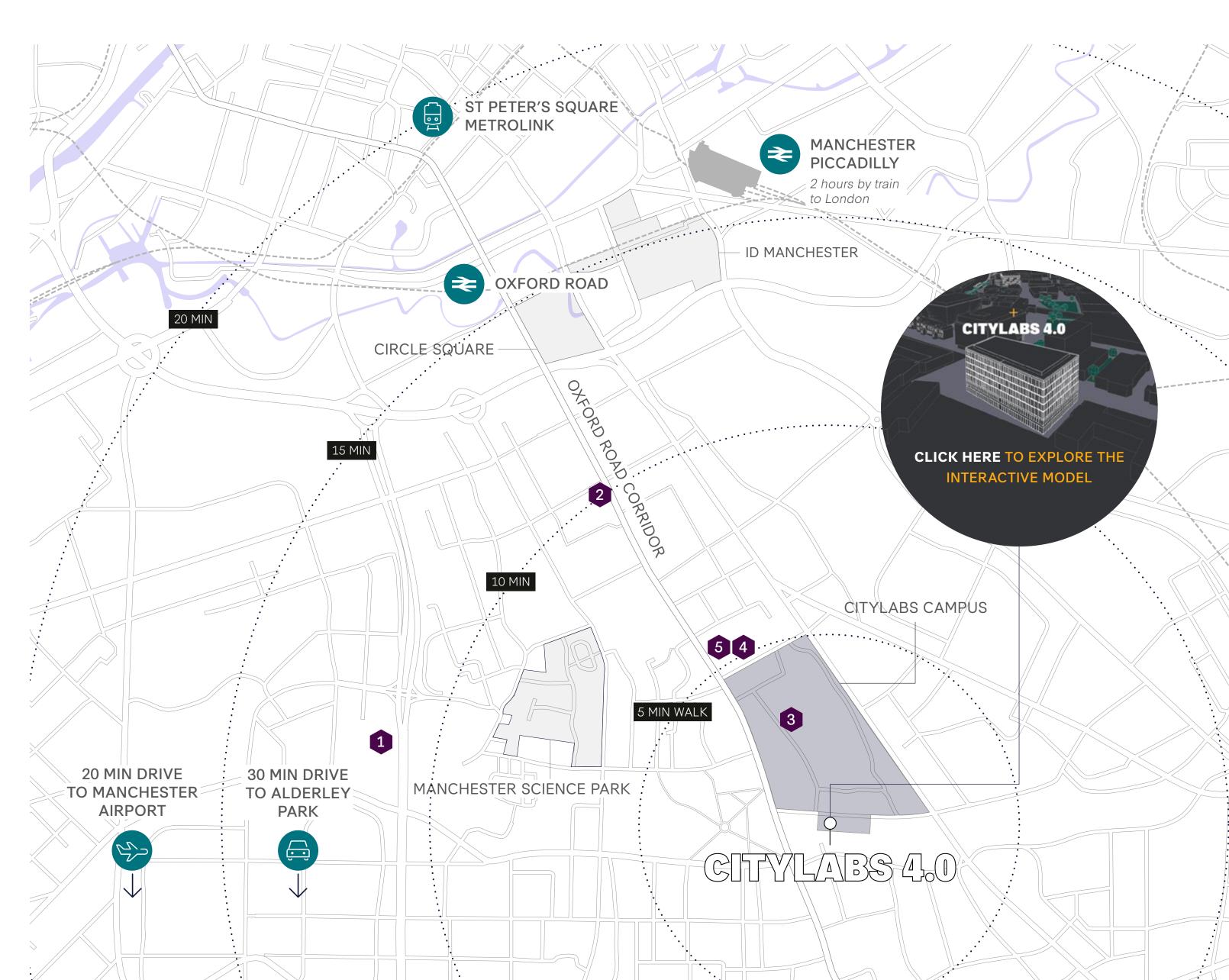
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CITYLABS - WHERE WE ARE NOW

The Citylabs campus includes
3 buildings totalling 317,000 sq ft
and is on its way to becoming known
as a world-class health innovation
and precision medicine campus. Since
the first Citylabs building - Citylabs 1.0,
opened in 2014, it quickly became
known as a biomedical centre of
excellence and was fully let within
15 months of opening. Citylabs 1.0 is
the hub of the Citylabs campus and
is where many of the shared facilities
for the campus are located; the cafe,
large event space, and meeting rooms.



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CITYLABS EXPANSION

Due to its popularity, the campus has been undergoing a significant expansion, and in 2016 a £60m expansion was announced to create the 92,000 sq ft Citylabs 2.0 new build and 128,000 sq ft Citylabs 3.0 redevelopment of the Old St Mary's Hospital and derelict chapel. Citylabs 2.0 completed construction in July 2020 and in autumn 2021 became home to global diagnostics company QIAGEN and their Global Centre of Excellence for Precision Medicine, having been 100% pre-let and announced in the Life Sciences Industrial Strategy. QIAGEN's expansion in Manchester will create and support more than 1,500 jobs for Manchester and add £150m economic value within the next decade.

In 2019 a further 125,000 sq ft, £35m expansion was announced to create Citylabs 4.0 which received planning consent in 2020 and will be the next phase of development for the Citylabs campus and is due to begin construction.



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CITYLABS

A map of the MFT Oxford Road Corridor campus showing the five surrounding hospitals, teaching and research centres, facilities and parking in relation to Citylabs 1.0, 2.0, 3.0 & 4.0.

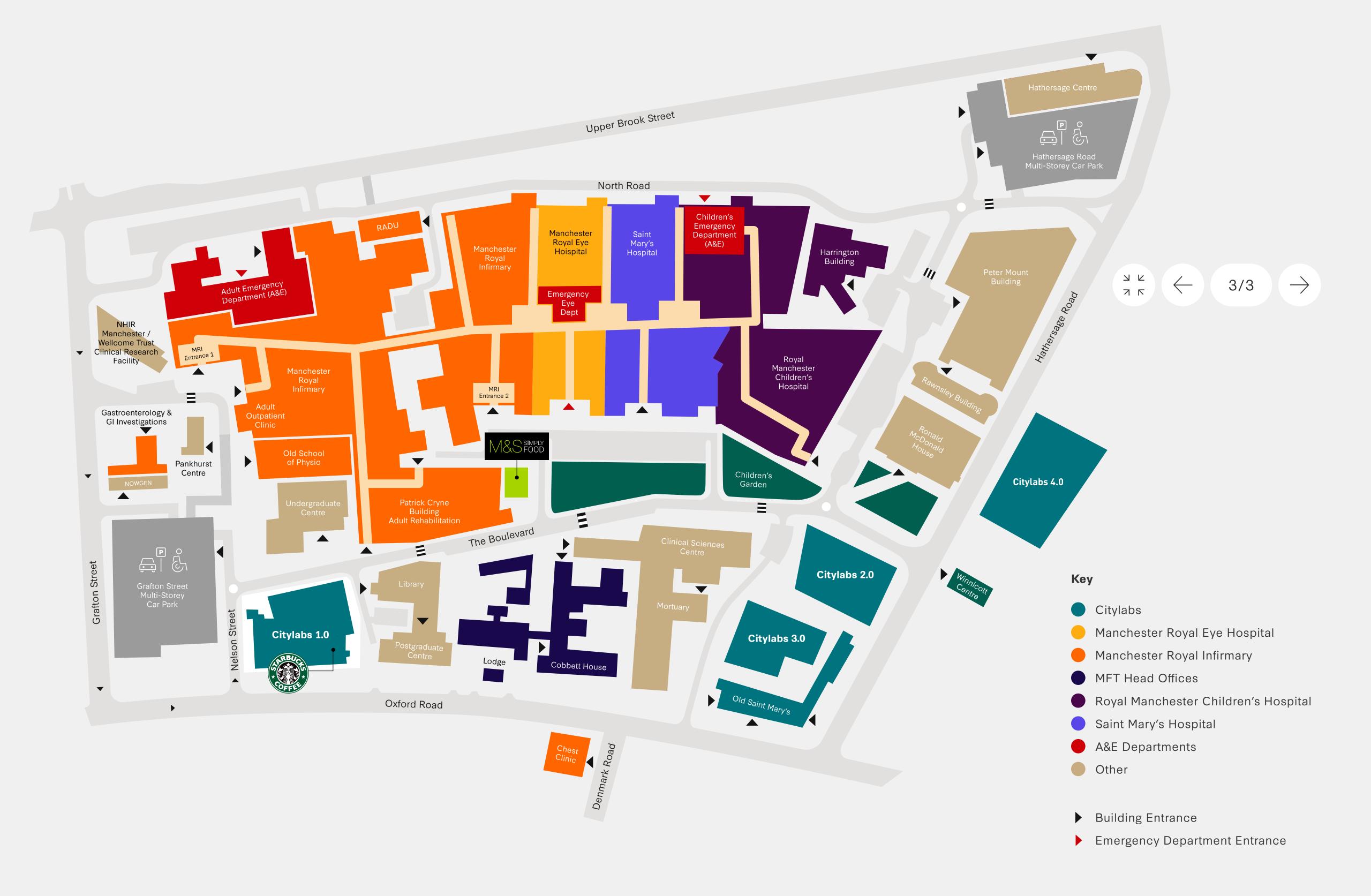
Key

- Citylabs
- Manchester Royal Eye Hospital
- Manchester Royal Infirmary
- MFT Head Offices
- Royal Manchester Children's Hospital
- Saint Mary's Hospital
- A&E Departments
- Other
- Building Entrance
- ► Emergency Department Entrance









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OUR NETWORK

No matter what size or stage of your business, we'll work with you to source the right support for your needs.

Through our extensive partner network of universities, city councils, NHS
Trusts, sector-leading companies and more, we can help your business grow by connecting you to opportunities to access funding, skills, talent, markets and professional services.

How can we support your business?

Click here to watch our video





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ACCESS

Funding & Finance | -



Access to the investors and funds your business needs to grow.



Skills & Talent



Partner Network



£32m Greater Manchester and Cheshire Life **Science Fund**

Offering seed (£50-100k) and early stage (£100k-£3m+) venture capital funding to life science businesses located in the Greater Manchester, Cheshire and Warrington region.

Investor Showcase

Meet some of the sector's leading investors, providing start-ups, early growth, and venture stage businesses with an opportunity for targeted introductions.

Investor Network

Access to leading investors from GP Bullhound, Mercia Tech, NorthInvest, NorthWest Business Angels and the Manchester Tech Trust.

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ACCESS

Funding & Finance



+

Skills & Talent



Access the skills and talent your business needs through our partner network and links to the city's top universities.



Partner Network



+

Our partnerships with the University of Manchester and Manchester Metropolitan University enable you to access graduate placement partnerships with +20,000 STEM graduates and apprentices each year. We can also connect you with a skilled talent pool via Manchester Digital and Manchester Entrepreneurs.

You'll be able to access +6500 clinicians, clinical expertise, and patients via our connections with Manchester University NHS Foundation Trust.

We can also help you recruit senior talent, including Non-Exec Directors.

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Partner Network





Benefit from our unrivalled network of partners and opportunities for collaboration.



Discover opportunities to network and grow through our connections, including direct access to Health Innovation Manchester; Manchester's single umbrella health science and innovation system, the Scale Up Institute, MIDAS, Bionow, UKSPA, NHSA, BIA, and DIT.

Or, get involved with supporting STEM talent through Founders4Schools, DigitalHer and TechSheCan.

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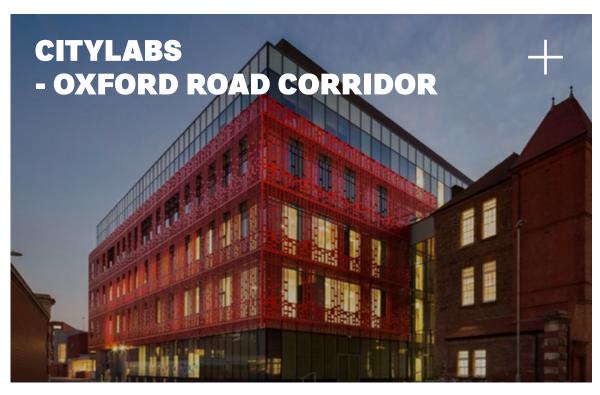
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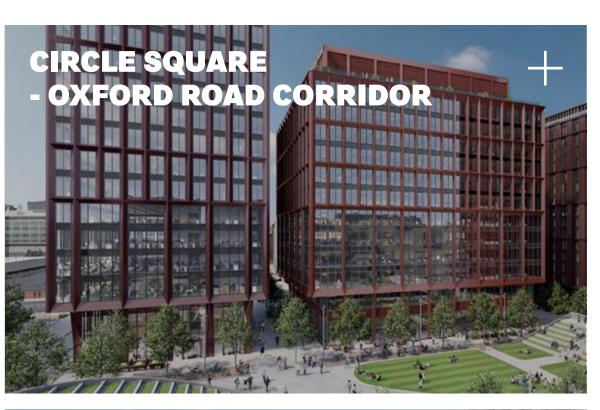
YOUR COMMUNITY

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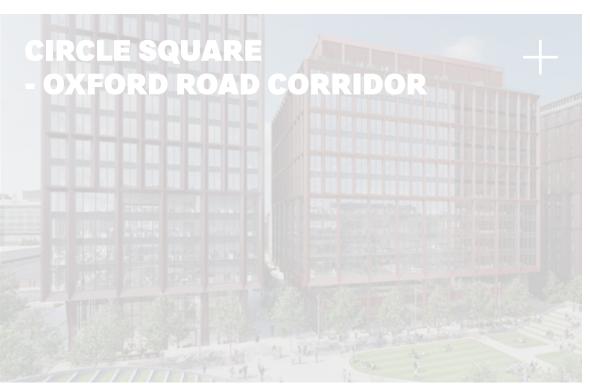
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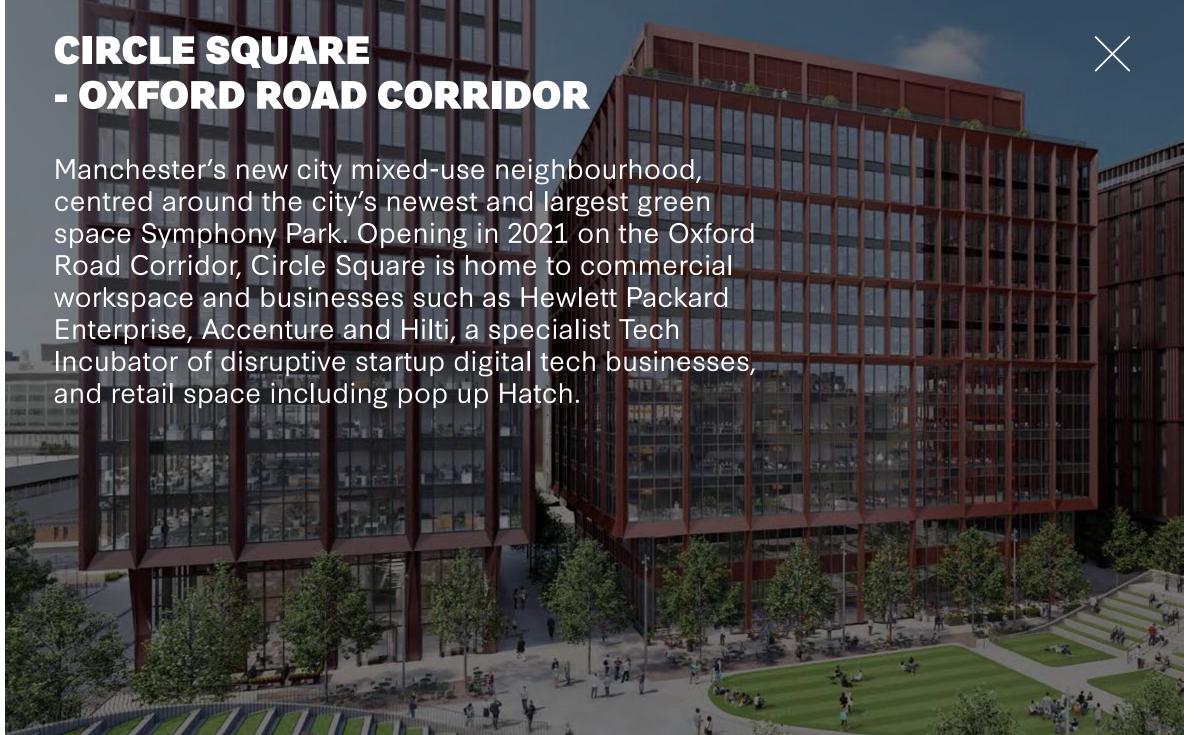
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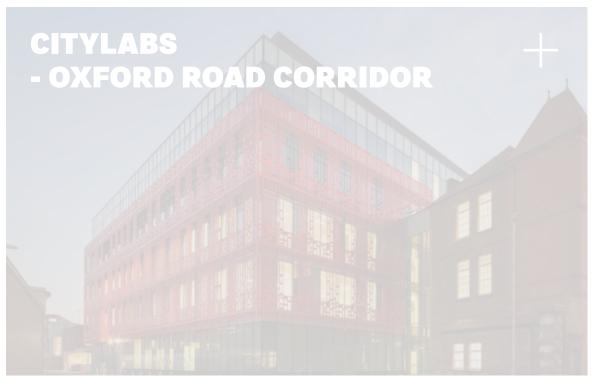
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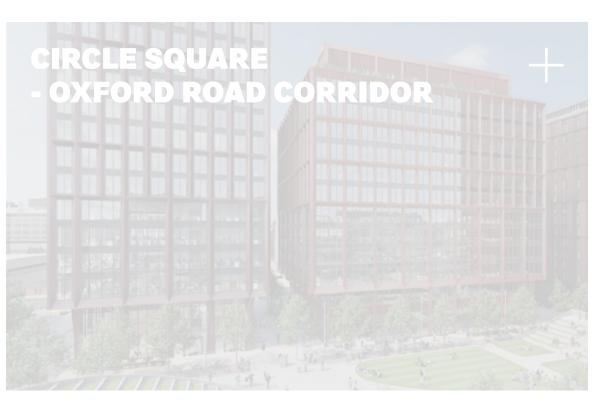
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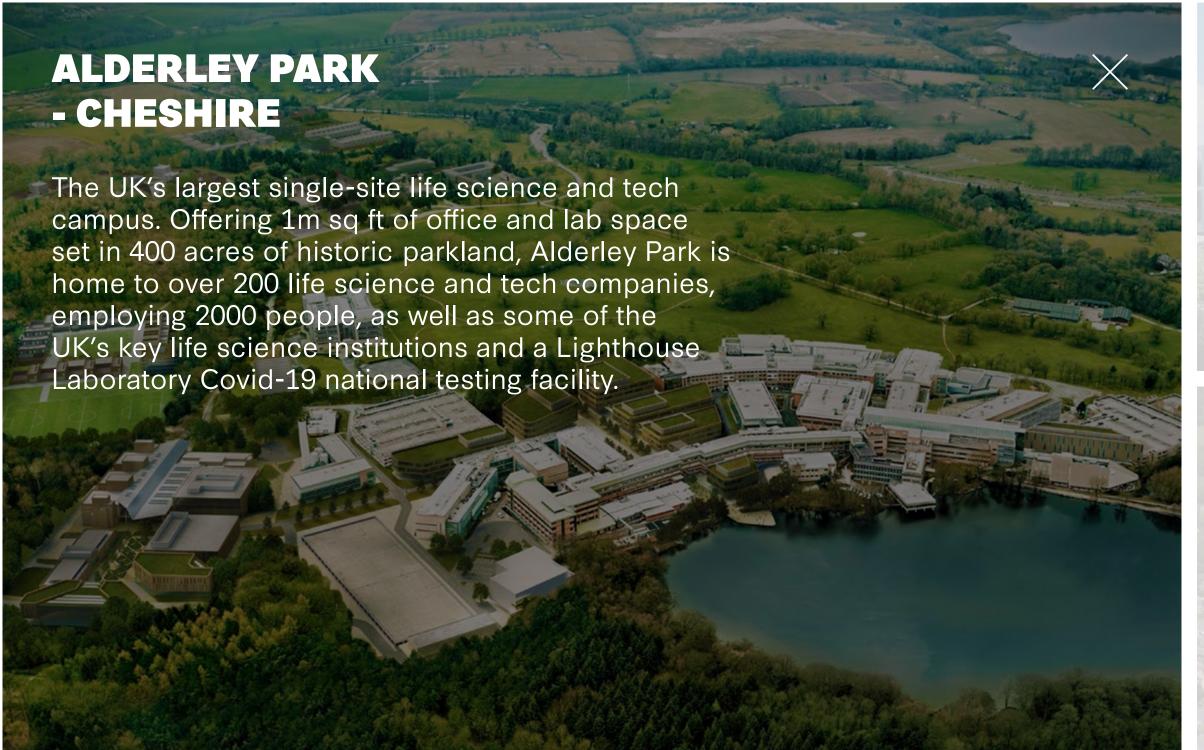
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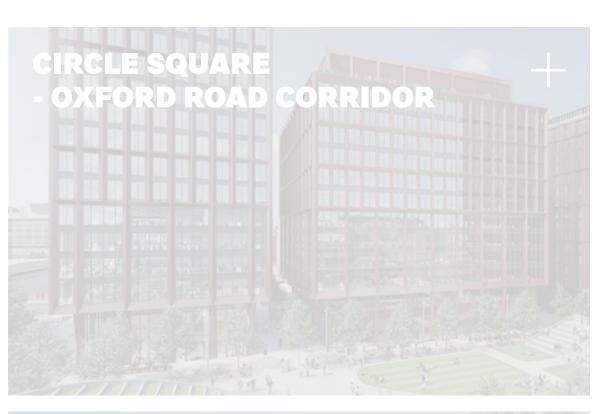
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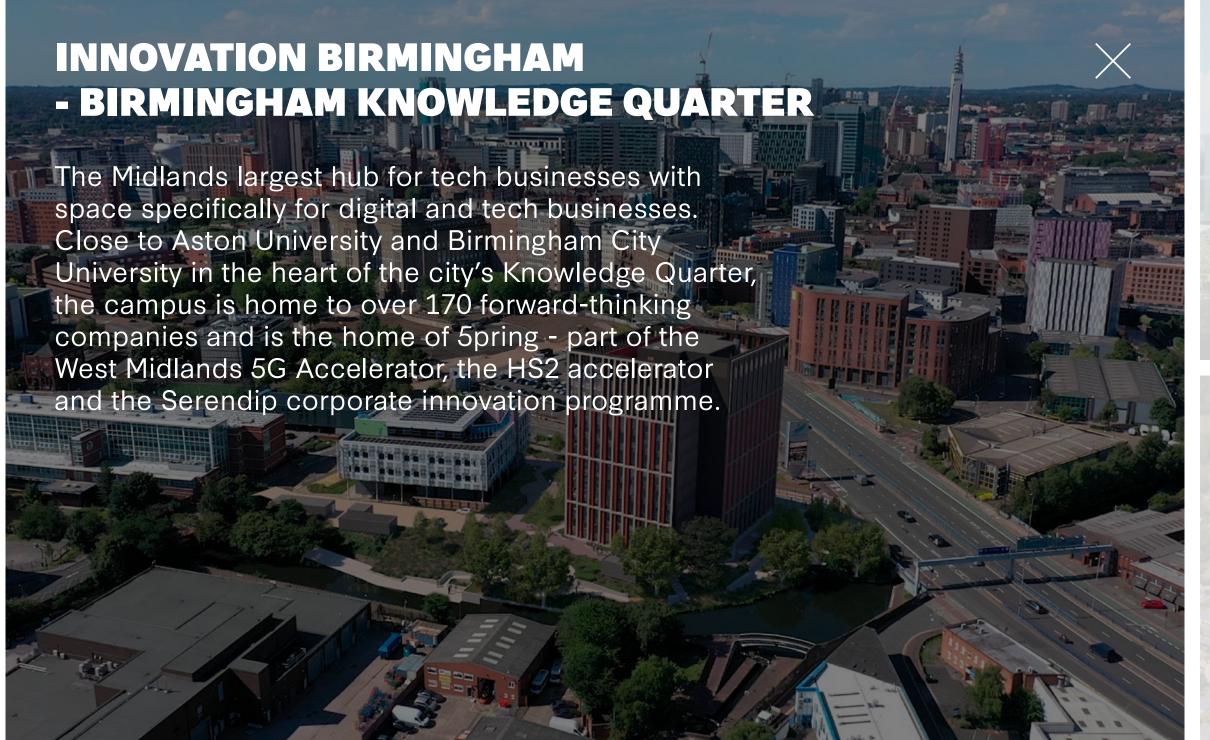
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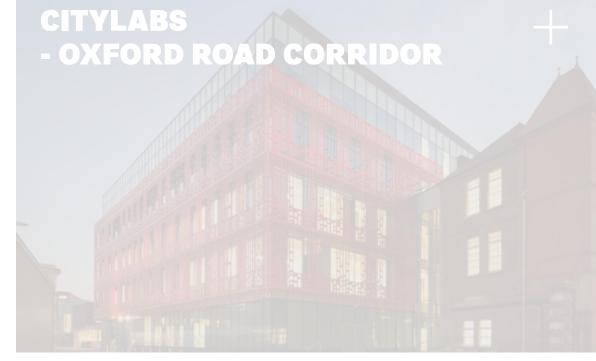
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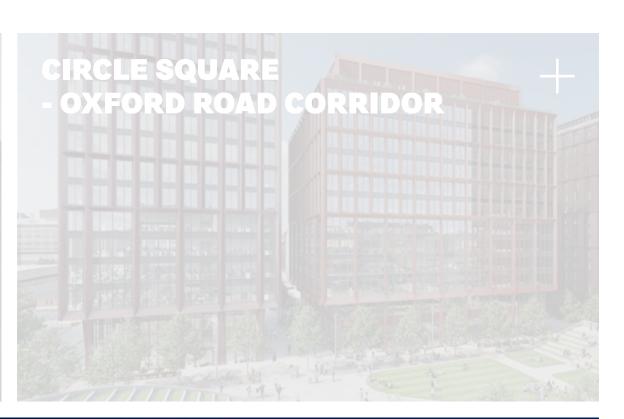
TRACK RECORD

NATIONAL NETWORK

By locating to Base you'll be joining and have access to a vibrant, sector-specialist community and national network of over 500 businesses, including disruptive start-ups, fast-growth scale-ups and multinational corporates.













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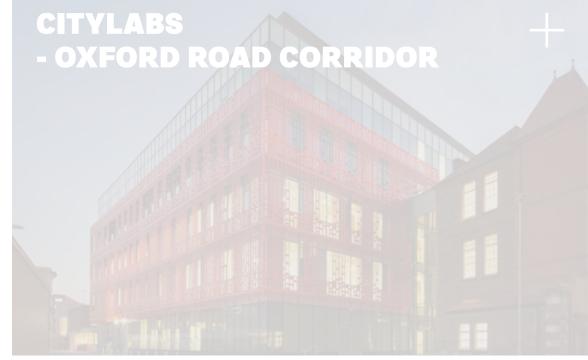
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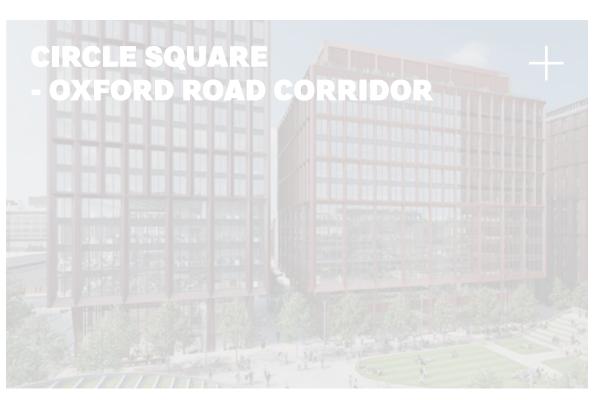
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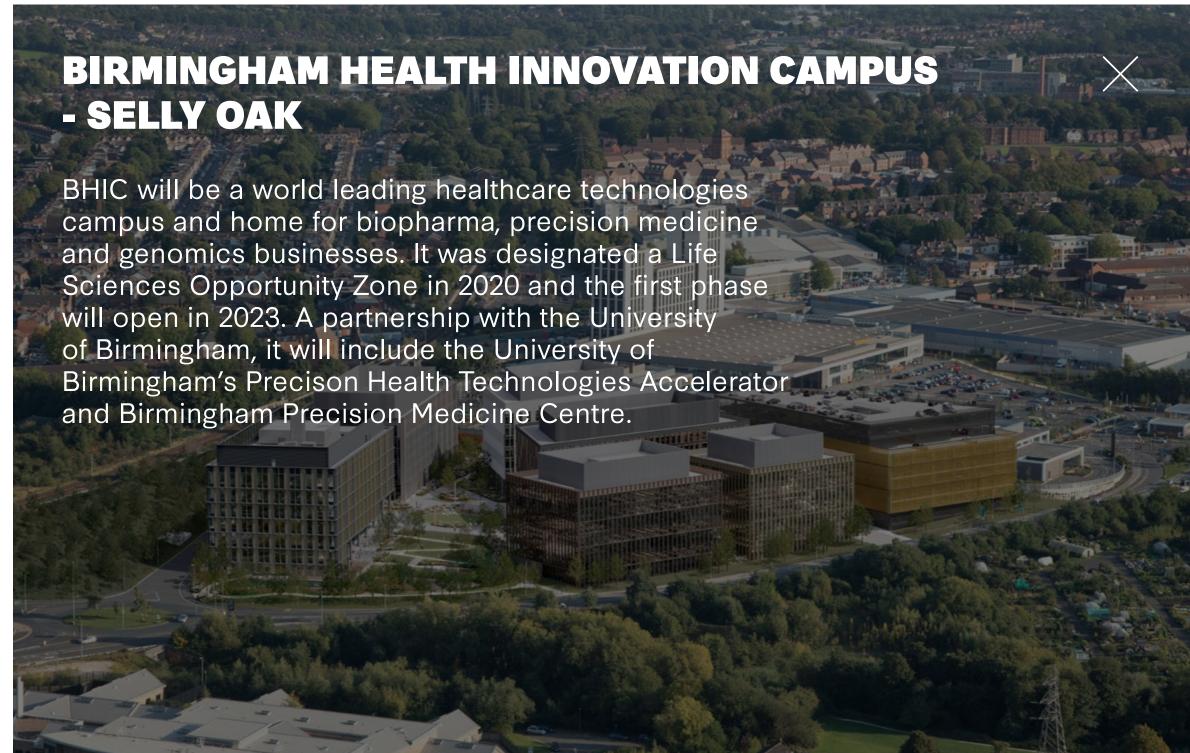












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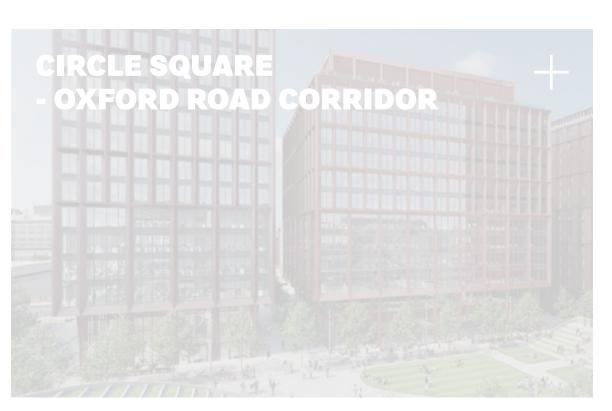
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Bruntwood SciTech is the UK's leading property provider dedicated to the growth of the science and technology sector, creating a network of thriving innovation districts across the UK.

A joint venture between Bruntwood and Legal & General, Bruntwood SciTech creates the environments and ecosystems for companies in the science and technology sector to form, scale and grow, providing world-leading office space, lab space and business support at locations including Manchester Science Park, Citylabs, Circle Square, ID Manchester, Alderley Park, Platform in Leeds, Innovation Birmingham, Birmingham Health Innovation Campus, Liverpool Science Park, and Melbourn Science Park.

Bruntwood SciTech's network is home to a community of over 500 of the UK's most disruptive and innovative businesses as well as national institutions such as the Medicines Discovery Catapult and the Lighthouse Laboratory Covid-19 national testing centre at Alderley Park.

Bruntwood SciTech works in partnership with many of the UK's leading local authorities, universities and NHS Trusts to develop world-class innovation districts and sector-specialist clusters, supporting partners to realise the full potential of science and tech assets and identify opportunities for future growth and collaboration.



10 Locations



UK's leading property company dedicated to science and technology



Supporting companies to form, scale and grow



Portfolio value £1.2bn within next 5 years



2.4m sq ft with plans to grow by a further 5m sq ft over the next 10 years



Creating 40,000+ high value jobs in the science and technology sector over the next 10 years

AWARDS:



Property Week Property Company of the Year 2020



NorthWest Insider Placemaking Project of the Year 2020

- Circle Square and Hatch



NorthWest Insider Commercial Development of the Year 2020

- Glasshouse at Alderley Park



Estates Gazette Workspace of the Year award 2020

- Circle Square

LOCATION

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CITYLABS 4.0

The £35m creation of Citylabs 4.0 is the newest phase of the masterplan for the Citylabs campus, and will offer 125,000 sq ft of world-leading sustainable office and lab space and breakout space.

Citylabs 4.0 will provide seven floors of workspace specifically designed for companies working in medtech, diagnostics, digital health, genomics, and precision medicine, building on the region's internationally-recognised life sciences and health cluster driving the future of healthcare.

Lab space capability and infrastructure is available at Citylabs 4.0, enabling you to specify your own lab.
Biosafety Level 1 (BSL-1) labs can be accommodated, and the upper floors can be enhanced to accommodate screeding if required. We can also work with you to design hybrid lab and office space, or if you solely need office space Citylabs 4.0 is again the place to be.

Part of the Manchester University NHS
Foundation Trust campus, Citylabs 4.0
offers the perfect location for companies
looking to grow and scale, with
direct access to the NHS and over
20,000 STEM graduates each year.

Already confirmed to be locating to
Citylabs 4.0, the Christabel Pankhurst
Institute for Health Technology and
Innovation is a new multimillion pound
research and innovation institute that will
build on Manchester's academic strengths
in digital health and advanced materials
to discover and develop innovative
products and services for the health
care sector, and will provide additional
collaboration opportunities between
the NHS, researchers and industry,
including those based at Citylabs 4.0.

Citylabs 4.0 will contribute to the growth of the city's knowledge economy, helping to support the creation of over 300 high value jobs.



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SPECIFICATION













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GALLERY FLOOR PLANS SPECIFICATION

FLOOR PLANS

| | Total Sq Ft For Each Floor |
|--------|----------------------------|
| SIX | 18,675 |
| FIVE | 19,429 |
| FOUR | 18,686 |
| THREE | 19,429 |
| TWO | 18,686 |
| ONE | 17,761 |
| GROUND | 9,332 |

TOTAL AREA: 121,998

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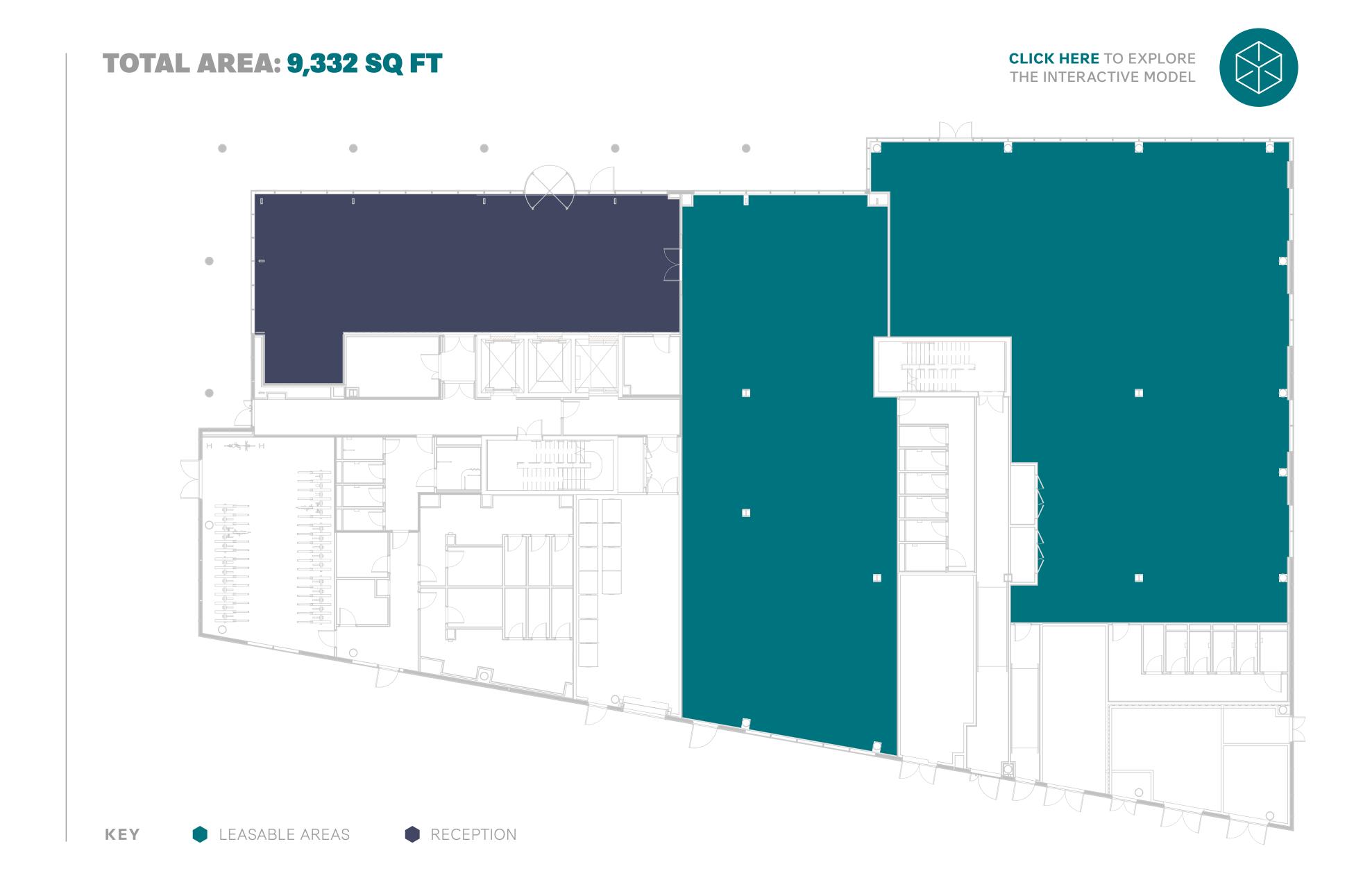
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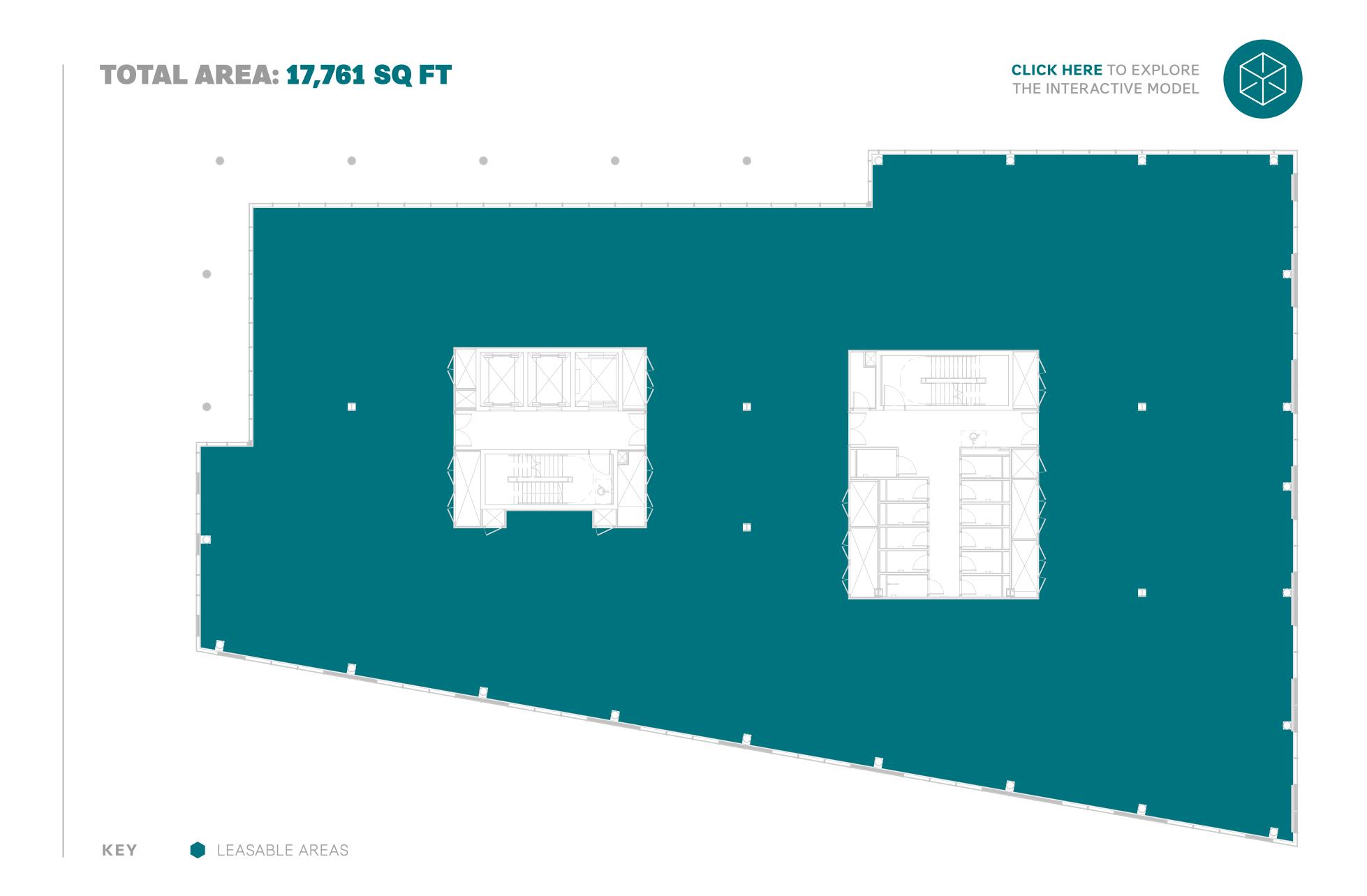
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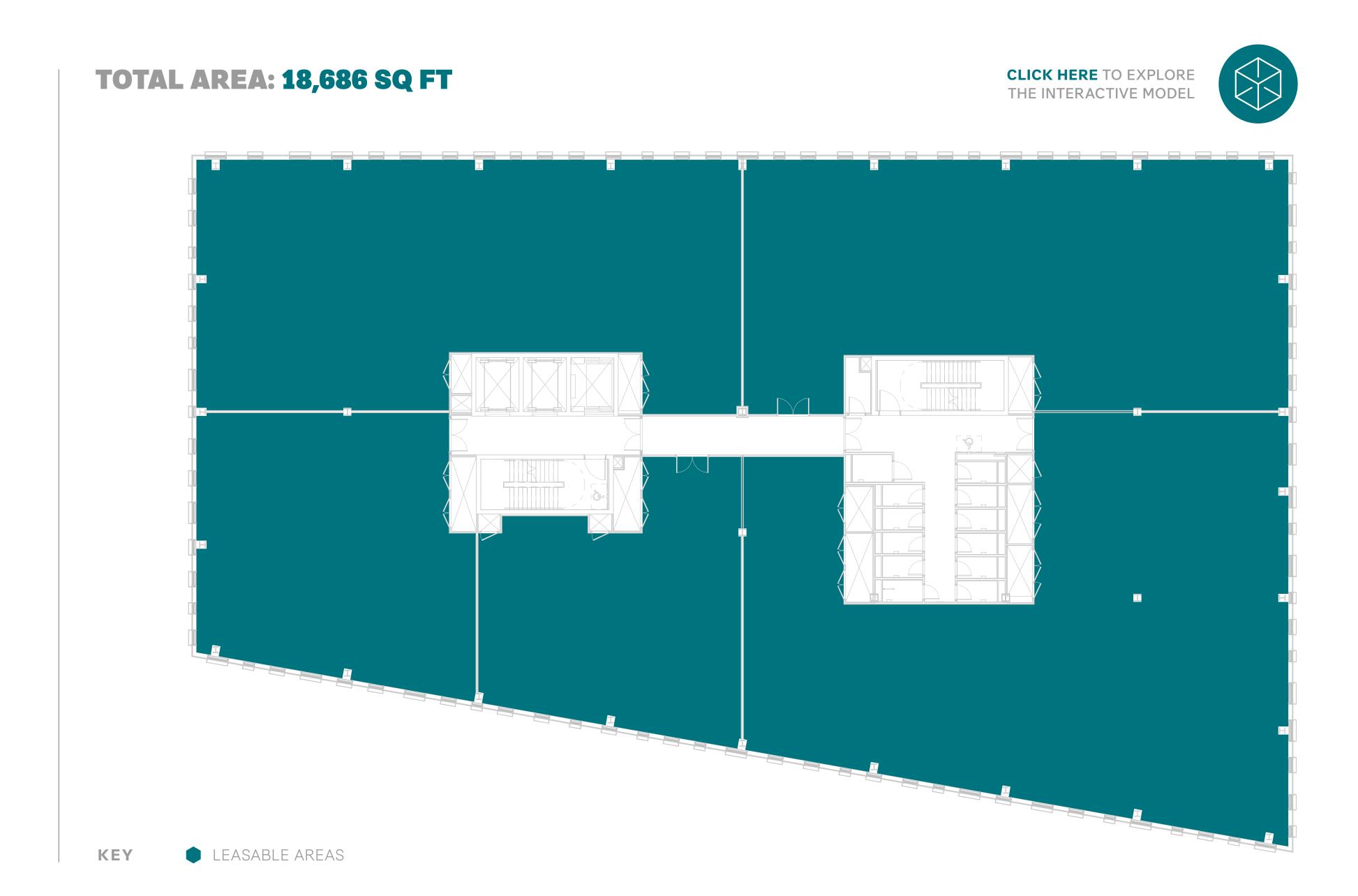
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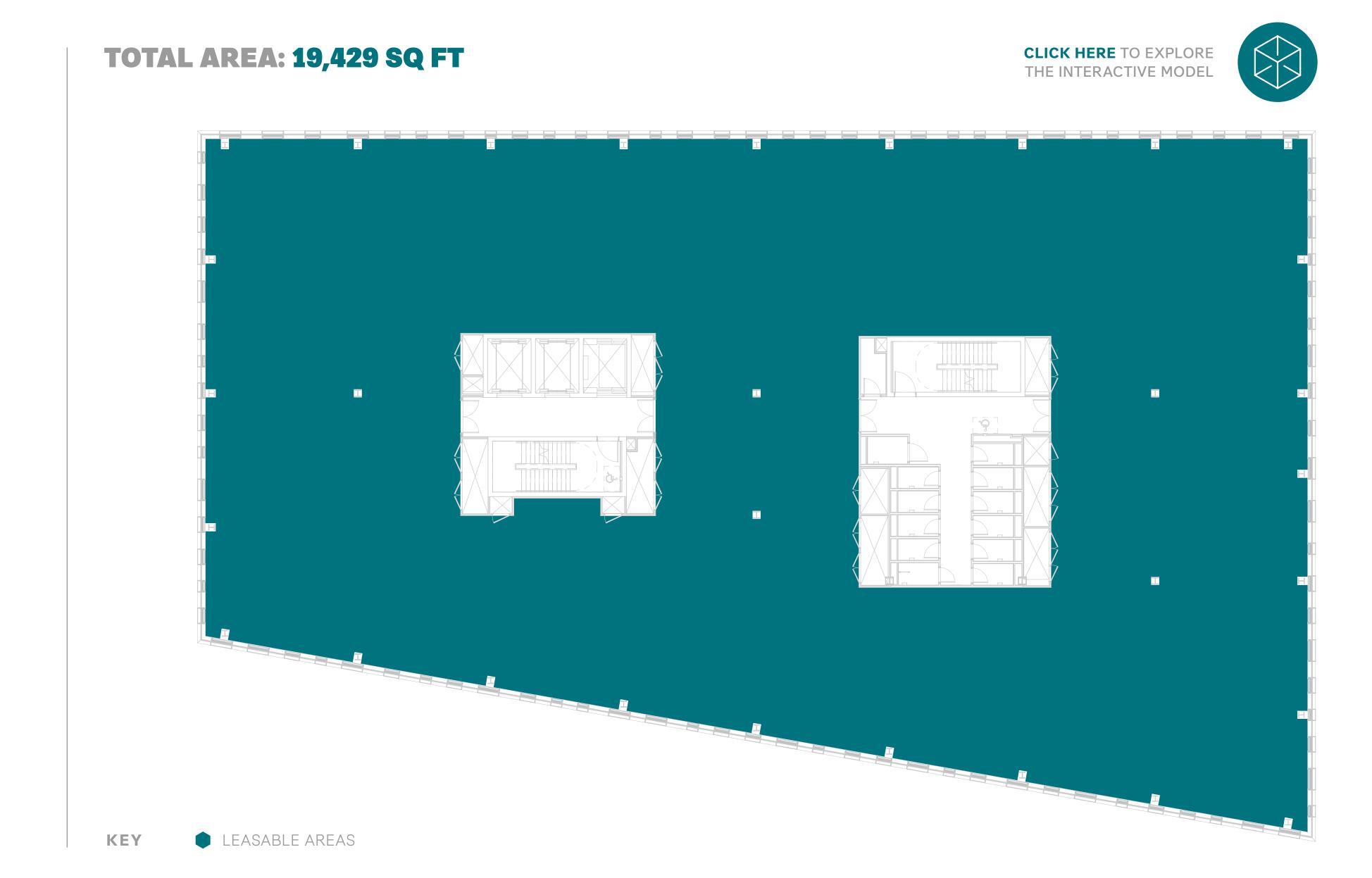
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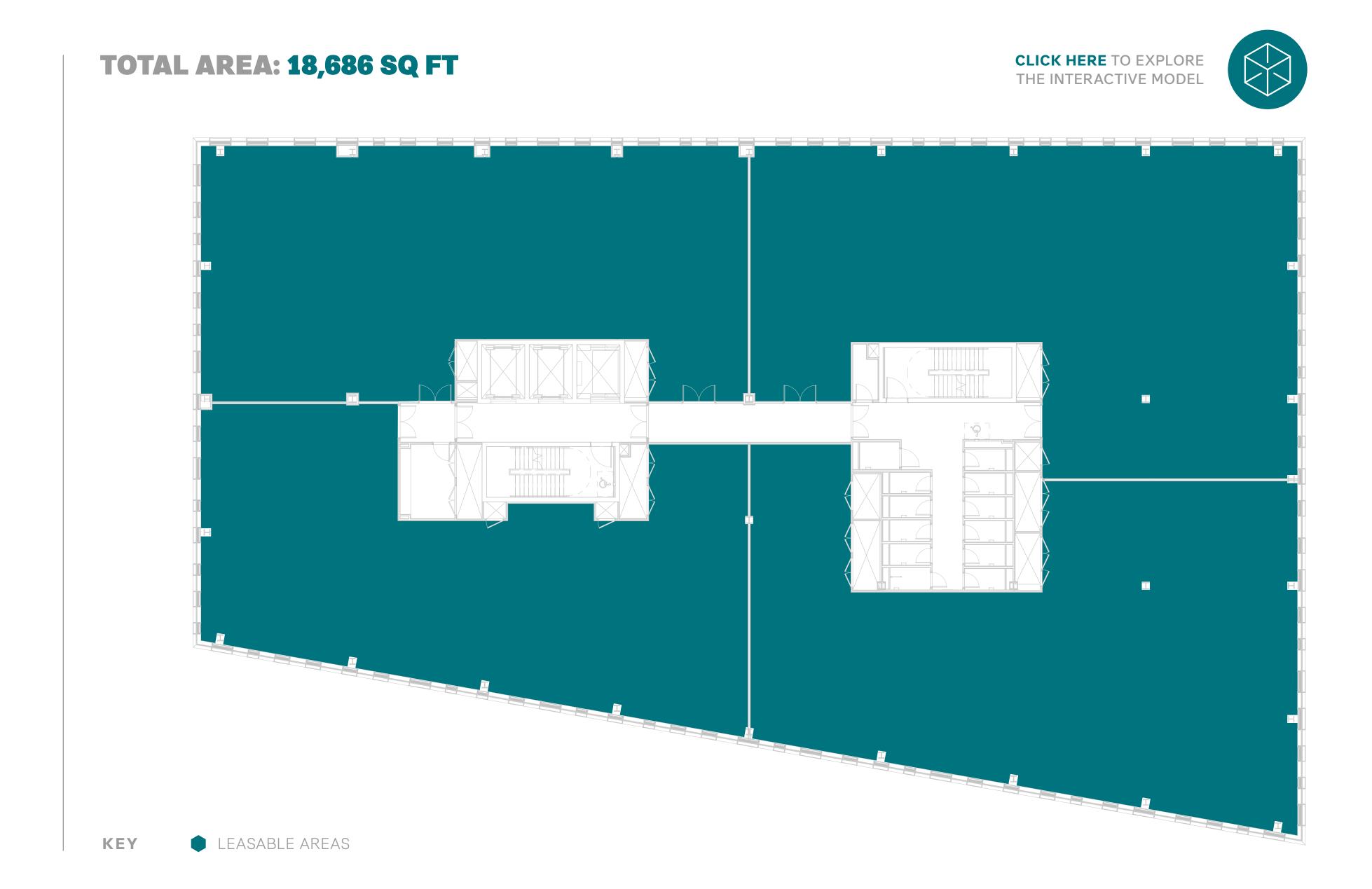
YOUR COMMUNITY

FLOOR PLANS

SPECIFICATION

FLOOR PLANS





LOCATION

GALLERY

OUR NETWORK

FLOOR PLANS

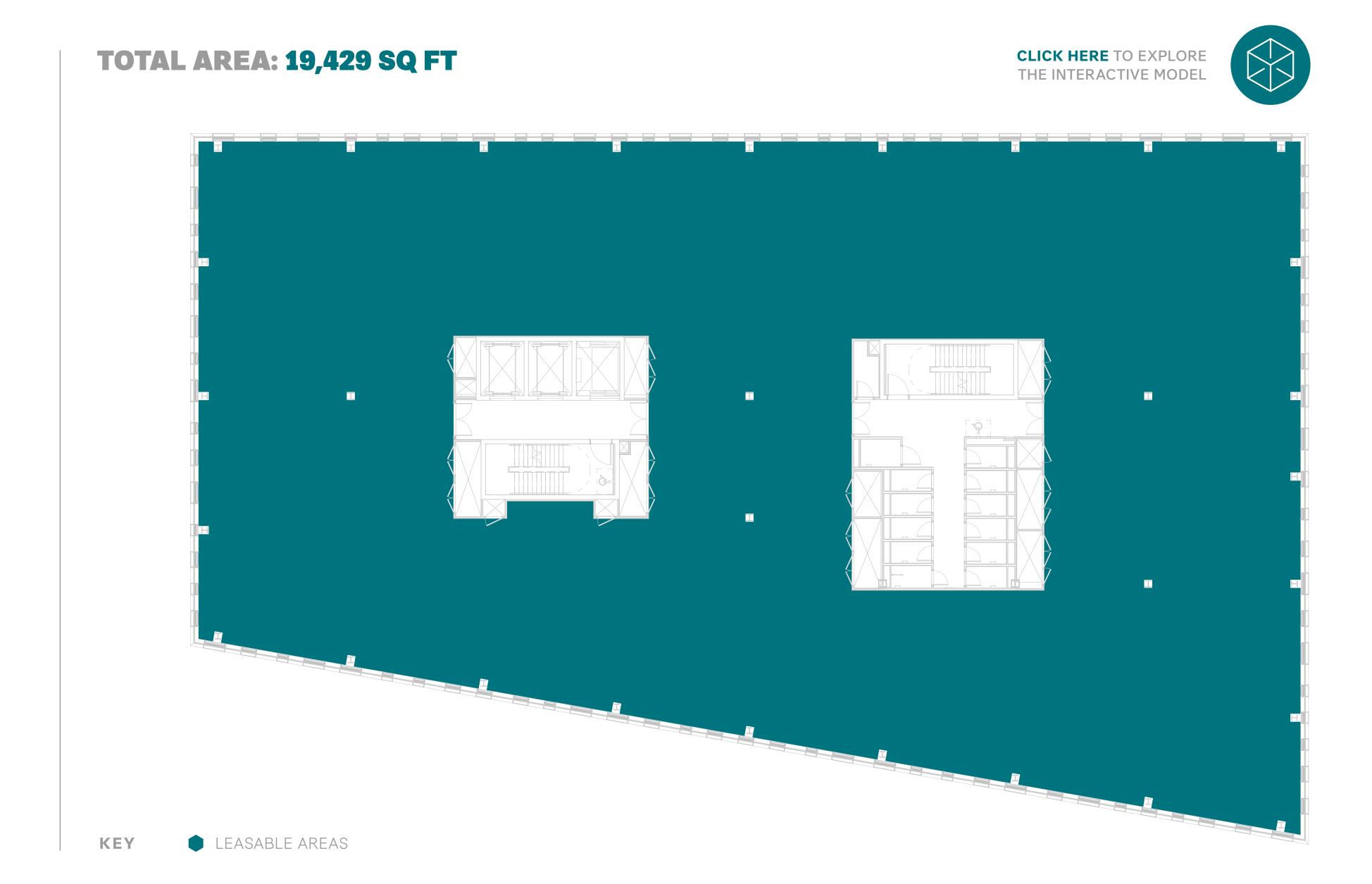
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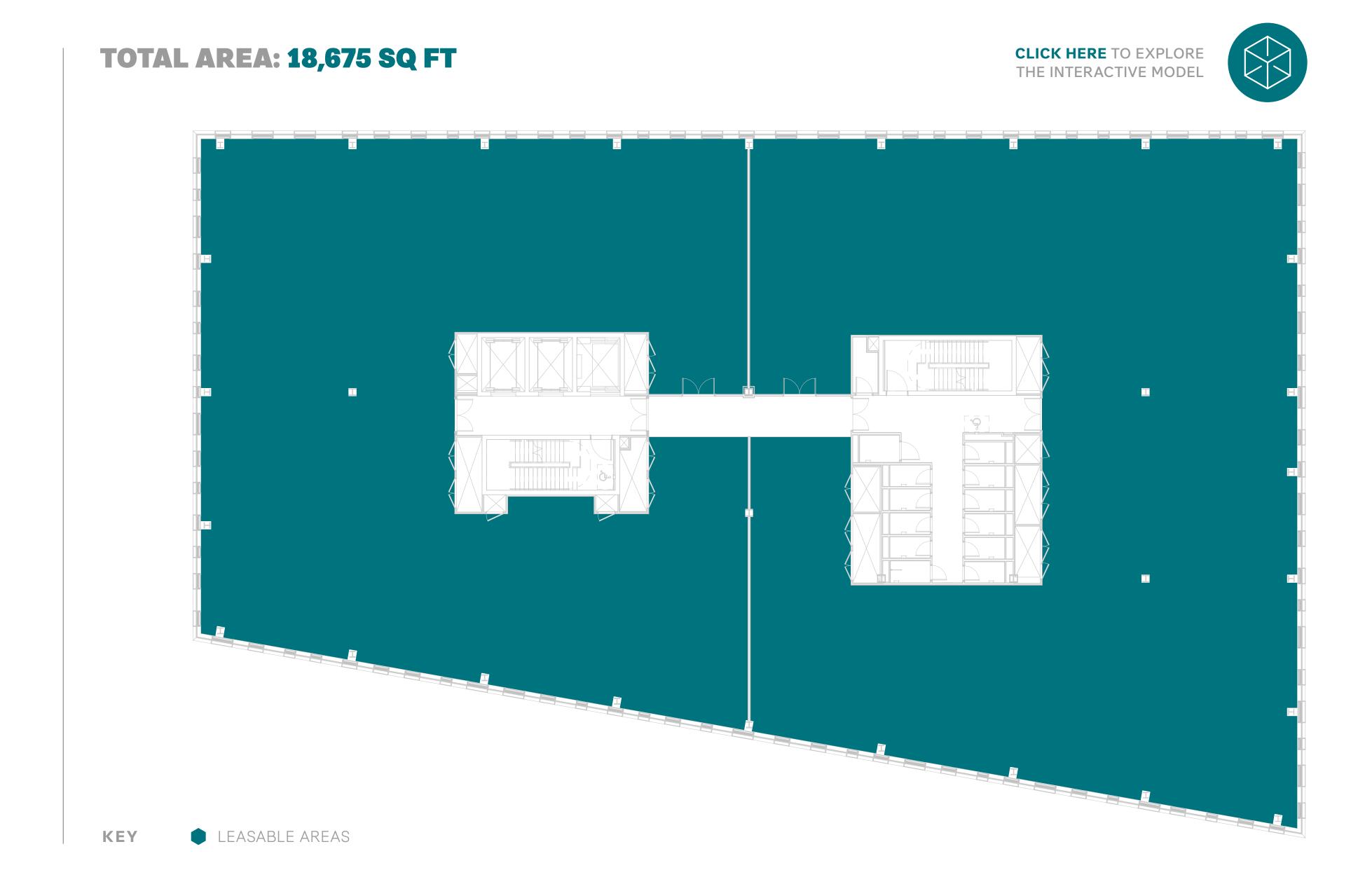
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EPC 'A' Rating



Lab infrastructure available with capability to accommodate BSL-1 labs. Upper floors can be enhanced to accommodate screeding if required



High speed internet connectivity up to 10Gb



236m2 roof PV solar power



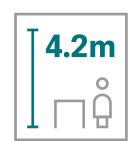
On campus parking



Innovative M&E Systems to achieve low carbon emissions



Showers and changing facilities



4.2m floor to ceiling height on ground floor reception and available suite



Energy Efficient LED Lighting



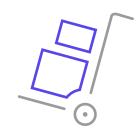
Secure cycle storage with lockers and kit drying room



24 hour fob access



3.5m floor to ceiling height on 1st-6th floors with an exposed concrete soffit and steel beams



Dedicated loading access area



Extensive new external landscaping



Fully Air Conditioned



Office and lab suites from 1,991 sq ft to 19,429 sq ft floorplates. 125,000 sq ft total building

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YOUR COMMUNITY

CAMPUS FACILITIES

YOUR COMMUNITY

Over 200 fast-growth start-ups, scale ups and global businesses are part of the Bruntwood SciTech community in Manchester; 25+ of them based in Citylabs 1.0 and 2.0, and over 2000 people based across the three campuses. This vibrant, thriving community is home to like-minded companies in life sciences, tech and advanced materials, and through our business support and community activities provides opportunities to collaborate, network and make new connections.



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IN GOOD COMPANY















































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WHAT YOUR FUTURE FELLOW COMMUNITY THINKS

The Citylabs campus is home to over 25 innovative health innovation, diagnostics, digital health and genomics businesses who you'll be able to call your neighbours if you choose to be located at Citylabs 4.0. Here's just a few of them and what they think about being based on the campus.







Invaluable for our business.
There's almost endless supply, and the logistics like receiving shipments inwards and outwards and access to the airport means we can have a direct flight to anywhere in Europe within a few hours. For us to work so closely with our European network of distributors means it has been the best place for us to be.

ALAN TEMPLE

EUROPEAN SALES MANAGER, TAKAGI

Being located at Citylabs is a fantastic place to be; it's close to the universities, it's close to the hospitals, it's easy to get to, and very vibrant. I think as you grow in a business it's important to make sure you have the right partnerships and the right collaborations. Being located where we are has given us a great opportunity to collaborate with hospitals, universities and local businesses - some more established and much larger than us and some smaller that we've helped. It creates a lovely incubator network of growing relationships on which to create value for your organisation. //

LYN REES

CEO, YOURGENE HEALTH

Citylabs' partnerships leverage Qiagen's rich expertise in Manchester to accelerate innovation as a basis for the development of valuable molecular tests. This is a true win-win situation, bringing together Qiagen, the global leader in Sample to Insight solutions, with important intellectual assets in the UK to accelerate molecular biomarker research and subsequent development of new and promising diagnostic assays. //

PEER M SCHATZ

FORMER CHIEF EXECUTIVE, QIAGEN

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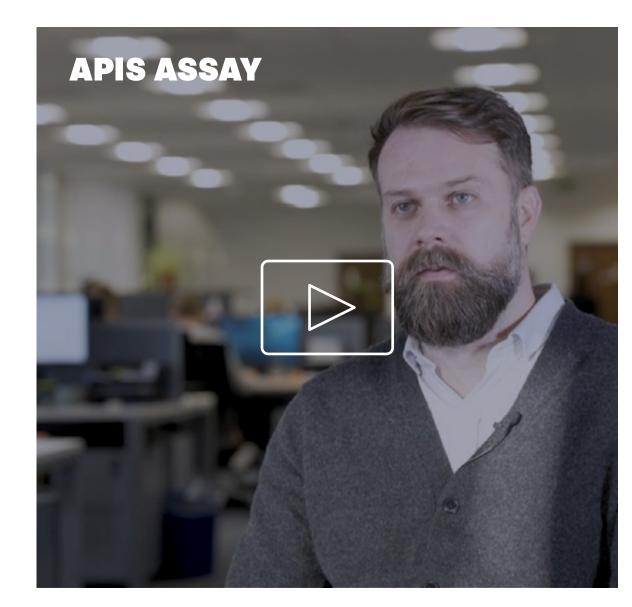
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YOUR COMMUNITY **CAMPUS FACILITIES**

WHAT YOUR FUTURE FELLOW COMMUNITY **THINKS**

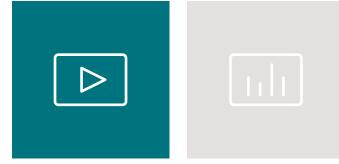
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In our annual customer impact survey, businesses at Citylabs update us on the benefits they see by being located in the Bruntwood SciTech network.

68%

of businesses agree that they have the infrastructure needed to help them grow their business

22%

of businesses raised investment in the last 12 months

49%

of businesses have grown employment, and almost half have grown revenue in the last 12 months

93%

of businesses are confident in their future prospects

59%

agree Citylabs gives them access to the skills their business needs

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A VIBRANT SOCIAL COMMUNITY

By joining the Bruntwood SciTech community at Citylabs all your employees will gain access to our health and wellbeing programmes and social events throughout the year, which can include Yoga, mindfulness activities, themed Supper Clubs, Christmas markets, Summer BBQ and cinema events.

You'll also gain access to offers including hotel and restaurant discounts to the Crowne Plaza located just 5 minutes drive or 5-10 minutes walk from the Citylabs campus and their worldwide corporate discount programme.













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CAMPUS FACILITIES

By locating to Citylabs 4.0 your business and employees gain access to all of the facilities at both the Citylabs and Manchester Science Park campuses.

These include on site car parking with EV charging points, secure cycle storage, multiple meeting rooms and event space for up to 120 people located in Citylabs 1.0, shared breakout space, showers, lockers and drying room, and an on campus cafe and supermarket. Additional available facilities at Manchester Science Park include the Studio Gym, cafe at the Bright Building, Old Abbey Pub and an Amazon locker.









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CONTACT US

If you'd like any further information on Citylabs 4.0, the Citylabs campus or Bruntwood SciTech please don't hesitate to get in contact with us by dropping us an email or giving us a call.

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Shilpa Lakhanpal

Asset Manager Bruntwood SciTech - Manchester 07825 845754

Will Hughes

Commercial Manager Bruntwood SciTech - Manchester 07384 216600











