This is a place where things - and history - will be made

ENTER

1 1 3



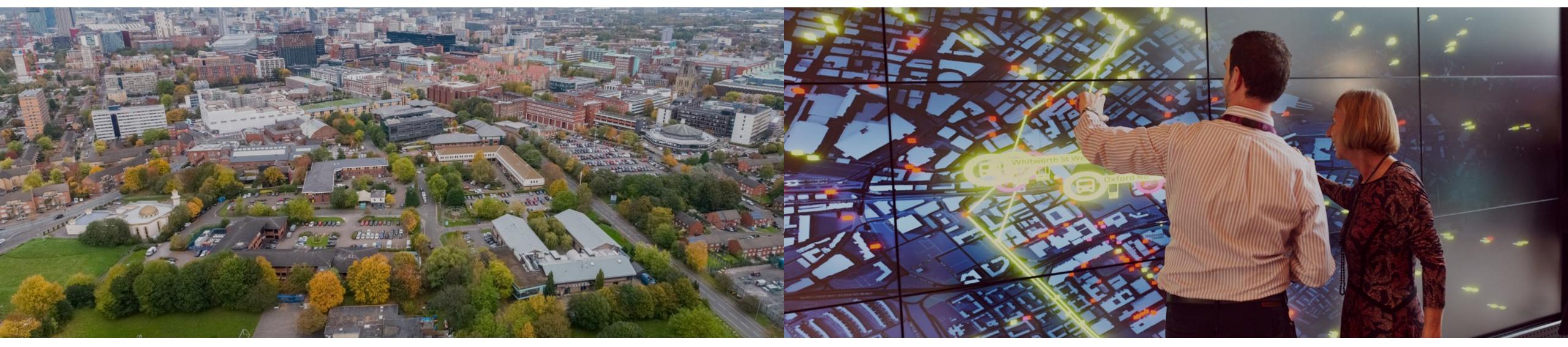




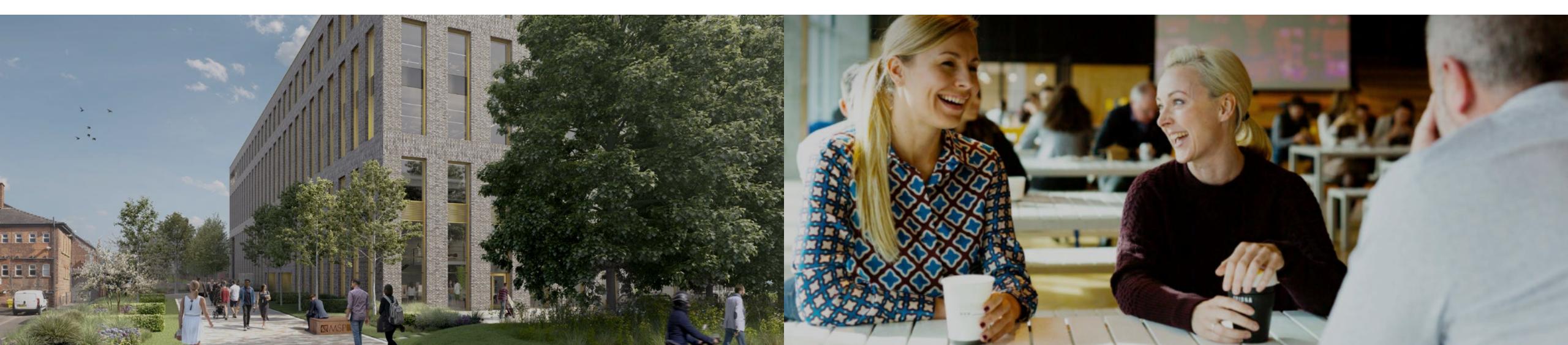
01

Location

At the heart of Manchester's innovation district and largest clinical academic campus in Europe



003PropertyManchester Science Park's £21m, 91,000 sq ft
sustainable development



02 Our network Access the finance, talent, markets and network you need

04

Your community

A like-minded cluster of 150+ science and tech businesses





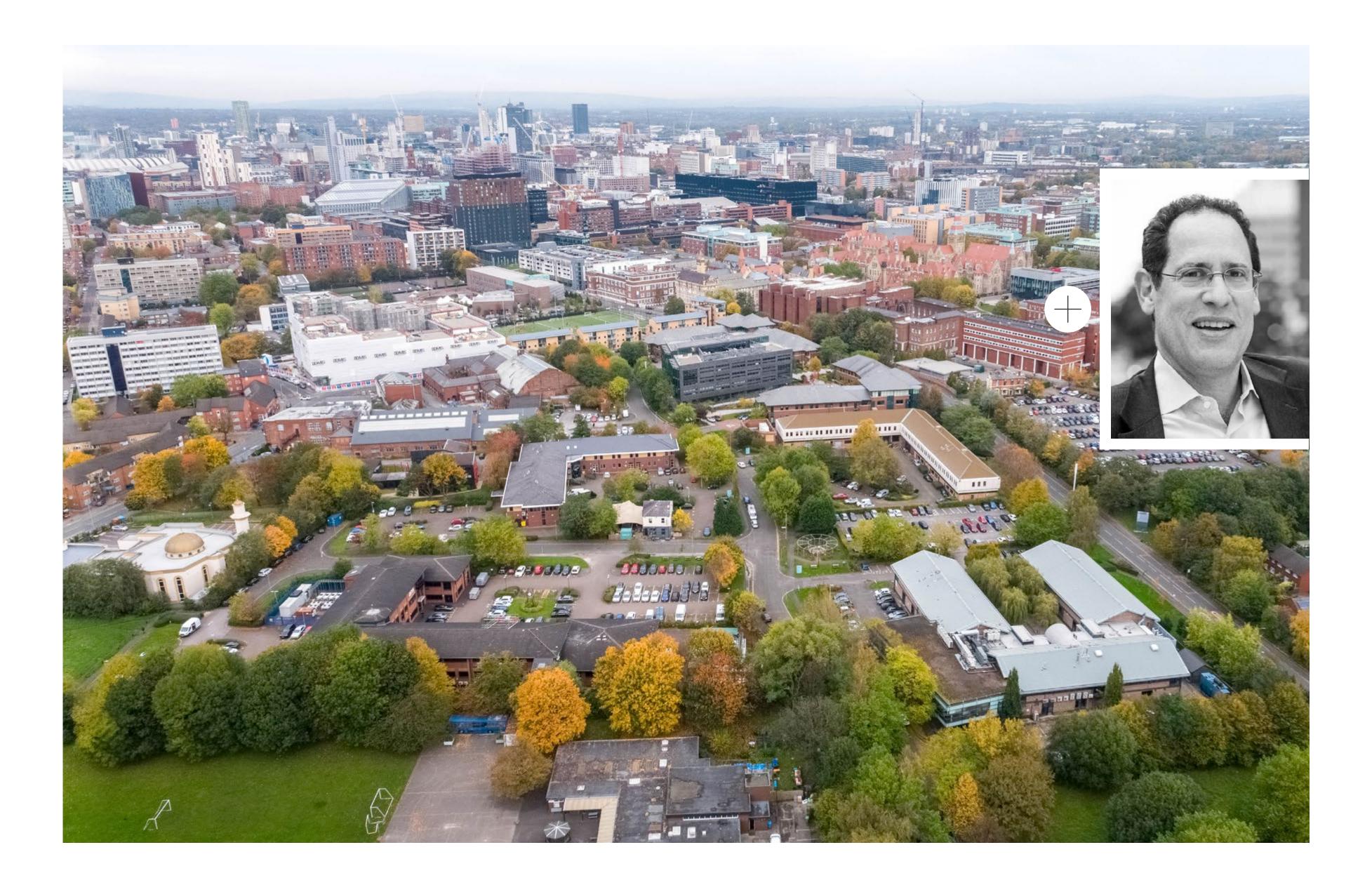


LOCATION

Manchester Science Park is one of the UK's most vibrant, thriving communities of scientists, innovators and entrepreneurs, with over 150 fast-growth start-ups, scale ups and global businesses working in digital health, cyber security, digital technology, medtech, light manufacturing and many more.

By being located at Base you'll be at the heart of Manchester's innovation district - the Oxford Road Corridor - and on the largest clinical academic campus in Europe, with direct connections into the University of Manchester, Manchester Metropolitan University and the UK's largest NHS Trust - Manchester University NHS Foundation Trust.

OUR NETWORK KEY FACTS



PROPERTY

MAP

YOUR COMMUNITY MASTERPLAN



LOCATION

Manchester Science Park is one of the UK's most vibrant, thriving communities of scientists, innovators and entrepreneurs, with over 150 fast-growth start-ups, scale ups and global businesses working in digital health, cyber security, digital technology, medtech, light manufacturing and many more.

By being located at Base you'll be at the heart of Manchester's innovation district - the Oxford Road Corridor - and on the largest clinical academic campus in Europe, with direct connections into the University of Manchester, Manchester Metropolitan University and the UK's largest NHS Trust - Manchester University NHS Foundation Trust.

OUR NETWORK KEY FACTS



CONTACT

PROPERTY

MAP

YOUR COMMUNITY MASTERPLAN

"The Manchester Oxford Road Corridor has the good buildings, the cultural offer, the sector and the cluster legacies that are evolving. You couldn't dream up what's happening here. Manchester is taking collaboration to another level."

BRUCE KATZ BROOKINGS INSTITUTION WASHINGTON DC



4th bitte





INNOVATION DISTRICT

OUR NETWORK KEY FACTS

MANCHESTER

SCIENCE PARK

OXFORD ROAD CORRIDOR

By choosing Base 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 Citylabs and Circle Square.

1/5 CIRCLE SQUARE

PROPERTY

MAP

YOUR COMMUNITY MASTERPLAN

CONTACT





INNOVATION DISTRICT

OUR NETWORK KEY FACTS

HIGHLY SECURE LOCATION

Manchester Science Park is one of the UK's leading life science and tech communities located on a 424,000 sq ft, 10 building campus. The campus is a 'living lab' in itself, home to new test bed technologies and sustainability innovations including Tesla's Powerpack Battery, next gen hybrid heating and cooling systems and integrated Demand Side Response Building Management Systems. By choosing Base you'll not only have a physically secure location but a cyber secure one too on a world class, 100GB fibre network.

Road Works disco * 1912 * MANCHESTER TIME MACHINE Spin the clock hands to travel in time

MAP

PROPERTY

YOUR COMMUNITY

MASTERPLAN

CONTACT

2/5





INNOVATION DISTRICT

OUR NETWORK KEY FACTS

ACCESS TO WORLD-CLASS UNIVERSITIES AND TALENT

The Oxford Road Corridor is one of the highest talent pool populations in the country. The area boasts 13,000 jobs in hospitals, medical and dental practices, including 6,500 clinicians, with 79,000 people currently employed on the Corridor and an anticipated 104,000 FTE jobs by 2025. It is also the home to two world-class universities, of which the University of Manchester is the UK's top university for graduate retention. There are 32,200 STEM students on the Corridor, out of a total 74,000 students, and across world-class talent. Greater Manchester there are 20,000 STEM graduates each year.

The Corridor accounts for 54% of all apprenticeship placements in Manchester, and Manchester Metropolitan University's degree apprenticeship programme has successfully delivered over 1,100 apprenticeships with 220 employer partners to date.

The University of Manchester is one of the UK's top research universities and by locating to Base you can gain access to direct connections into research and

3/5 ICONSIGNO DESIGN

MAP

PROPERTY

YOUR COMMUNITY MASTERPLAN

CONTACT





INNOVATION DISTRICT

OUR NETWORK KEY FACTS

ACCESS TO THE UK'S LARGEST NHS TRUST

Manchester Science Park 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 Bruntwood SciTech community in Manchester.

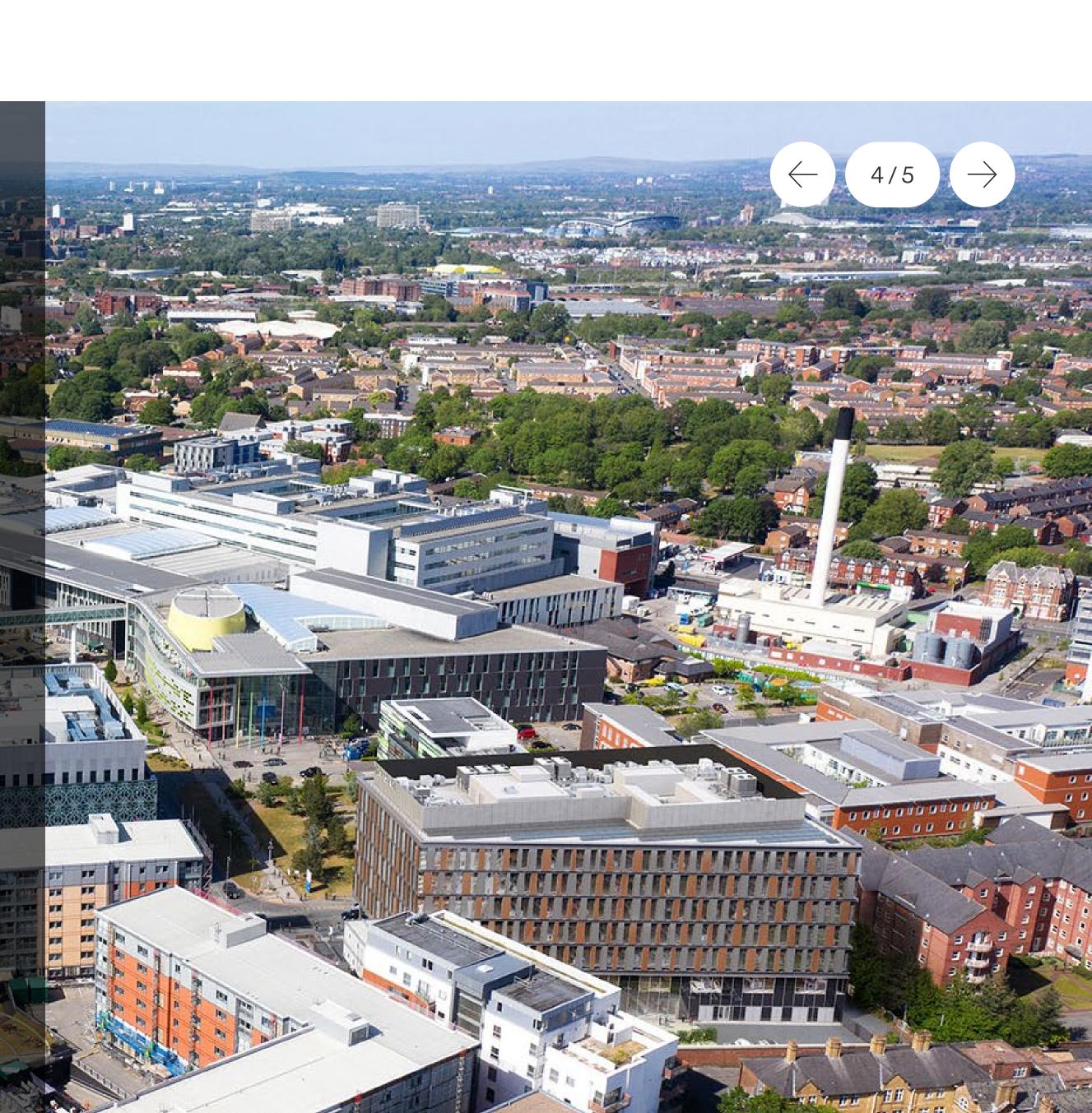
Bruntwood SciTech has a unique partnership with the UK's largest NHS Trust - Manchester University NHS Foundation Trust, which is just a few minutes walk from Manchester Science Park and where the Park's sister campus is located - Citylabs. By choosing Base you can gain access to a unique pathway to partnership, with opportunities available to collaborate and get direct access to MFT clinicians, resources and patients.

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

PROPERTY

MAP

YOUR COMMUNITY MASTERPLAN





INNOVATION DISTRICT

OUR NETWORK KEY FACTS

THRIVING CULTURAL COMMUNITY

The Oxford Road Corridor is home to many of Manchester's cultural hotspots, such as the Whitworth Art Gallery, Royal Northern College of Music, Palace Theatre and Contact Theatre. It's also home to a vibrant nightlife scene and retail, food and drink hotspots including pop up venue Hatch at Circle Square, home to over 30 independent traders.

Circle Square will soon have even more expansive amenities and facilities on offer with innovative fitness bootcamp TRIB3, live music and events venue Canvas and Asian food hall and supermarket Hello Oriental opening this year as well as Symphony Park - the city's first and largest new city park in Manchester for generations.

By joining the Bruntwood SciTech community at Base you can access everything on offer at Circle Square and meet all the businesses at Circle Square including those in the city's dedicated Tech Incubator and brands such as Hewlett Packard Enterprise, Hilti, Mills & Reeve, Accenture, KPMG, Northcoders, and Manchester Digital.

5/5 With a Work & No. of Street

PROPERTY

MAP

YOUR COMMUNITY MASTERPLAN

CONTACT





INNOVATION DISTRICT

OUR NETWORK

KEY FACTS

OXFORD ROAD CORRIDOR KEY FACTS

Manchester is Europe's fastest growing major tech cluster. Investment growth:

£48M (2018) £181M (2019)

[Technation Report 2020]

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

Largest

CLINICAL ACADEMIC CAMPUS

in Europe

15,000+

research participants across 635 research studios 2016-18

20,000 STEM

graduates each year

Manchester ranked in

TOP 10 EMERGING GLOBAL CENTRES

for startups

[2020 Global Startup Ecosystem Report -Startup Genome]

PROPERTY

MAP

YOUR COMMUNITY MASTERPLAN



Why should tech businesses choose Manchester?

Click here to watch our video







OUR NETWORK KEY FACTS

 \searrow

INNOVATION DISTRICT

A CONNECTED HUB

Key corridor locations

Local amenities

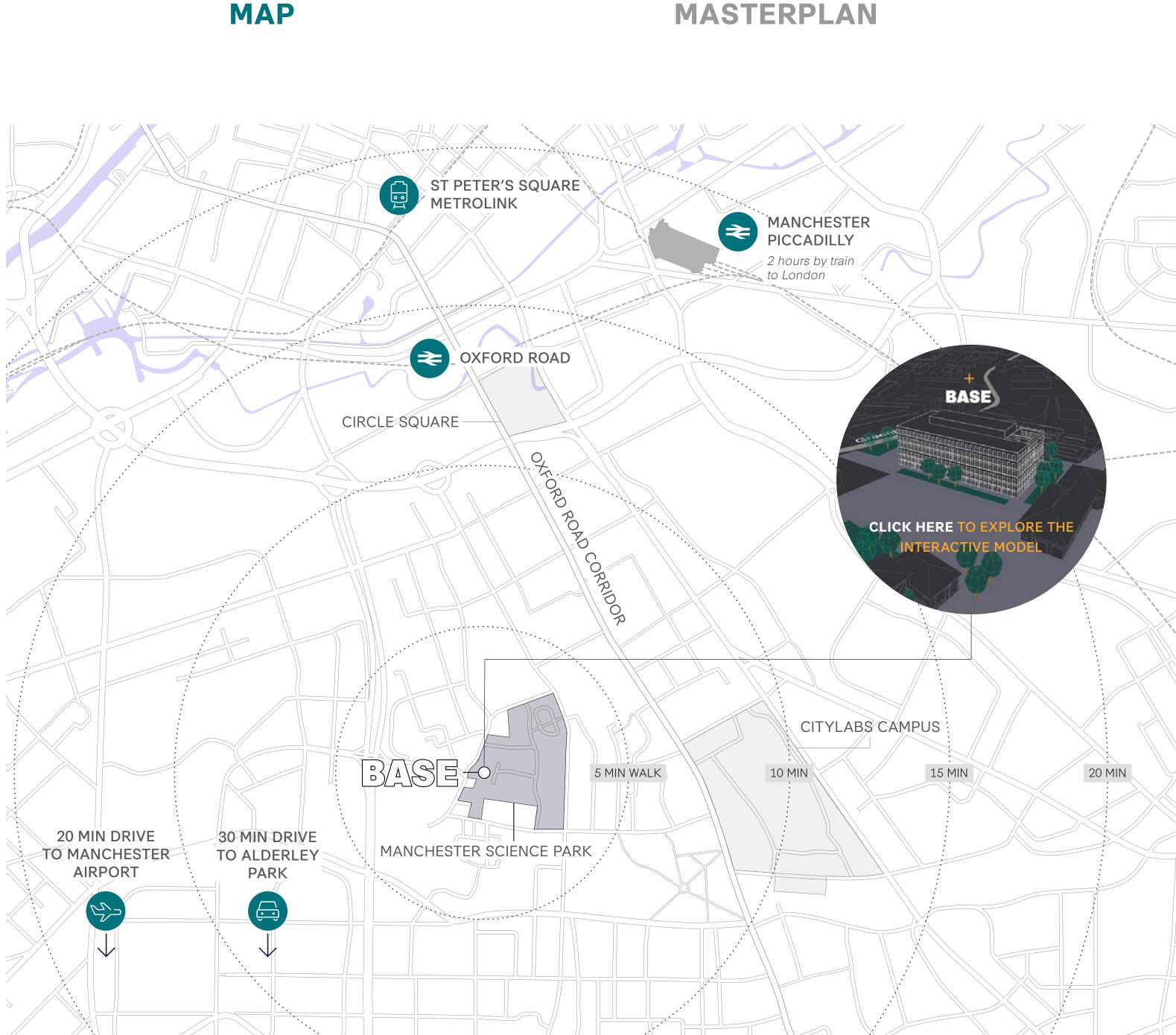
Cafés and restaurants +

Cultural attractions +

Entertainment and leisure +

Hotels +

Supermarkets +



PROPERTY



INNOVATION DISTRICT

OUR NETWORK KEY FACTS

A CONNECTED HUB

Key corridor locations

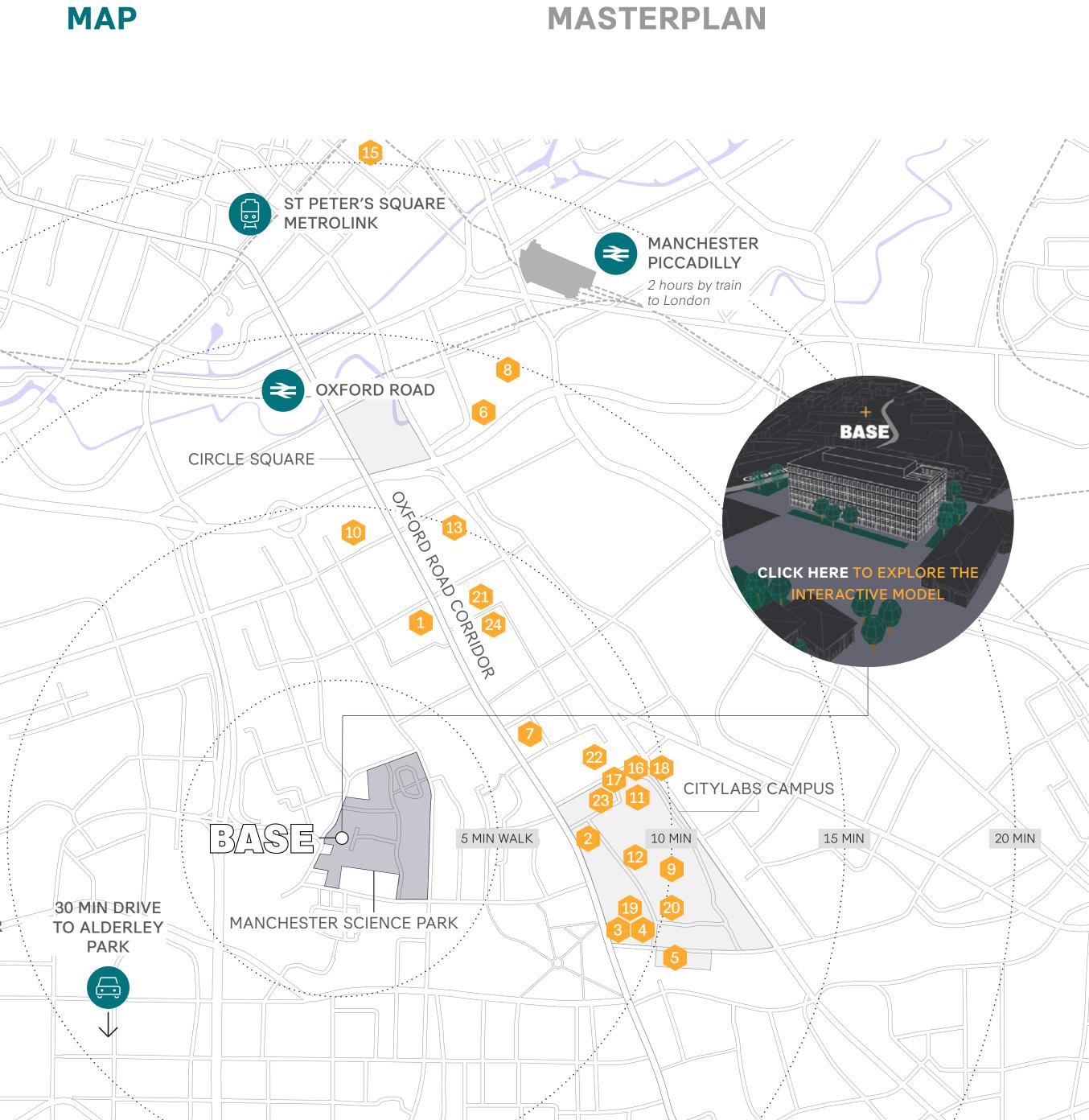
Alliance Manchester Business School
Citylabs 1.0
Citylabs 2.0
Citylabs 3.0 Future Location
Citylabs 4.0 Future Location
Graphene Engineering Innovation Centre
Health eResearch Centre (HERC) - Farr Institute
ID Manchester Future Location
Manchester Centre for Genomic Medicine
Manchester Metropolitan University
Manchester Royal Infirmary
Manchester Royal Eye Hospital
Manchester Engineering Campus Development (MECD)
National Graphene Institute
National Institute for Health and Clinical Excellence
NIHR Clinical Research Facility
NIHR Clinical Research Network
NIHR Wellcome Trust Clinical Research Facility
Saint Mary's Hospital
Royal Manchester Children's Hospital
University of Manchester
University of Manchester Incubator Building
The Pankhurst Centre
The University of Manchester Faculty of Biology, Medicine and Health

Local amenities

20 MIN DRIVE TO MANCHESTER AIRPORT

+

PROPERTY





OUR NETWORK KEY FACTS

INNOVATION DISTRICT

A CONNECTED HUB

Key corridor locations

Local amenities

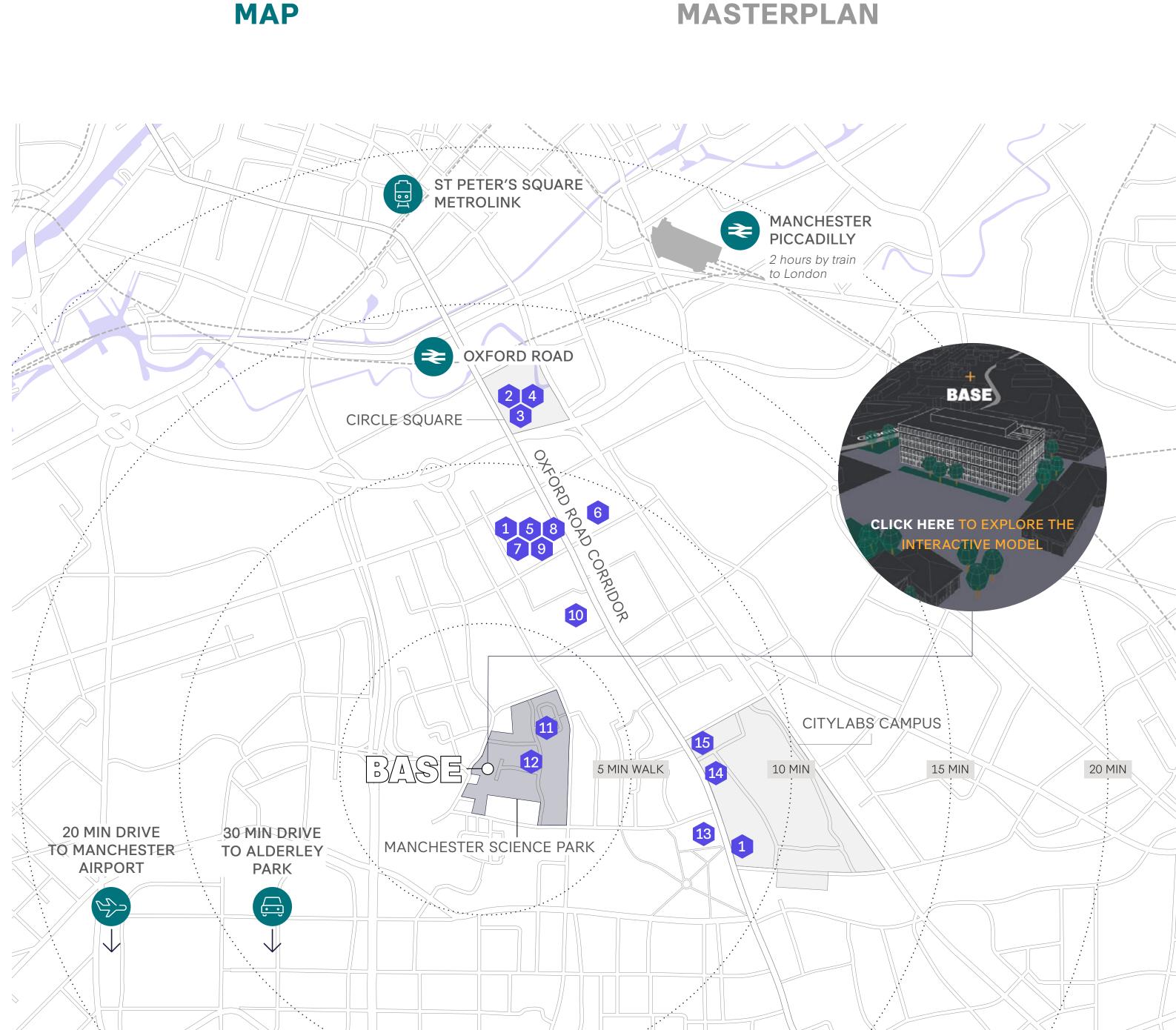
Café Nero	
Canvas Manchester	
Hatch	
Hello Oriental	
Five Guys	
Milk & Honey Café	
Mowgli Street Food	
Pret a Manger	
The Café At The Museum	
The Café at the Bright Building - Manchester Science Park	
The Old Abbey Pub - Manchester Science Park	
The Whitworth Café	
Starbucks	
Subway - Oxford Road	

Cultural attractions +

Entertainment and leisure +

Hotels +

Supermarkets +



PROPERTY



OUR NETWORK KEY FACTS

 \searrow

INNOVATION DISTRICT

A CONNECTED HUB

Key corridor locations

Local amenities

Cafés and restaurants +

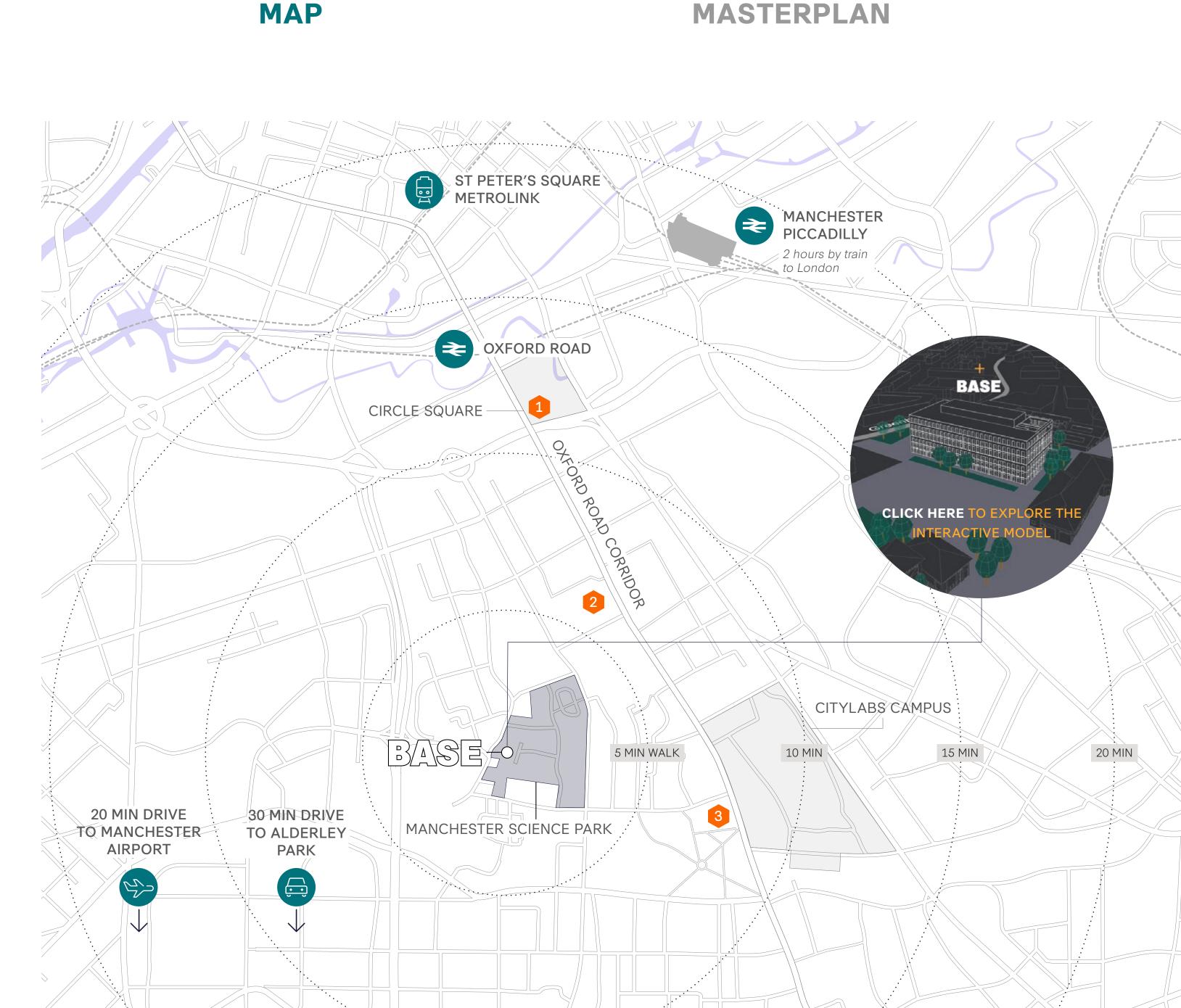
Cultural attractions \checkmark

Hatch	1
Manchester Museum	2
Whitworth Art Gallery	3

Entertainment and leisure +

Hotels +

Supermarkets +



PROPERTY



OUR NETWORK KEY FACTS

INNOVATION DISTRICT

A CONNECTED HUB

Key corridor locations

Local amenities

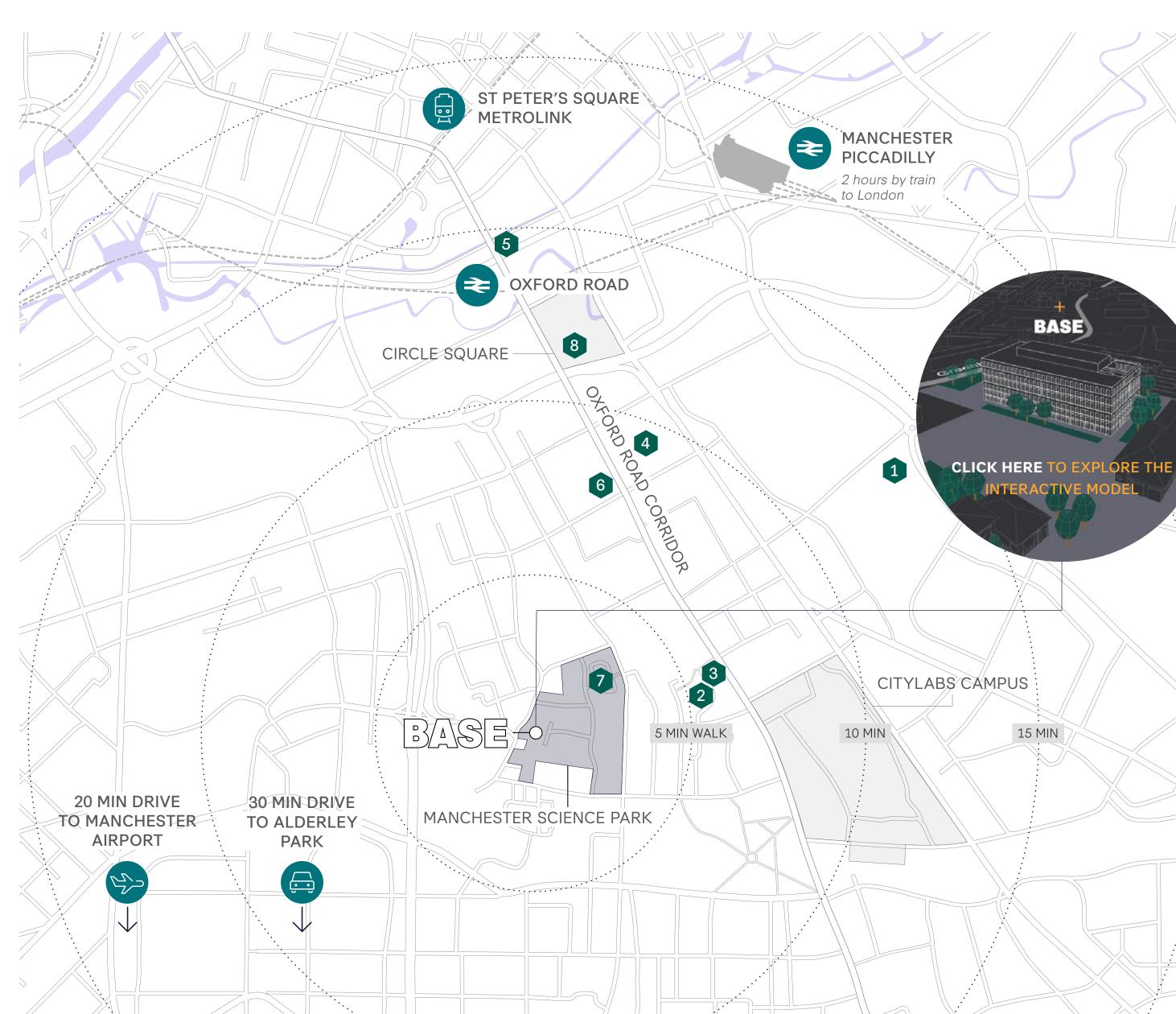
Cafés and restaurants +

Cultural attractions +

Apollo Theatre	1
Contact Theatre	2
Manchester Academy	3
Manchester Aquatics Centre	4
Palace Theatre	5
Royal Northern College Of Music	6
Studio Gym	7
Trib3 Boutique Bootcamp Studio	8

Hotels +

Supermarkets +



PROPERTY

YOUR COMMUNITY MASTERPLAN

MAP





OUR NETWORK KEY FACTS

 \searrow

A CONNECTED HUB

INNOVATION DISTRICT

Key corridor locations

Local amenities

Cafés and restaurants +

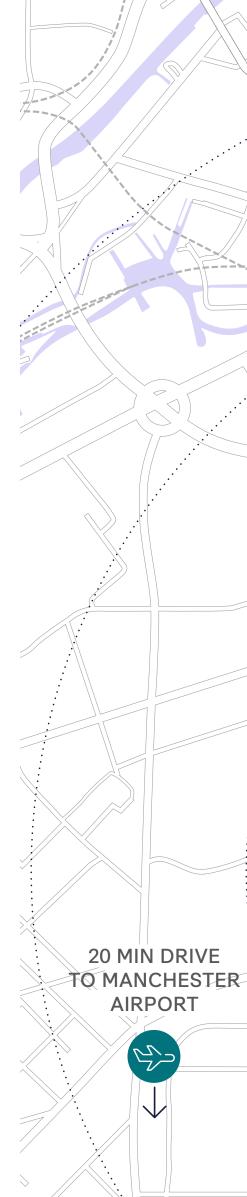
Cultural attractions +

Entertainment and leisure +

Hotels \checkmark

Holiday Inn Express	1
Hyatt Regency	2
Kimpton Clocktower	3
Midland Hotel	4
Premier Inn	5
Travelodge	6

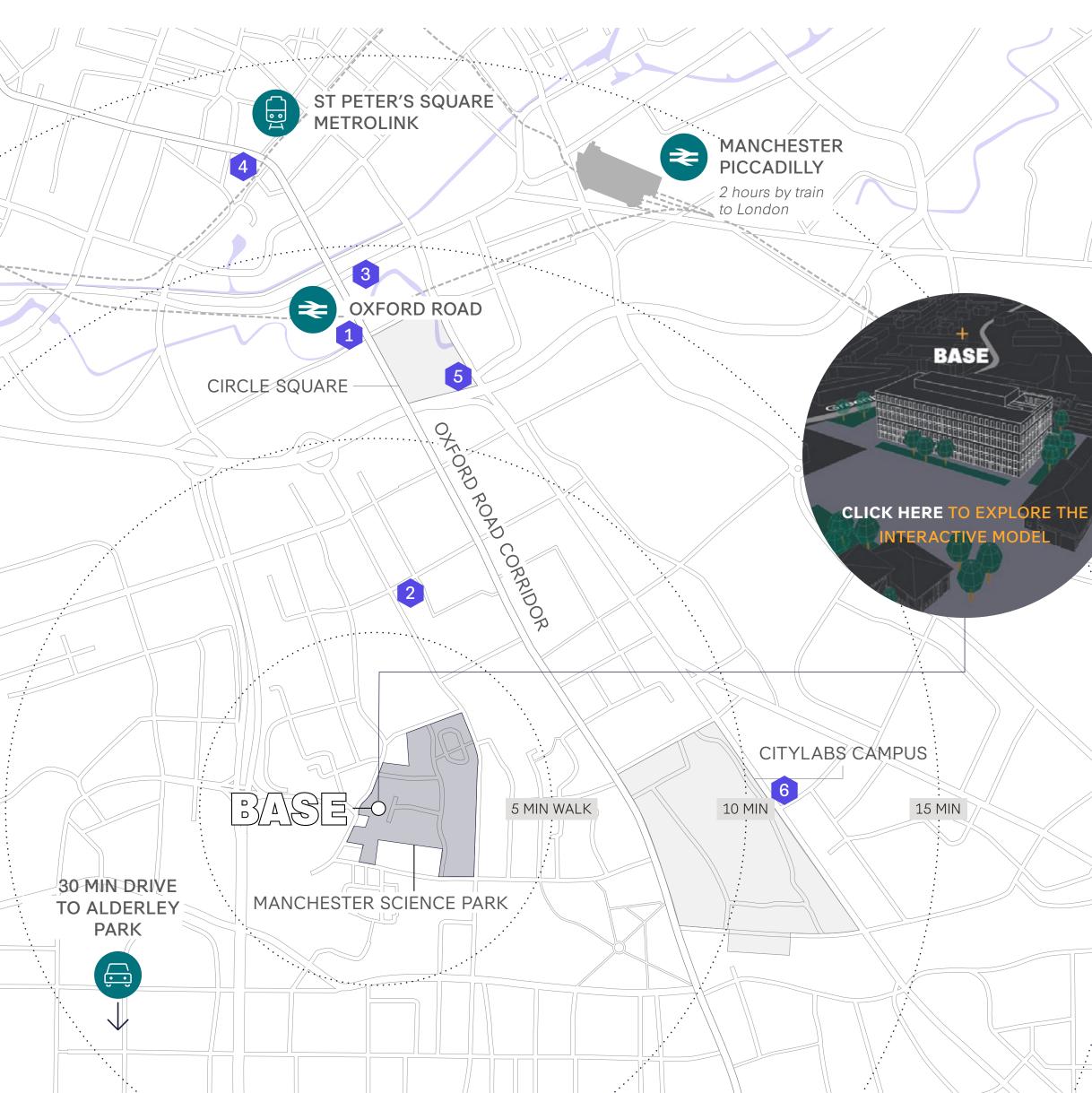
Supermarkets +

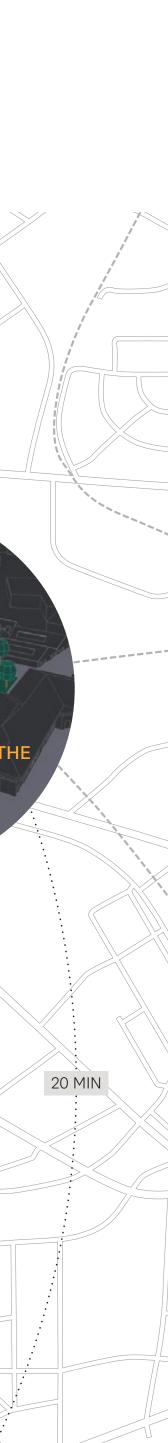


PROPERTY

YOUR COMMUNITY MASTERPLAN

MAP





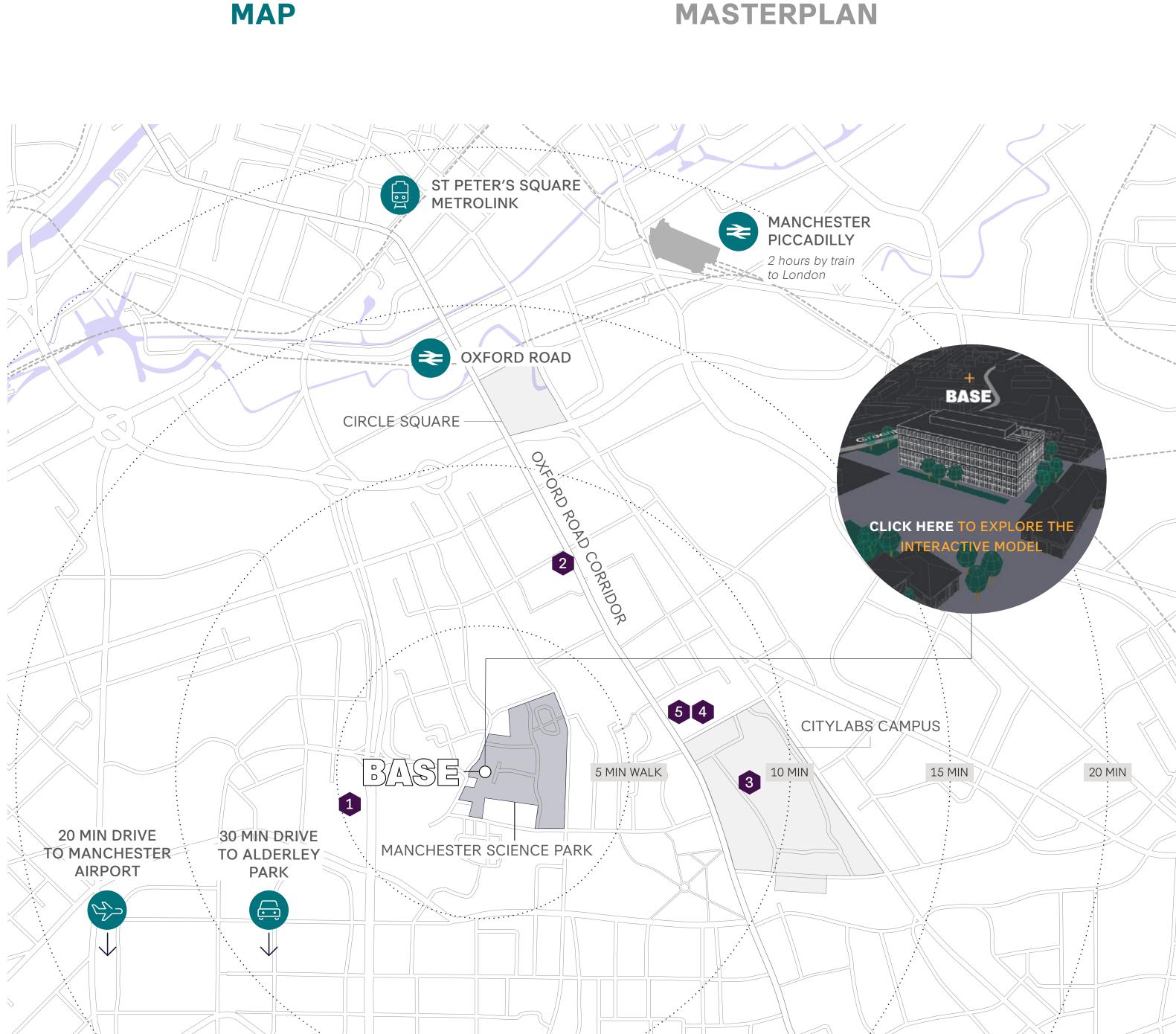


OUR NETWORK KEY FACTS

A CONNECTED HUB

INNOVATION DISTRICT

Key corridor locations Local amenities \searrow Cafés and restaurants + Cultural attractions + Entertainment and leisure + Hotels + Supermarkets \checkmark 1 ASDA 2 Co-op 3 M&S 4 Morrisons 5 Sainsbury's



PROPERTY





OUR NETWORK KEY FACTS

WILLIAMS

HOUSE

BASE

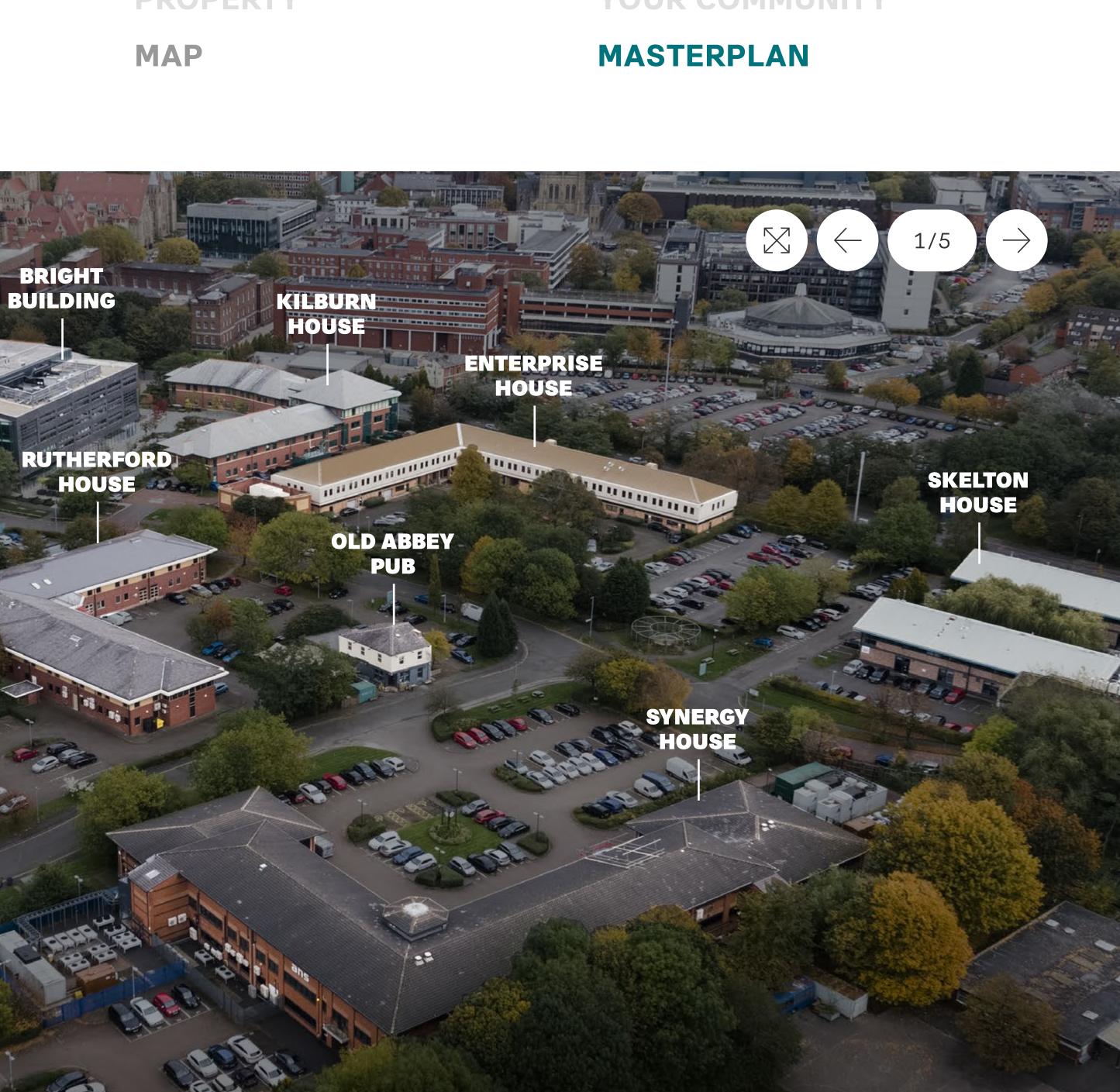
MANCHESTER SCIENCE PARK

The Manchester Science Park campus includes 10 buildings totalling 424,000 sq ft and has a heritage of more than 30 years as an established life sciences and tech cluster. Purchased in 2012, the campus has been undergoing a significant expansion and refurb, and a new 'heart of the Park' - the Bright Building, opened in 2018 and is where many of the shared facilities for the campus are located; the cafe, gym, large event space, and meeting rooms.

The City Council endorsed the updated Strategic Regeneration Framework for the campus in 2018 and includes the future expansions for Manchester Science Park in developing it to 1m sq ft.

Base is the next phase of this masterplan.

PROPERTY





OUR NETWORK KEY FACTS

MANCHESTER SCIENCE PARK

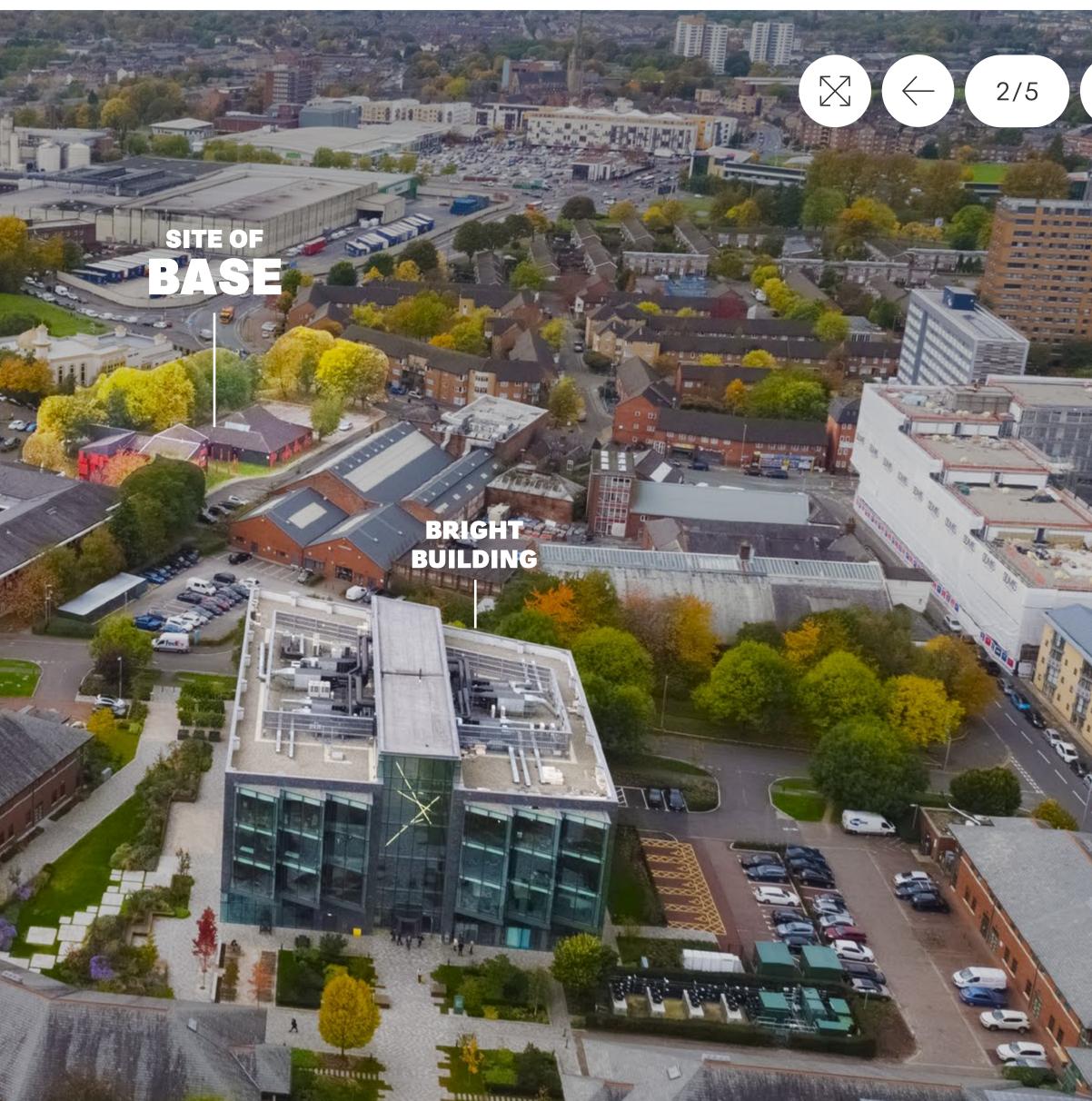
A current view of Manchester Science Park with the Bright Building in the foreground and the site of the Base redevelopment to the rear.

PROPERTY

MAP

YOUR COMMUNITY

MASTERPLAN







OUR NETWORK KEY FACTS

MANCHESTER SCIENCE PARK

The future masterplanned indicative vision for Manchester Science Park

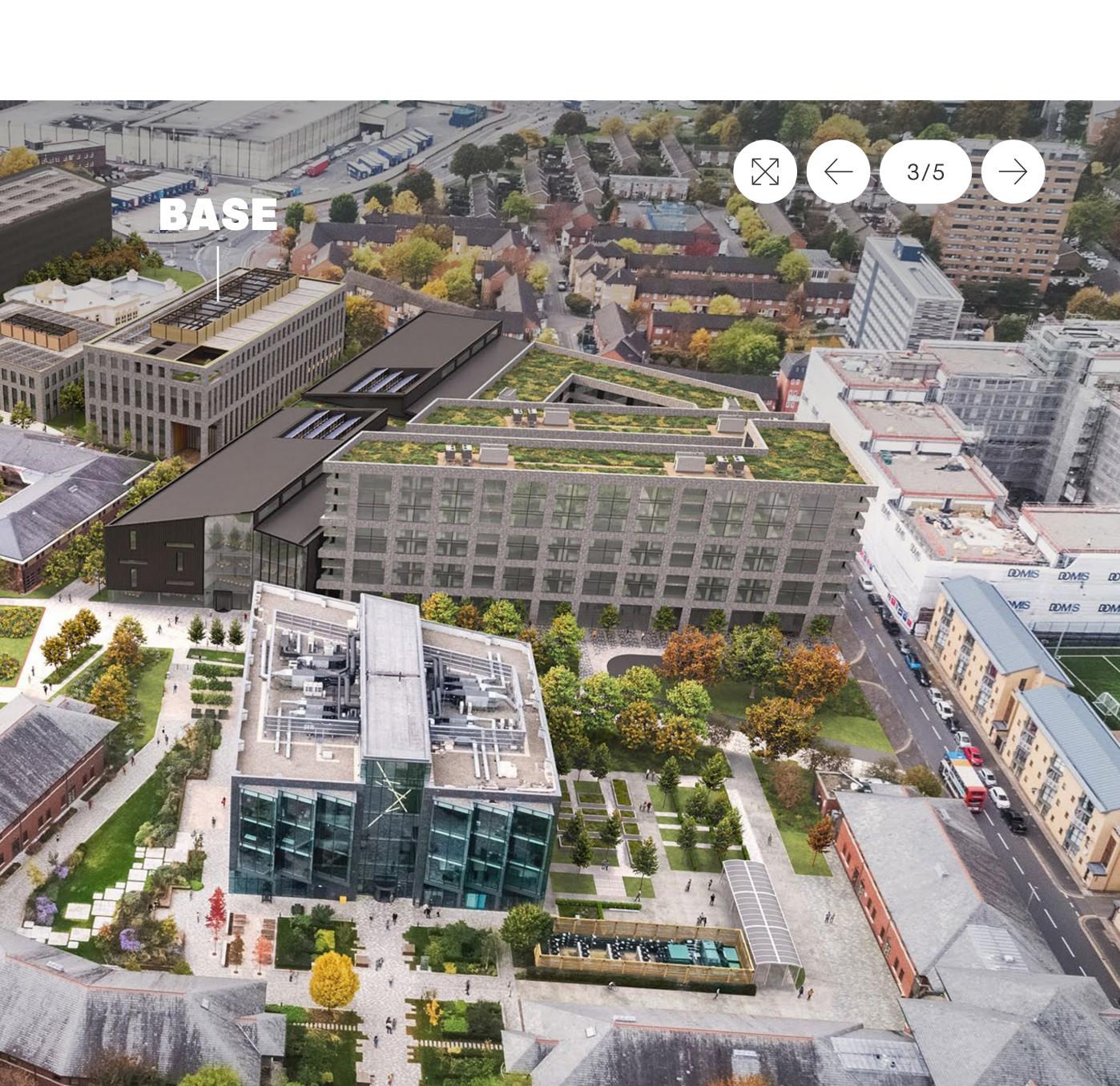
PROPERTY

MAP

YOUR COMMUNITY

CONTACT

MASTERPLAN

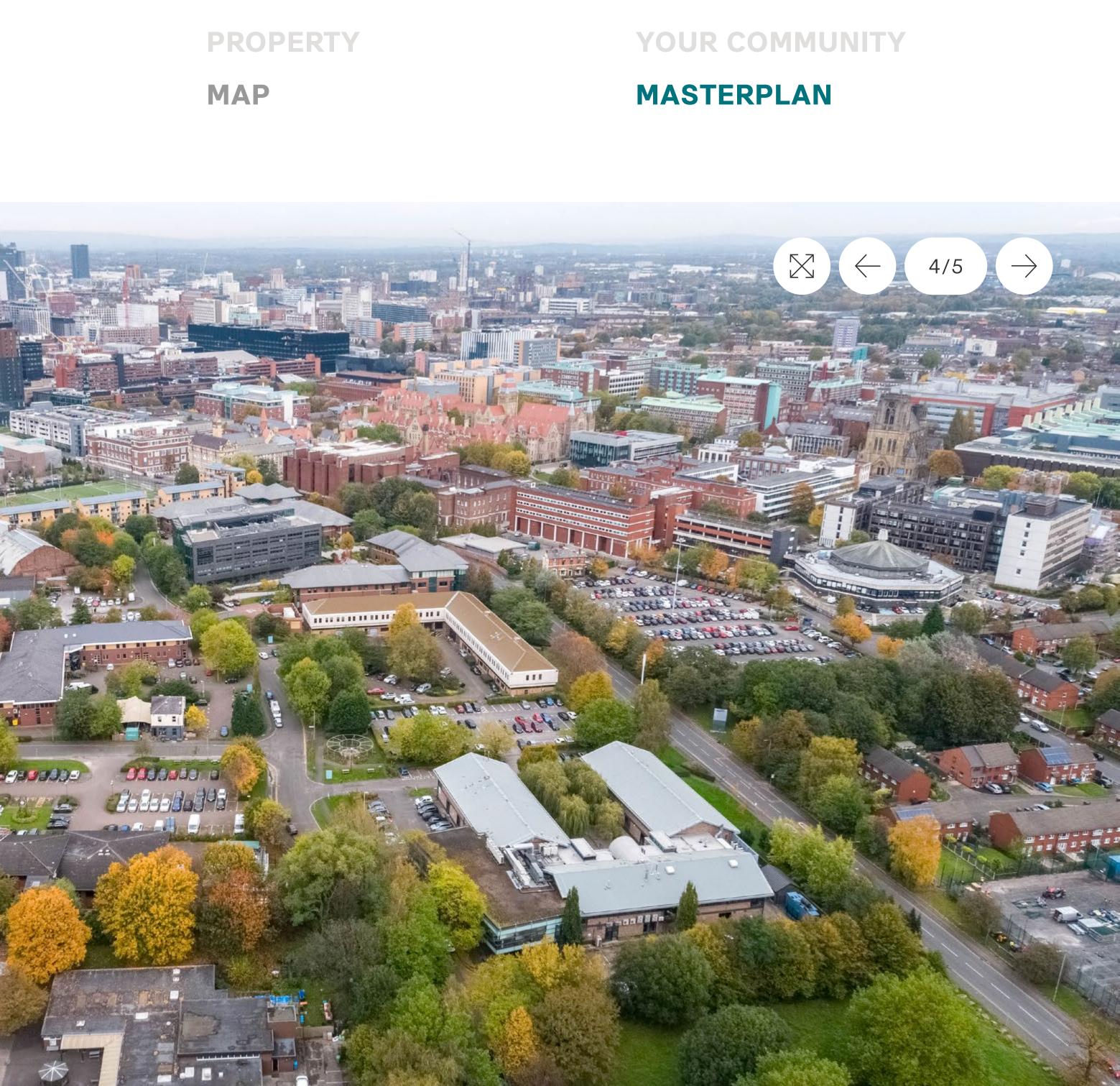




OUR NETWORK KEY FACTS

MANCHESTER **SCIENCE PARK**

Another current view of Manchester Science Park looking towards the city centre and showing the immediate proximity to the University of Manchester.

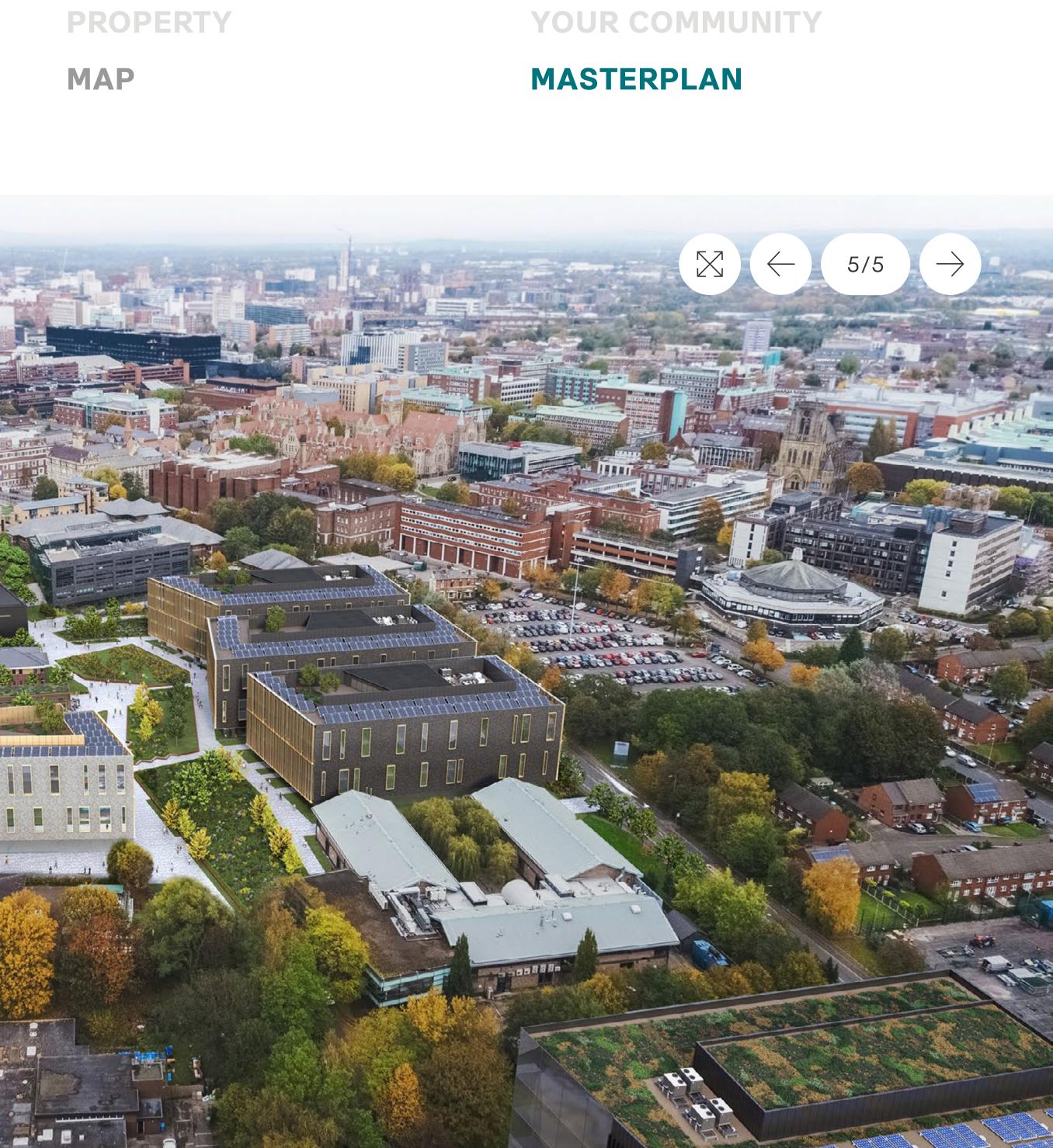




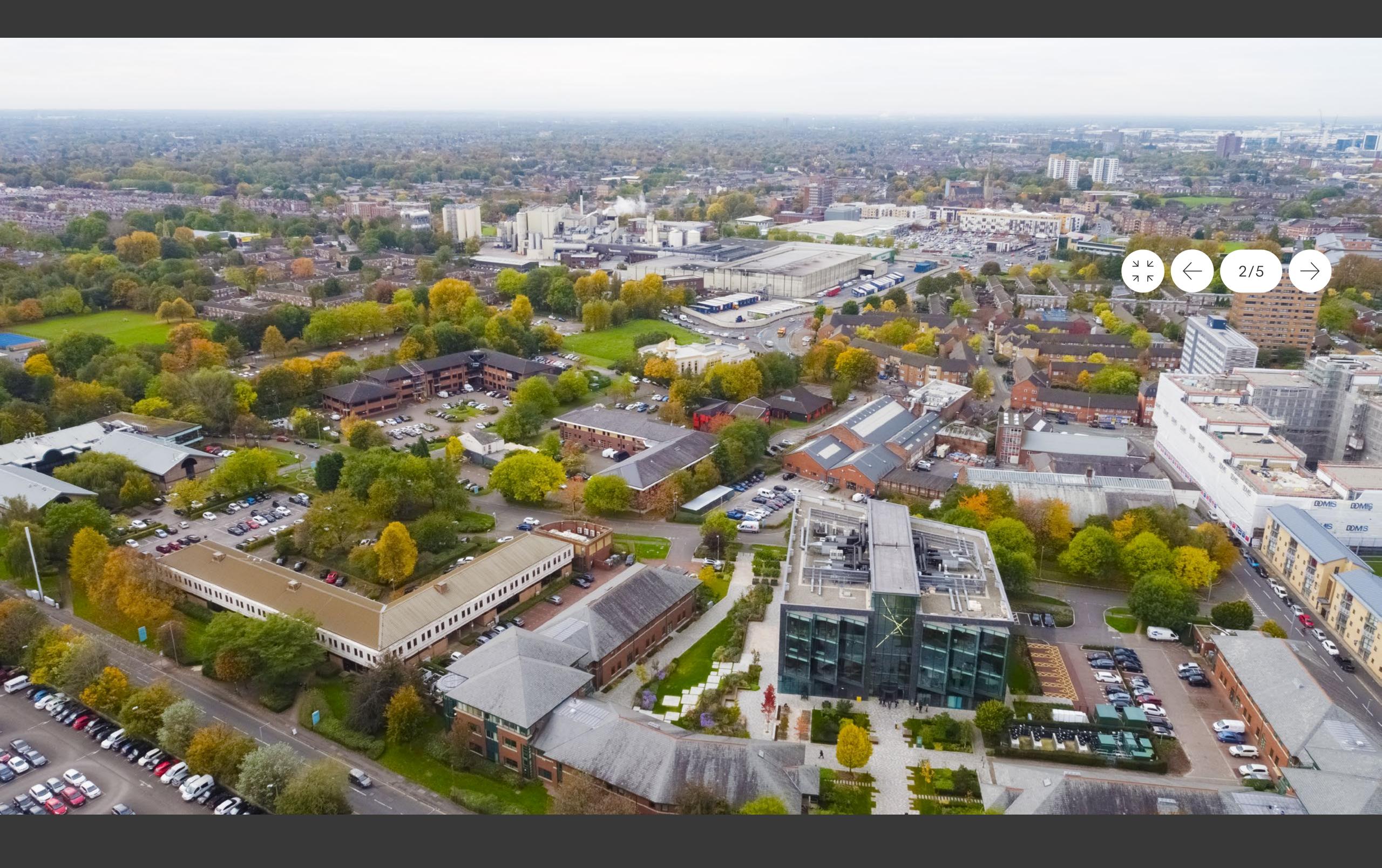
OUR NETWORK KEY FACTS

MANCHESTER SCIENCE PARK

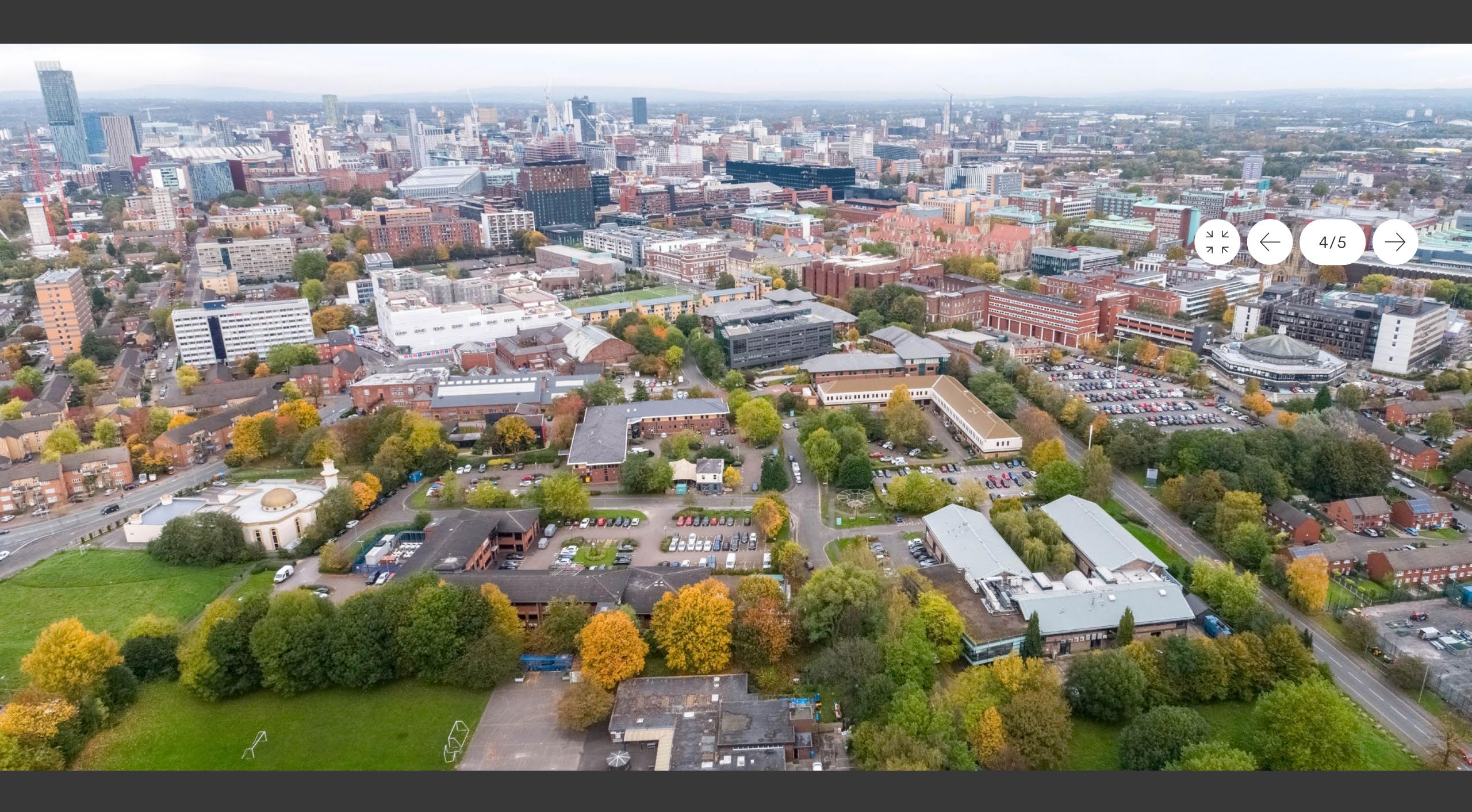
Another view of the future masterplanned vision for Manchester Science Park.

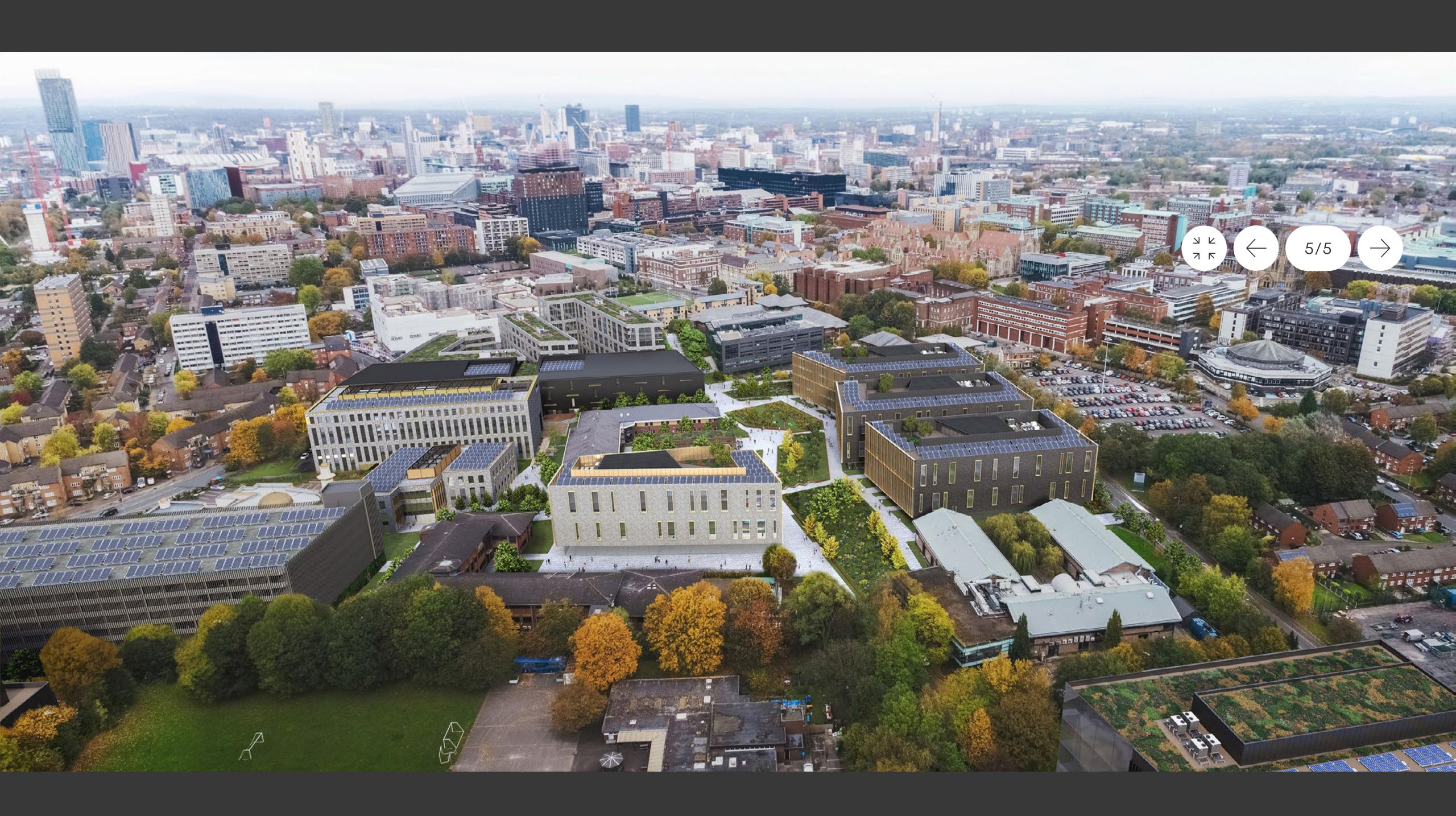














OUR NETWORK PARTNERS

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.



Click here to watch our video





PROPERTY NATIONAL NETWORK

YOUR COMMUNITY TRACK RECORD



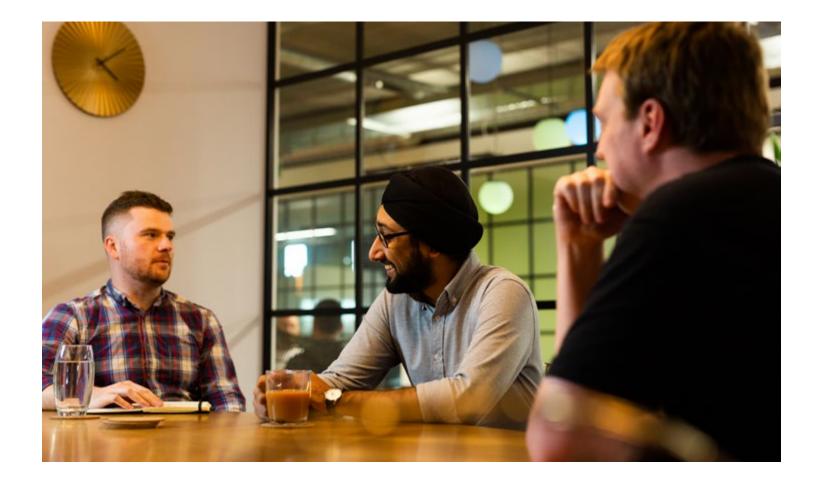
BENEFITS

OUR NETWORK PARTNERS

ACCESS

Funding & Finance

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



Skills & Talent



Partner Network

PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY

TRACK RECORD

£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.



BENEFITS

OUR NETWORK PARTNERS



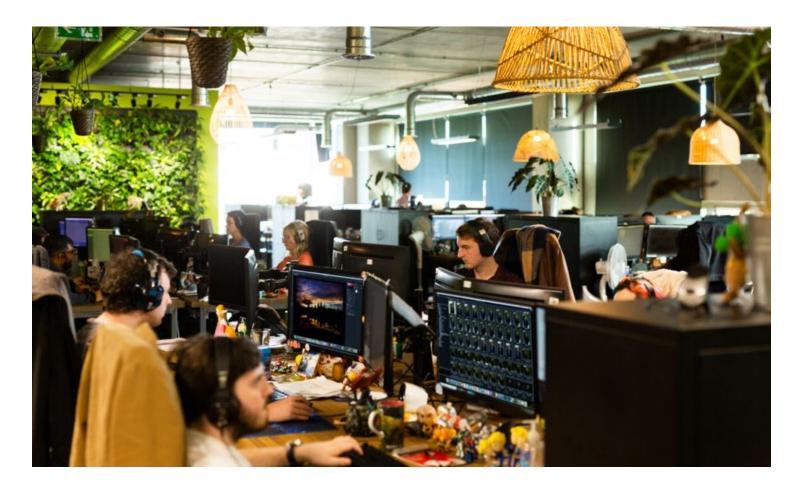
Funding & Finance



Skills & Talent



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



Partner Network



CONTACT

PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY

TRACK RECORD

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.



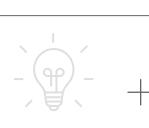
BENEFITS

OUR NETWORK PARTNERS



Funding & Finance

Skills & Talent



Partner Network



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



PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY

TRACK RECORD

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.



BENEFITS

PARTNERS

OUR NETWORK PARTNERS



Salford City Council



MIDAS®

MANCHESTER INVESTMENT DEVELOPMENT AGENCY SERVICE

www.investinmanchester.com







PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY TRACK RECORD

Manchester **Metropolitan** University







Innovate UK











CONTACT



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.

OUR NETWORK PARTNERS



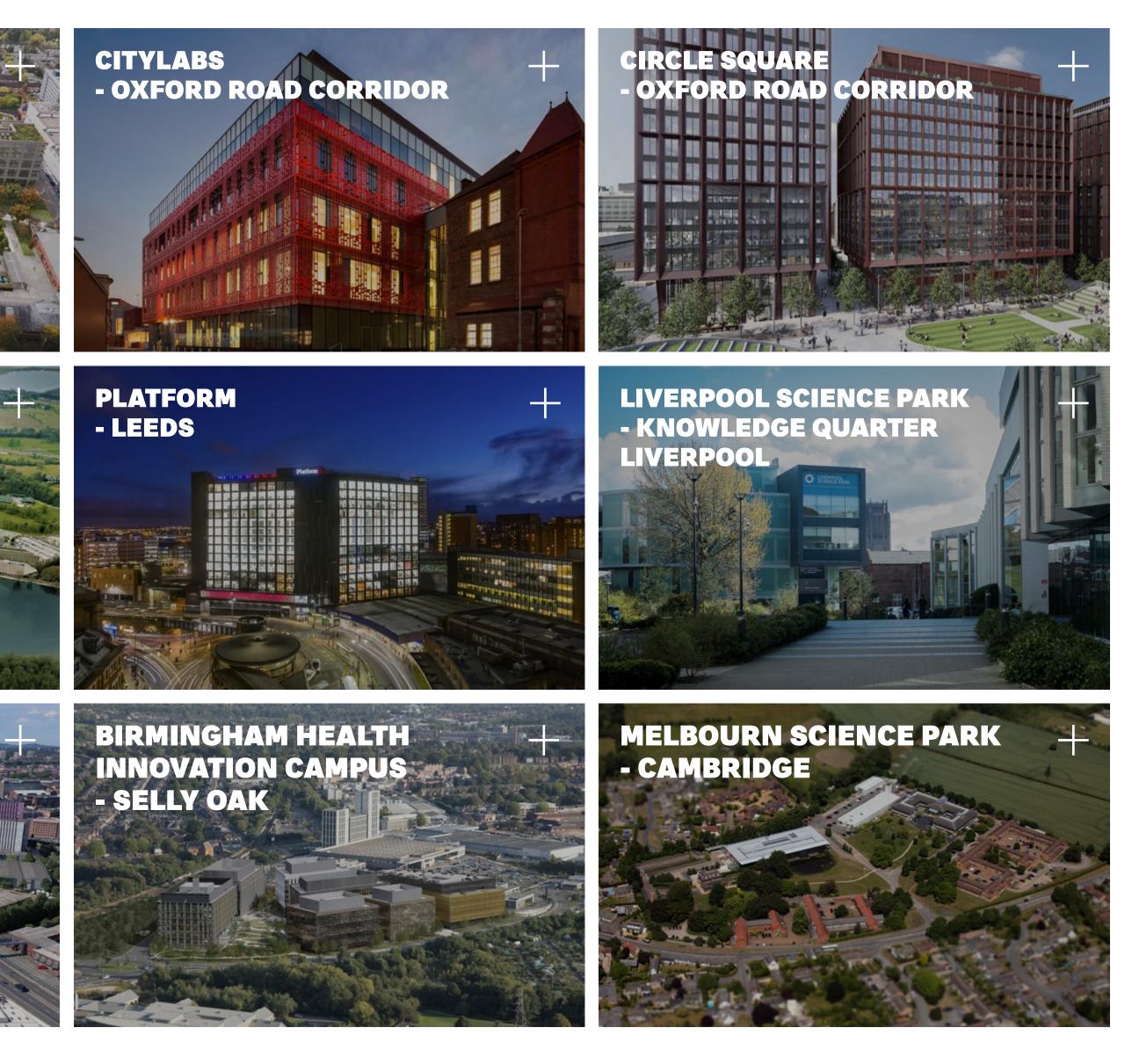


<image>

PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY TRACK RECORD

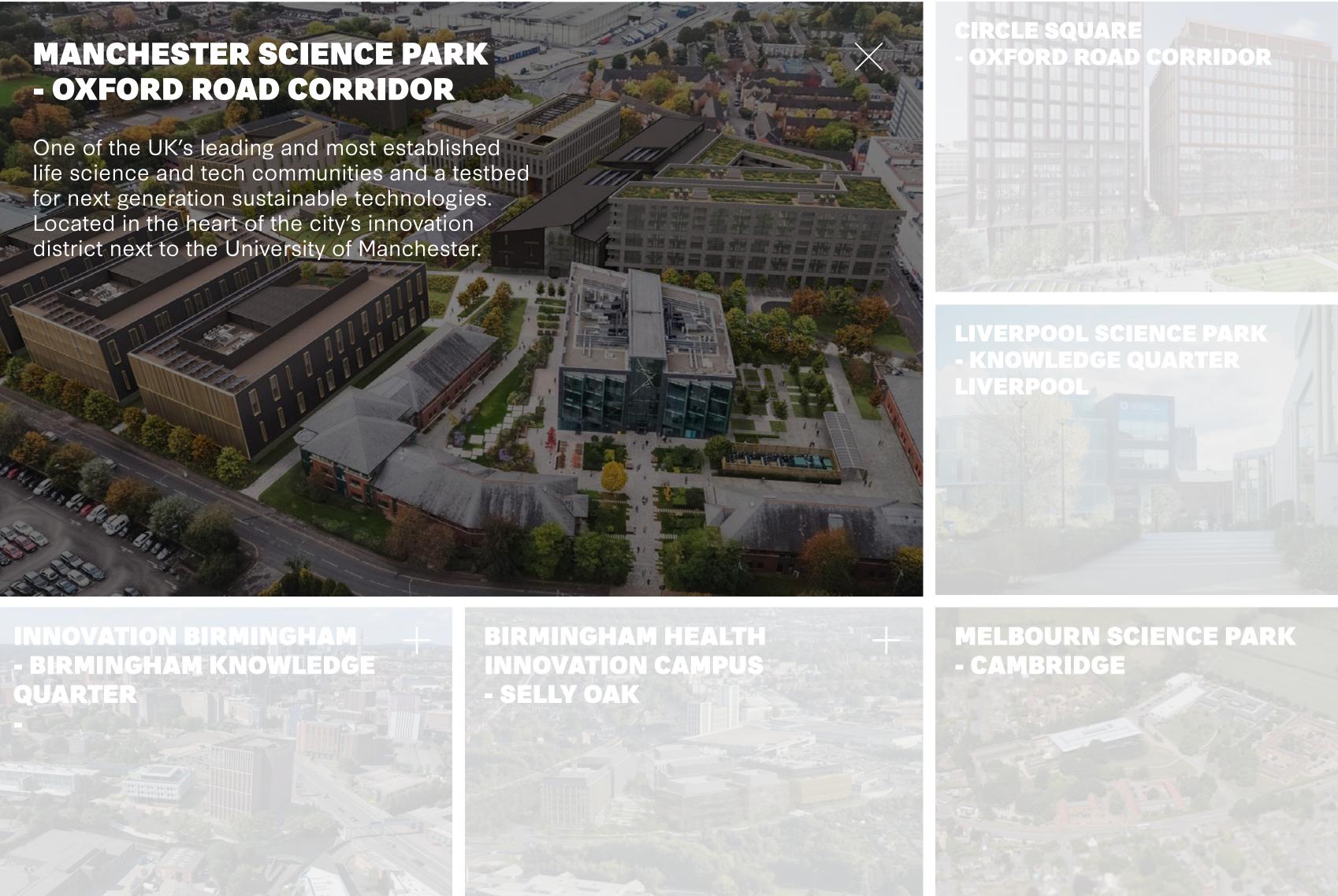




NATIONAL NETWORK

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.

OUR NETWORK PARTNERS



PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY 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.

OUR NETWORK PARTNERS



ALDERLEY PARK - CHESHIRE



PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY TRACK RECORD

CITYLABS - OXFORD ROAD CORRIDOR

Manchester's world-leading genomics and precision medicine hub. Located on the Oxford Road Corridor within the Manchester University NHS Foundation Trust campus - the UK's largest NHS Trust, adjacent to the University of Manchester and part of the Bruntwood SciTech community in Manchester.

BIRMINGHAM HEALTH INNOVATION CAMPUS - SELLY OAK

MELBOURN SCIENCE PARK - CAMBRIDGE







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.

OUR NETWORK PARTNERS



ALDERLEY PARK - CHESHIRE



PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY TRACK RECORD

CIRCLE SQUARE - OXFORD ROAD CORRIDOR

Manchester's new city mixed-use neighbourhood, centred around the city's newest and largest green space Symphony Park. Opening in 2021 on the Oxford Road Corridor, Circle Square is home to commercial workspace and businesses such as Hewlett Packard Enterprise, Accenture and Hilti, a specialist Tech Incubator of disruptive startup digital tech businesses, and retail space including pop up Hatch.

BIRMINGHAM HEALTH INNOVATION CAMPUS - SELLY OAK MELBOURN SCIENCE PARK - CAMBRIDGE







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.

OUR NETWORK PARTNERS



ALDERLEY PARK - CHESHIRE



PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY TRACK RECORD

LIVERPOOL SCIENCE PARK - KNOWLEDGE QUARTER LIVERPOOL

A specialist science and tech cluster of over 80 businesses, in the heart of the city's Knowledge Quarter.

BIRMINGHAM HEALTH INNOVATION CAMPUS - SELLY OAK

MELBOURN SCIENCE PARK - CAMBRIDGE

CONTACT



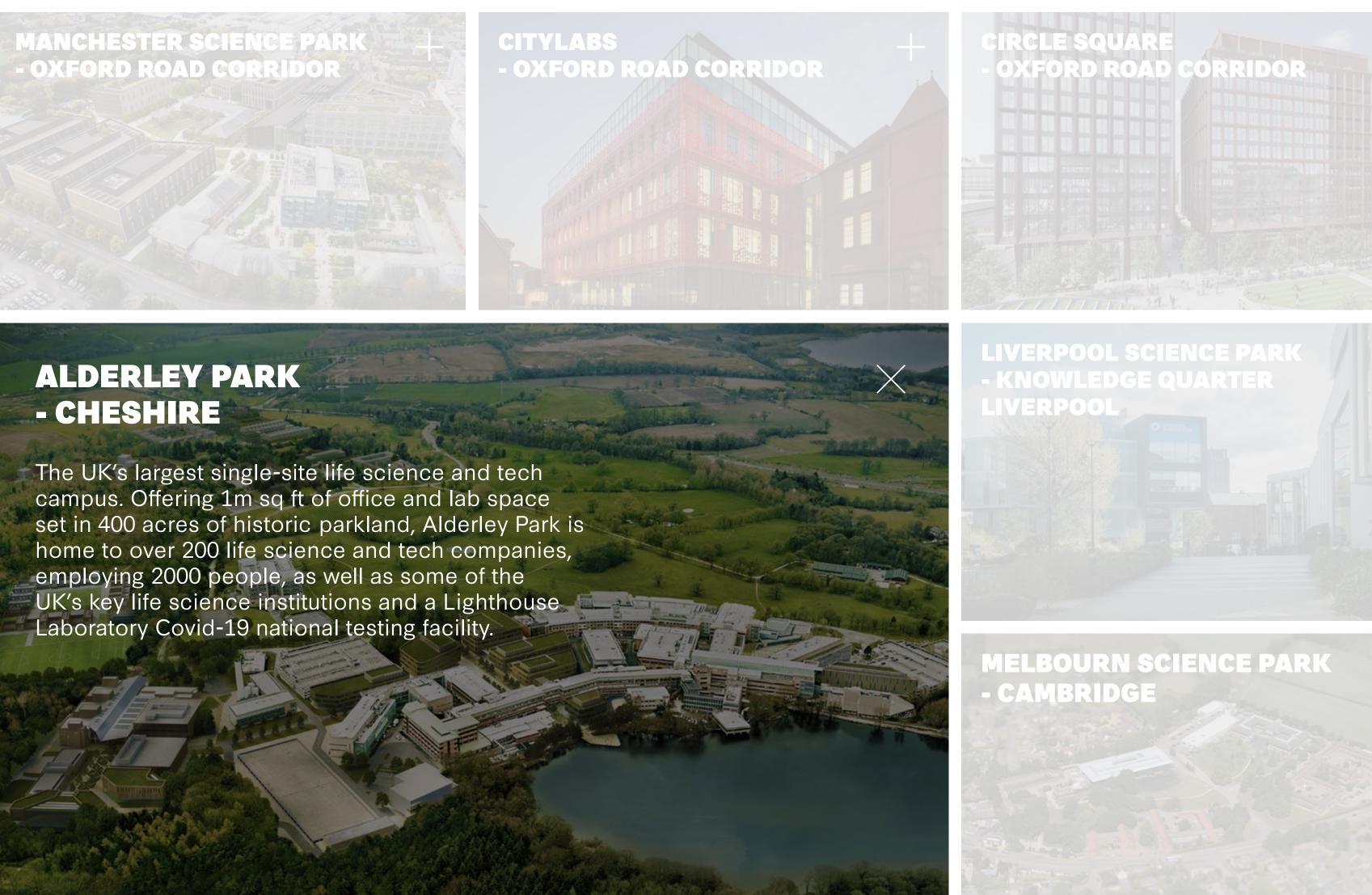


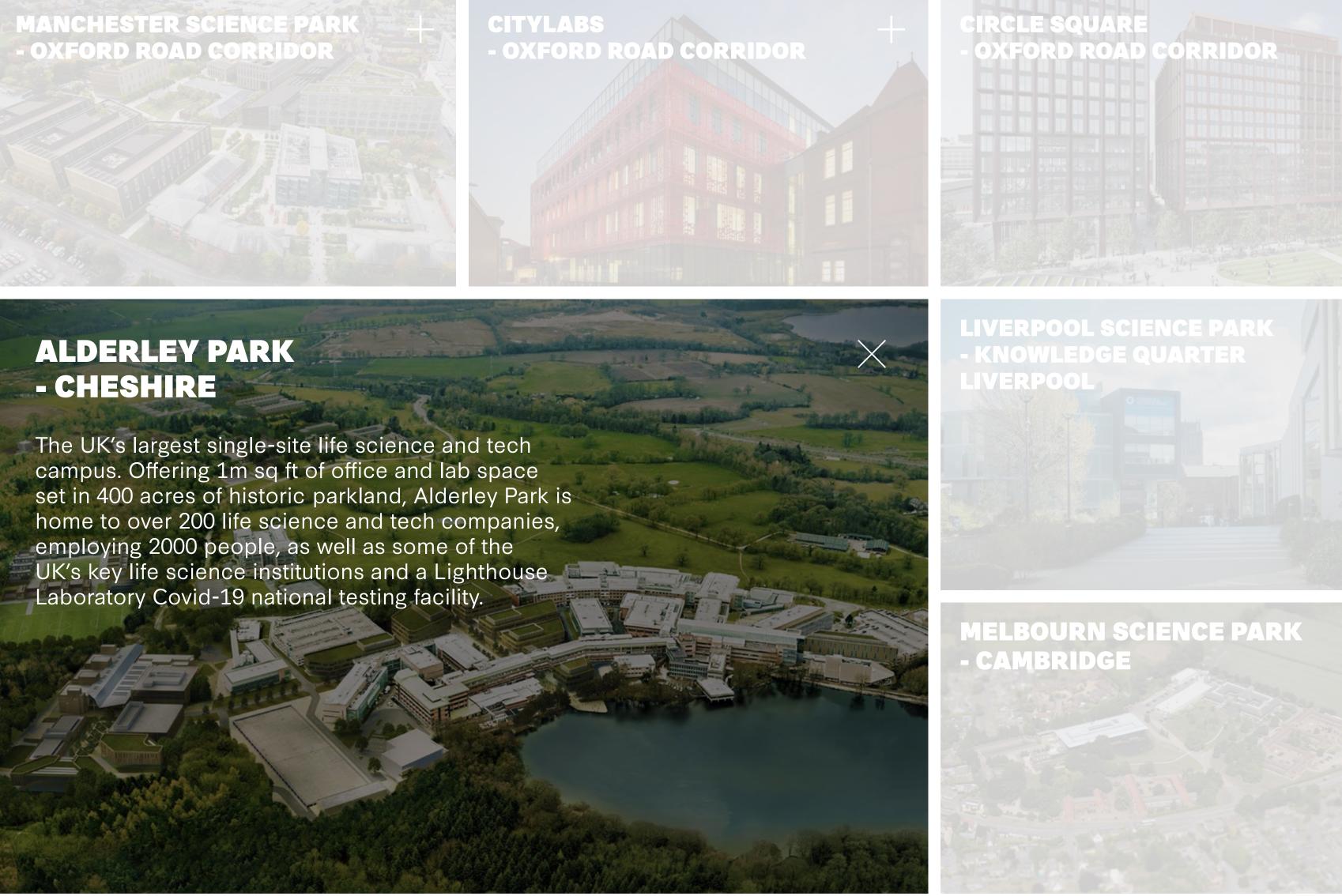


NATIONAL NETWORK

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.

OUR NETWORK PARTNERS





PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY TRACK RECORD

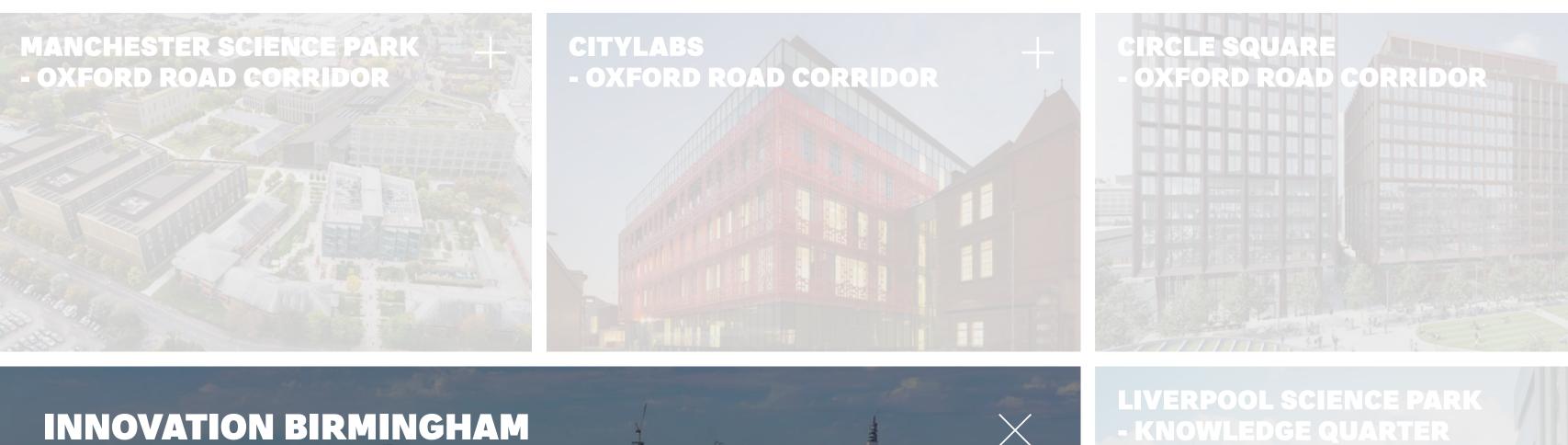




NATIONAL NETWORK

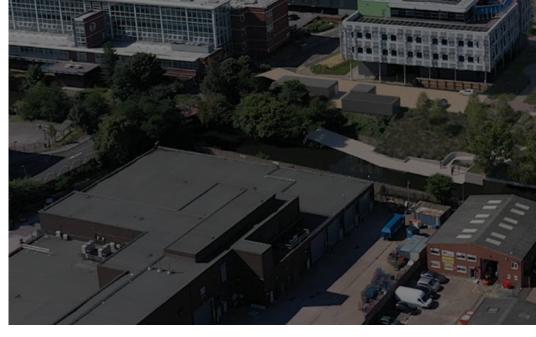
By locating to Base you'll be joining and have access to a vibrant, sector-specialist community and national network of over 500 businesses, including disruptive start-ups, fast-growth scale-ups and multinational corporates.

OUR NETWORK PARTNERS



INNOVATION BIRMINGHAM - BIRMINGHAM KNOWLEDGE QUARTER

The Midlands largest hub for tech businesses with space specifically for digital and tech businesses. Close to Aston University and Birmingham City University in the heart of the city's Knowledge Quarter, the campus is home to over 170 forward-thinking companies and is the home of 5pring - part of the West Midlands 5G Accelerator, the HS2 accelerator and the Serendip corporate innovation programme.



PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY TRACK RECORD

IVERPOOL

MELBOURN SCIENCE PARK - CAMBRIDGE





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.

OUR NETWORK PARTNERS



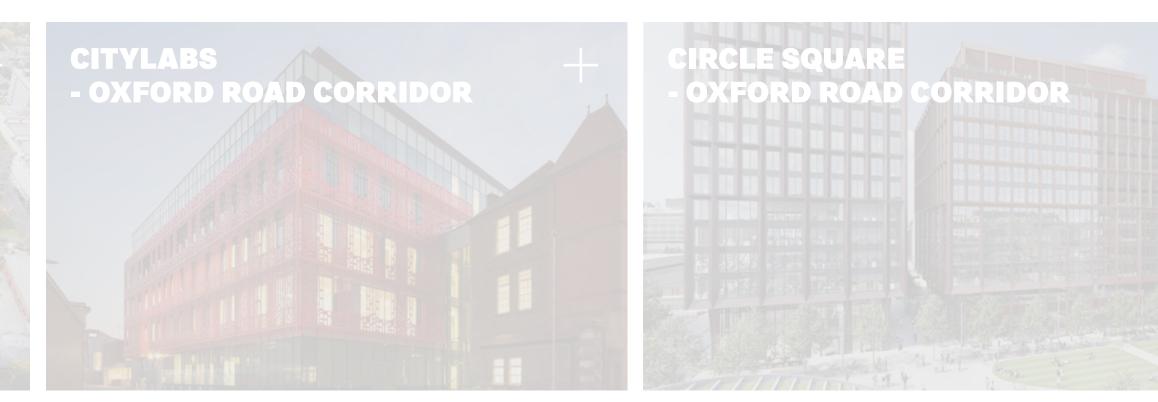
ALDERLEY PARK - CHESHIRE



PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY TRACK RECORD



PLATFORM - LEEDS

The home of tech in Leeds and connected to the train station, Platform has a cluster of over 80 of the region's most innovative and disruptive digital and tech start ups and scale ups and is home to the city's dedicated Tech Hub.





- 田田田田田田



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.

OUR NETWORK PARTNERS



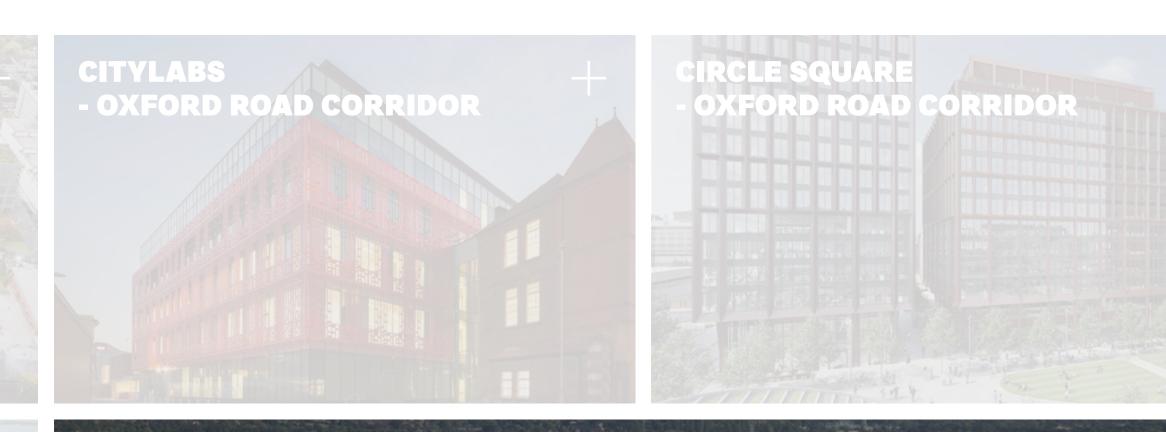
ALDERLEY PARK - CHESHIRE



PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY TRACK RECORD



BIRMINGHAM HEALTH INNOVATION CAMPUS - SELLY OAK

BHIC will be a world leading healthcare technologies campus and home for biopharma, precision medicine and genomics businesses. It was designated a Life Sciences Opportunity Zone in 2020 and the first phase will open in 2023. A partnership with the University of Birmingham, it will include the University of Birmingham's Precision Health Technologies Accelerator and Birmingham Precision Medicine Centre.







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.

OUR NETWORK PARTNERS



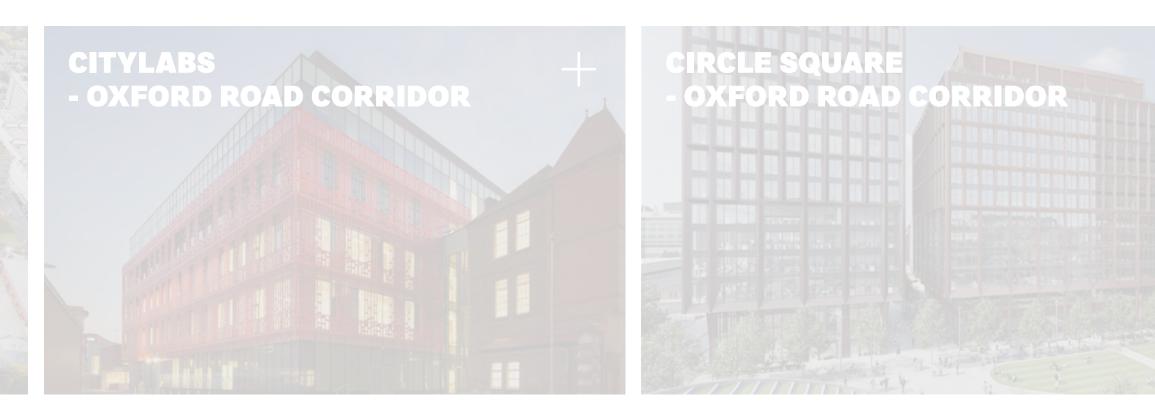
ALDERLEY PARK - CHESHIRE



PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY TRACK RECORD



MELBOURN SCIENCE PARK - CAMBRIDGE

An established science and tech cluster, near Cambridge in the heart of the UK's 'Golden Triangle'.





OUR NETWORK PARTNERS

TRACK RECORD

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, 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.

AWARDS:



Property Week Property Company of the Year 2020



PROPERTY

NATIONAL NETWORK

YOUR COMMUNITY





9 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



1.8m sq ft with plans to grow to over 6.2m over next 10 years



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

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 GALLERY

OUR NETWORK FLOOR PLANS

BASE

The £21m redevelopment of Base is the newest phase of the masterplan for Manchester Science Park, and will offer 91,000 sq ft of world-leading sustainable office space, a new event space and roof terrace, meeting rooms and breakout space, and redeveloped surrounding landscaping for both businesses and the local community to use.

Base will provide workspace specifically designed for companies working in high growth, frontier sectors of Industry 4.0, low carbon, computer and energy technology, gaming and animation, building on the region's internationally-recognised tech and manufacturing cluster.

Already confirmed to be locating to Base, the Manchester Innovation Activities Hub (MIAH) will provide a highly novel community hub and vocational training centre dedicated to the rapid upskilling, reskilling and retraining of more than 5,000 local residents over the next 5 years. Focusing on the specialist technical skills associated with low carbon technologies and innovation, MIAH will contribute to the growth of the city's knowledge economy, helping to support the creation of over 1,000 high value jobs.

Base is the first new development at Manchester Science Park to incorporate measures towards the achievement of Net Zero Carbon; including an A-rated EPC, 750m2 of PV solar power, and a hybrid heating and cooling system utilising water as a heat transfer.

Demand Side Response will also be integrated into the Building Management System to allow power to be drawn directly from the solar PV or battery storage. Battery capability is being installed for future use, similar to that in place at the neighbouring Bright Building.

CONTACT

PROPERTY SPECIFICATION





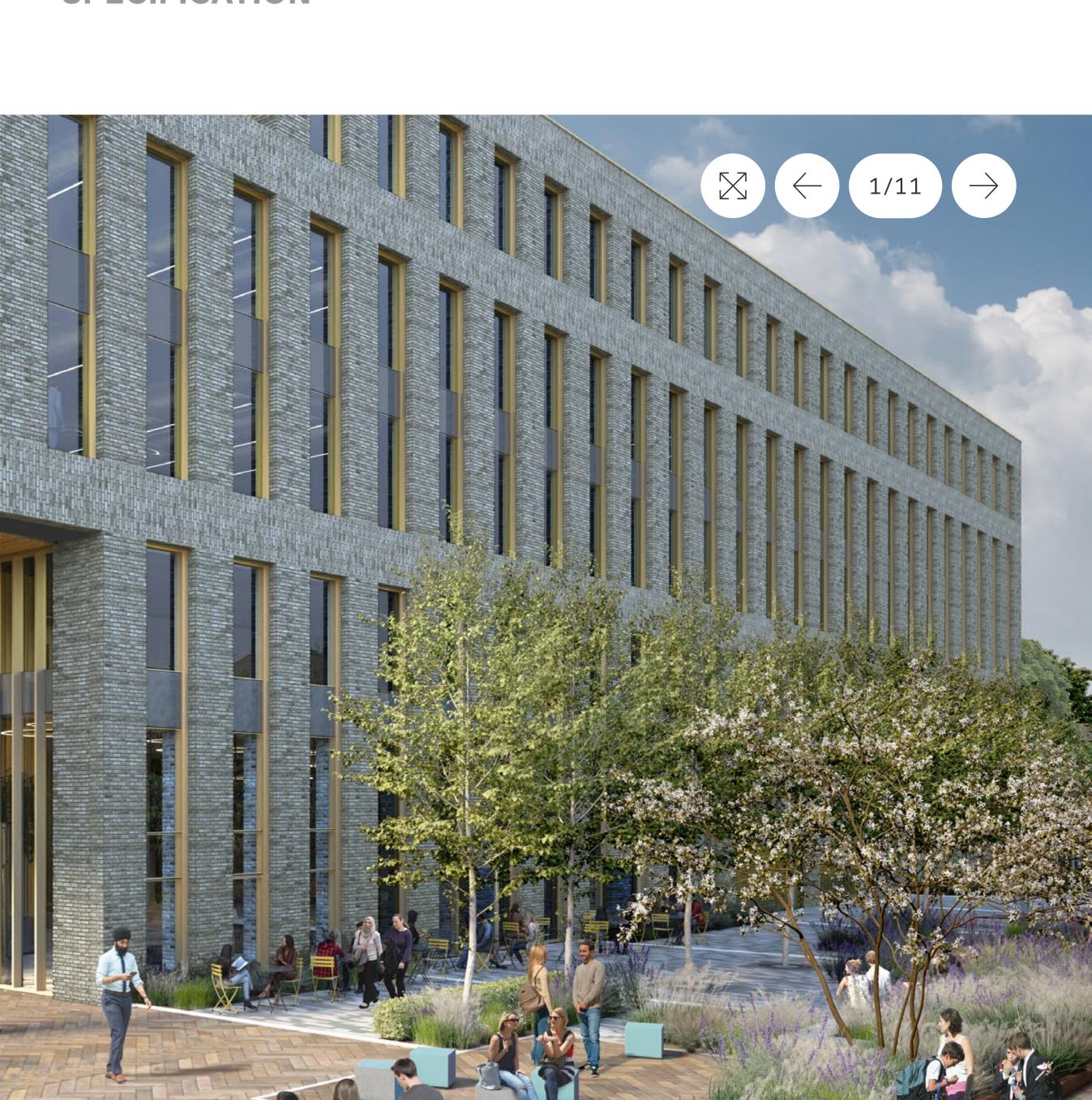
GALLERY

OUR NETWORK FLOOR PLANS

ENTRANCE

The entrance to Base is easily accessible from public transport on Oxford Road, the on site car parks and on foot through the campus and the adjacent Greenheys Lane, as well as a direct entrance and cycle store for those travelling by bike.

The surrounding landscaping area to Base is being fully redeveloped to provide green space and areas to relax, socialise or host informal meetings.



PROPERTY SPECIFICATION

YOUR COMMUNITY

CONTACT



GALLERY

OUR NETWORK FLOOR PLANS

VIEW FROM GREENHEYS LANE

The landscape development includes a new freely accessible entrance from Greenheys Lane into the campus for use of both customers and the local community.

CONTACT

PROPERTY SPECIFICATION







GALLERY

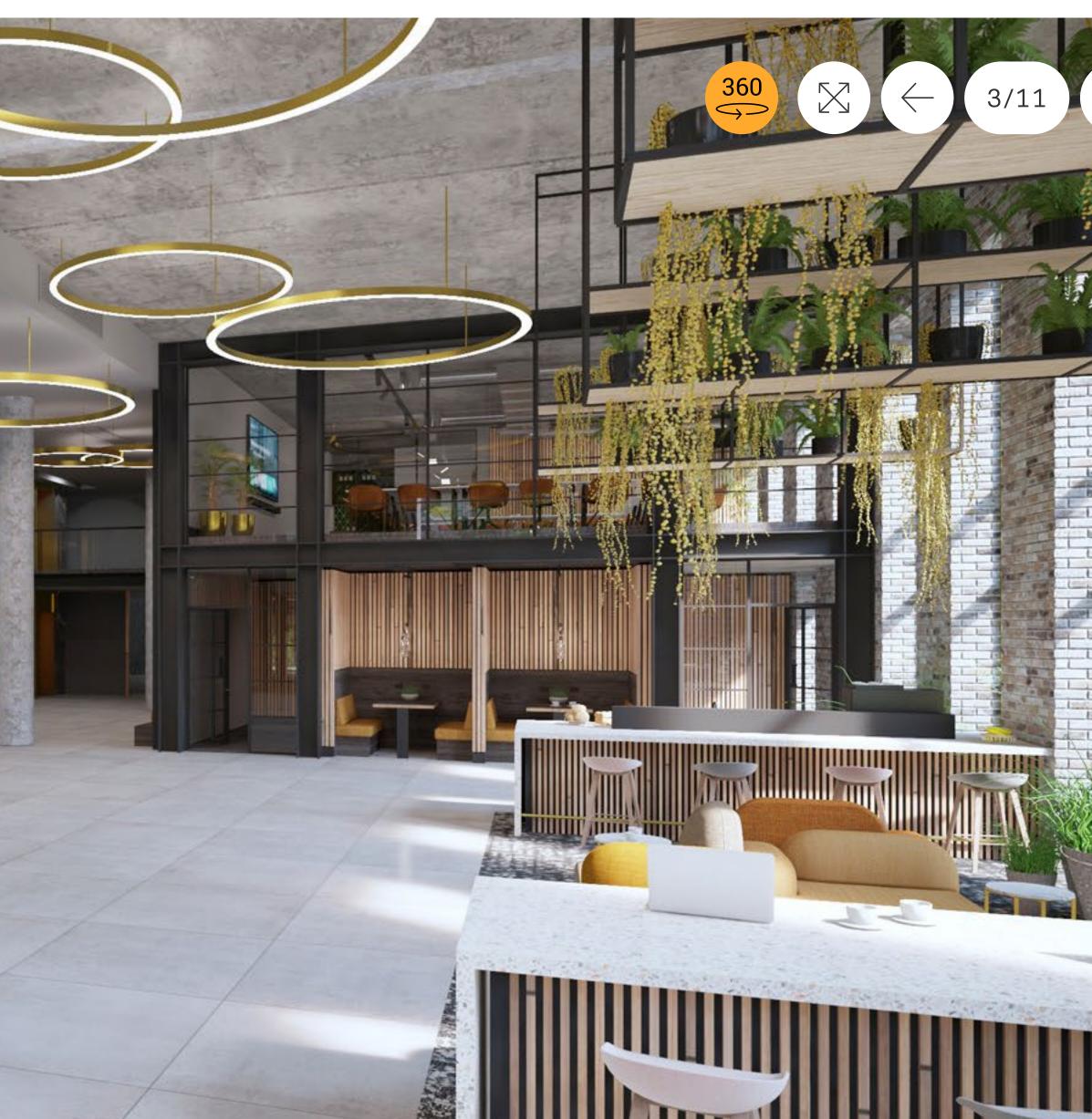
OUR NETWORK FLOOR PLANS

RECEPTION

The ground floor reception and breakout area for Base, including views of the meeting rooms and shared informal meeting space.

CONTACT

PROPERTY SPECIFICATION







GALLERY

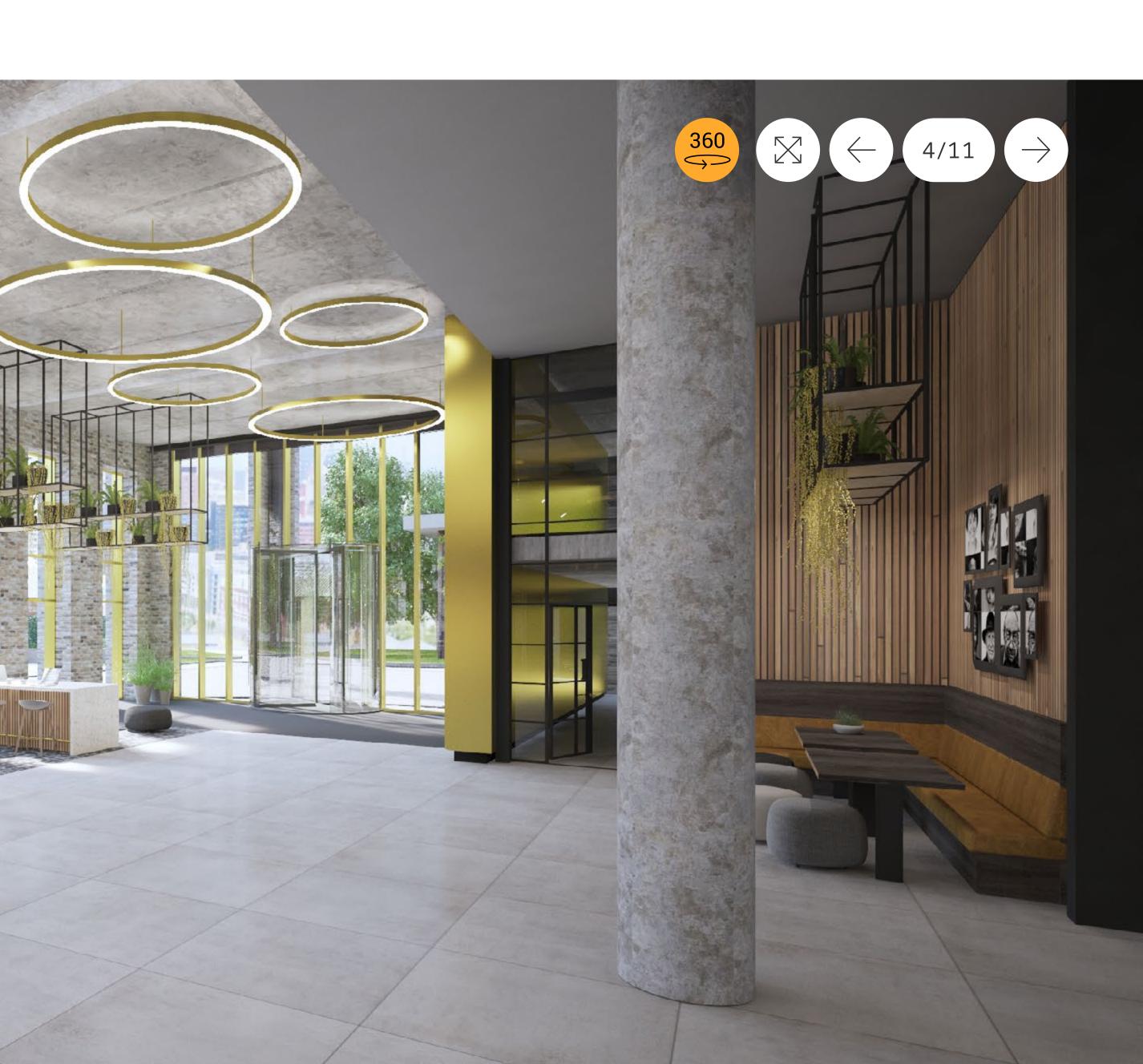
and an and a

OUR NETWORK FLOOR PLANS

RECEPTION

The reception in Base from the opposite direction and lift lobby, including the main entrance.

PROPERTY SPECIFICATION





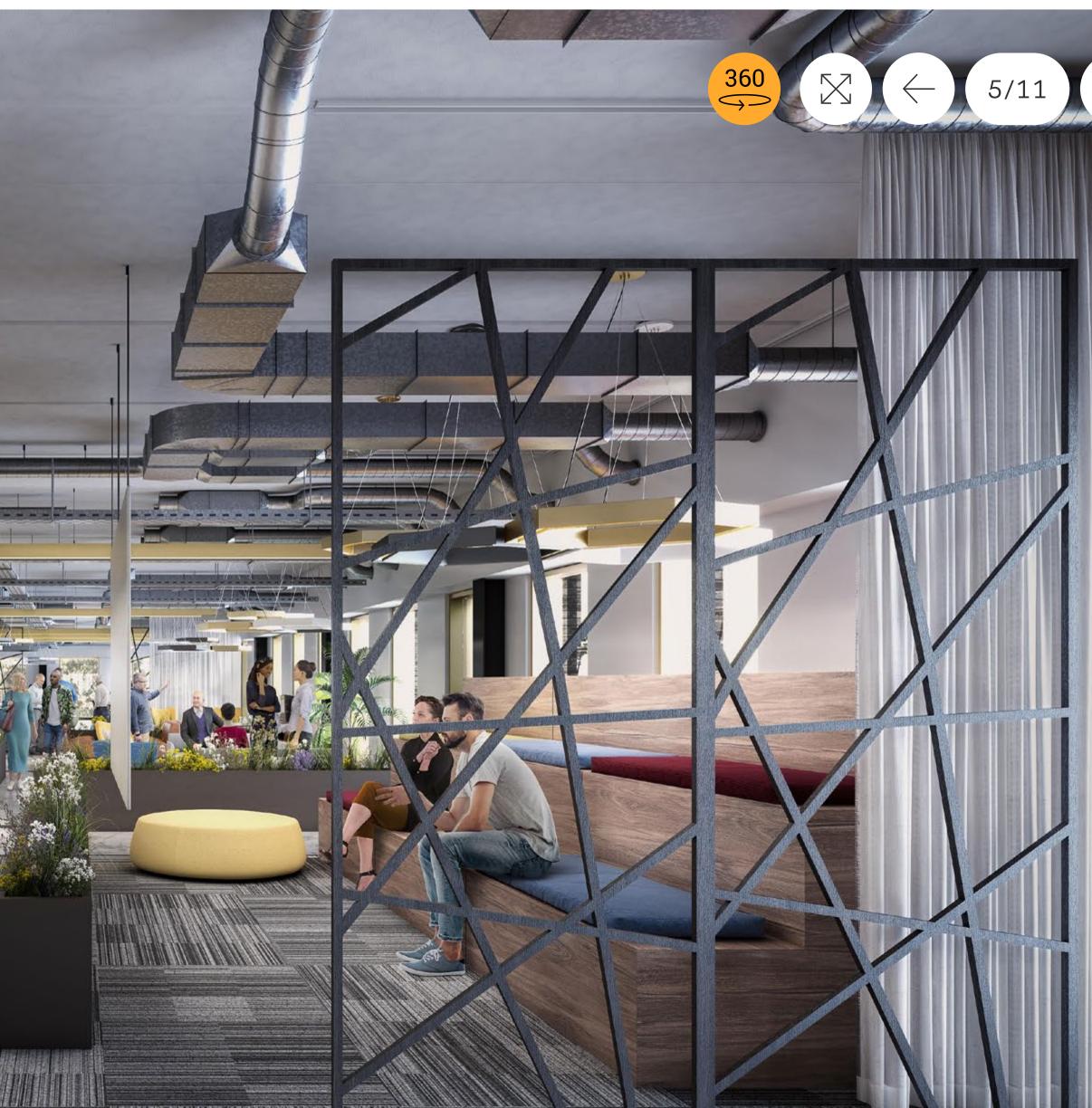
GALLERY

OUR NETWORK FLOOR PLANS

OPEN PLAN OFFICE SPACE

We can work with your business to design the space you want, incorporating all your requirements and creating a state-of-the-art home for your business. Here's an example of an indicative fitted out open plan office for businesses looking for larger amounts of space.

PROPERTY SPECIFICATION







GALLERY

OUR NETWORK FLOOR PLANS

SMALLER OFFICE SPACES

If you're a smaller business looking to maximise the use of your space we can also help with your fit out. Here's an indicative example of one such space, incorporating desk space, meeting rooms, break out space and casual meeting space.

\mathbf{X} 6/11 \leftarrow

PROPERTY SPECIFICATION





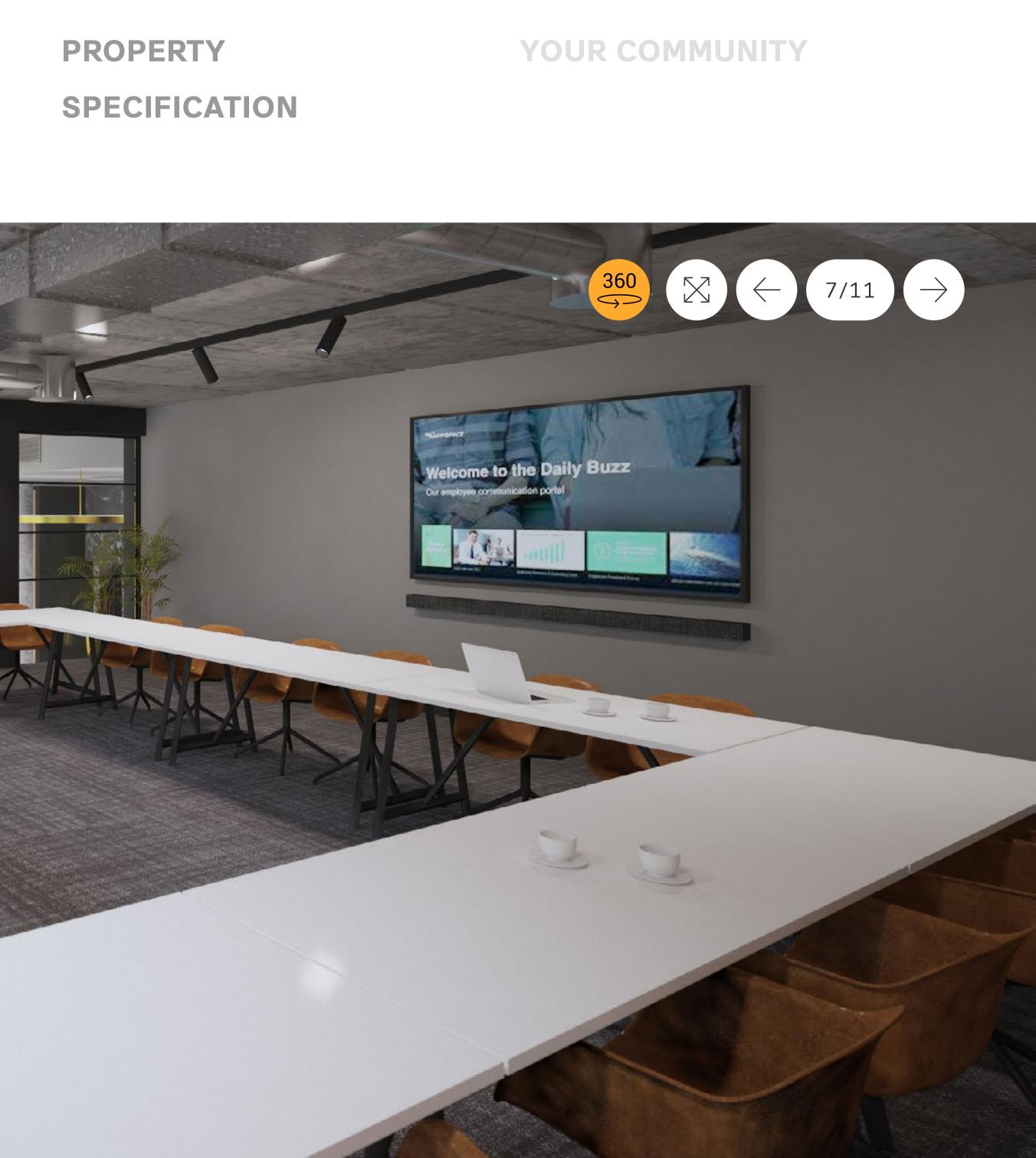
GALLERY

OUR NETWORK FLOOR PLANS

MEETING ROOMS

Base will have 4 meeting rooms with space available for 6 (x2), 8, and 24 people. The meeting room shown is on the Mezzanine level with capacity for 24 people and looks out onto the breakout and reception area.

JULLI I







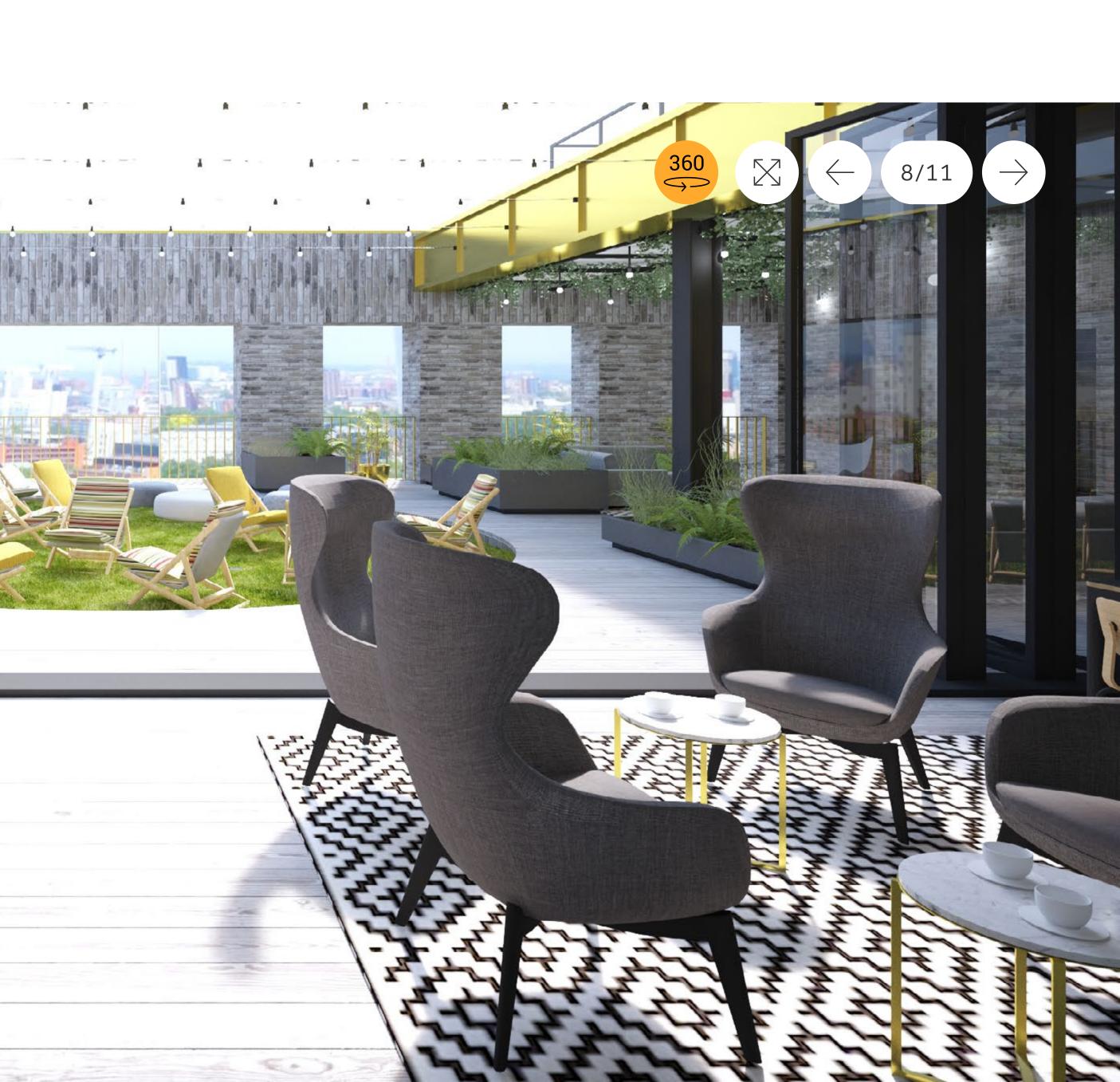
OUR NETWORK FLOOR PLANS

TERRACE & EVENT SPACE

The top floor in Base includes a flexible event space and an adjoining semi enclosed roof terrace with views across the Oxford Road Corridor and into Manchester city centre. The space will be used for business support events and social activities and is available to book.

CONTACT

PROPERTY SPECIFICATION





GALLERY

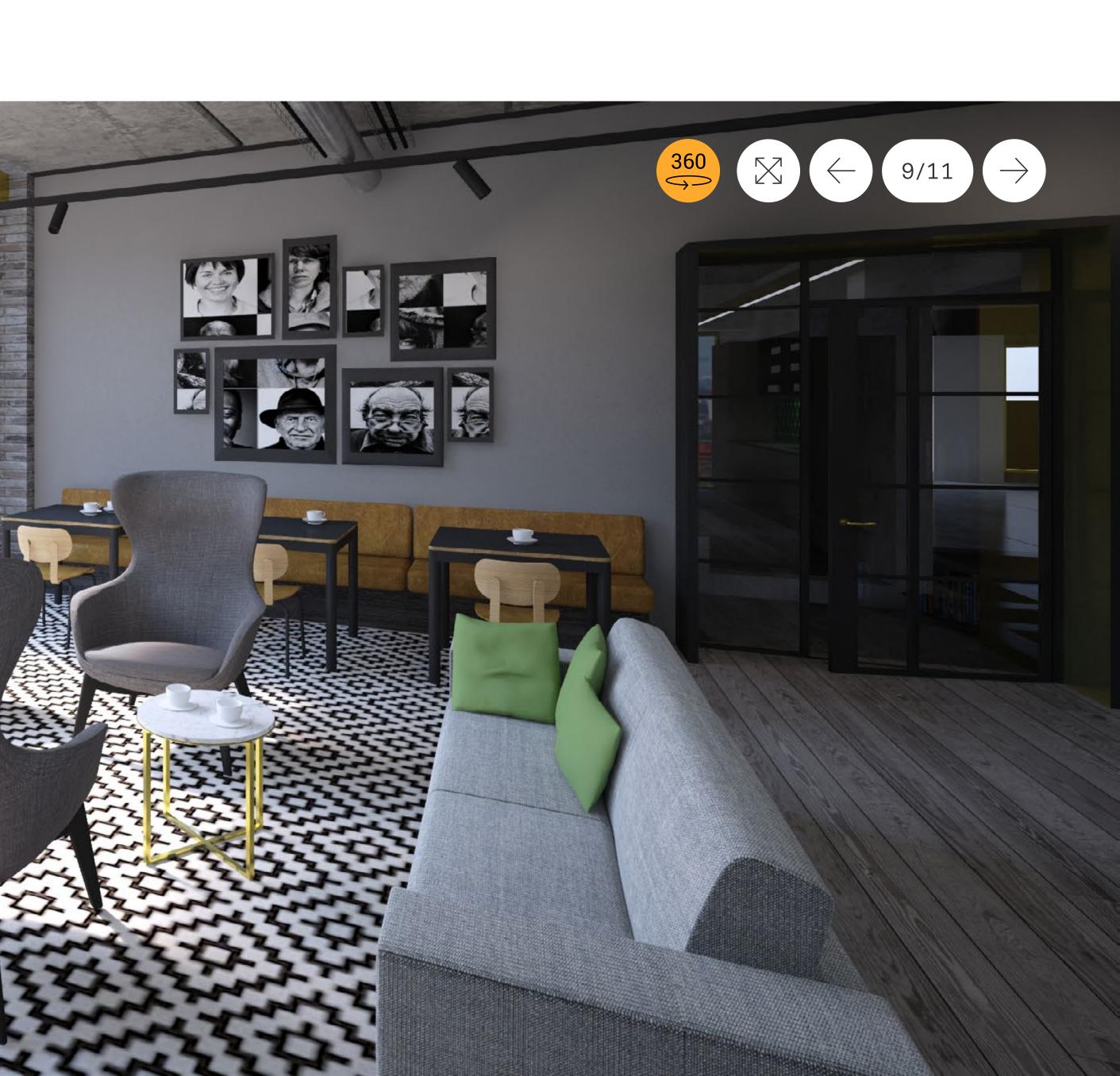
OUR NETWORK FLOOR PLANS

TERRACE & EVENT SPACE

Another view of the event space and roof terrace.

CONTACT

PROPERTY SPECIFICATION





GALLERY

OUR NETWORK FLOOR PLANS

TERRACE & EVENT SPACE

The roof terrace space showing more of the enclosed section to the right

\mathbf{X} 10/11 ----

PROPERTY SPECIFICATION

YOUR COMMUNITY

CONTACT





GALLERY

OUR NETWORK FLOOR PLANS

-

SHOWERS & CHANGING ROOMS

CONTACT

PROPERTY SPECIFICATION





























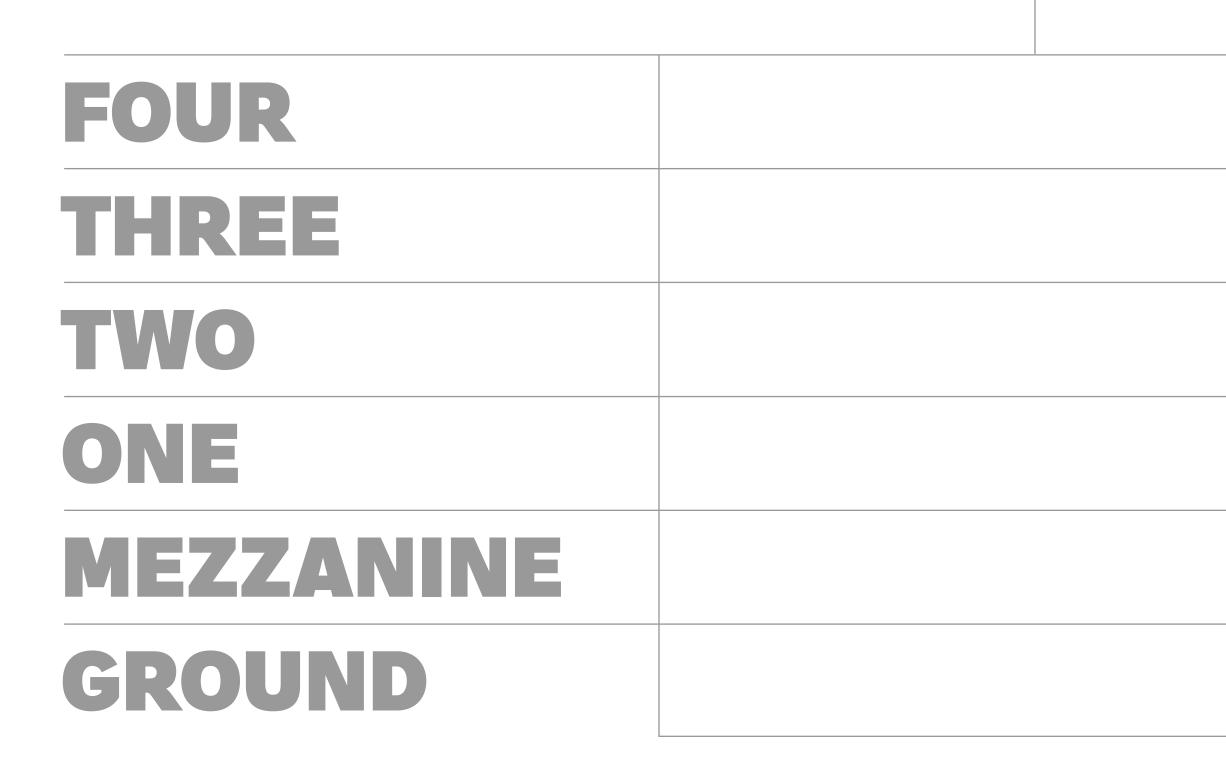
GALLERY

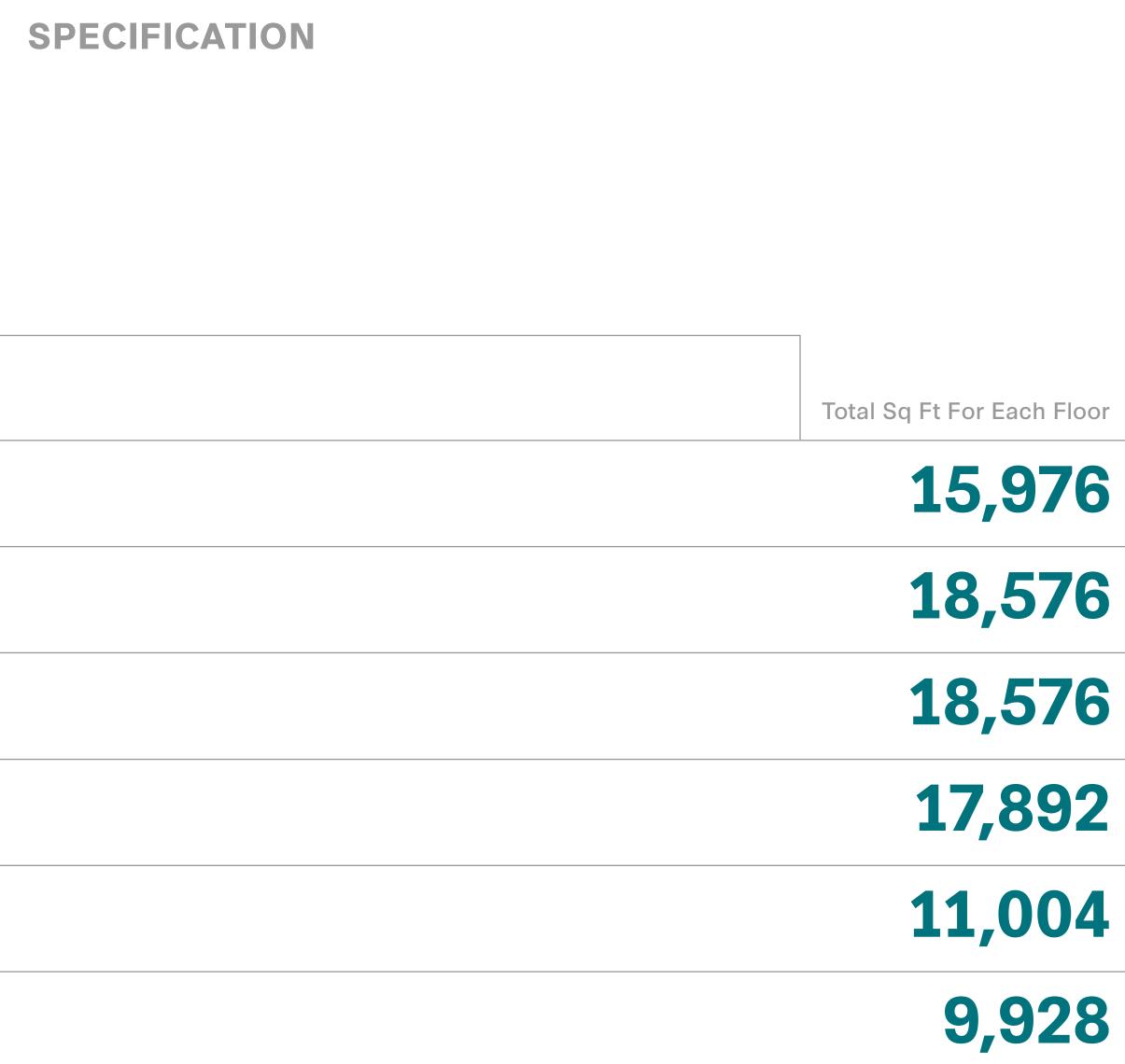
OUR NETWORK

PROPERTY

FLOOR PLANS

FLOOR PLANS





TOTAL AREA: 91,953





GALLERY

OUR NETWORK

FLOOR PLANS

TOTAL AREA: 9,928 SQ FT

FLOOR PLANS





PROPERTY SPECIFICATION

YOUR COMMUNITY

CLICK HERE TO EXPLORE THE INTERACTIVE MODEL







GALLERY

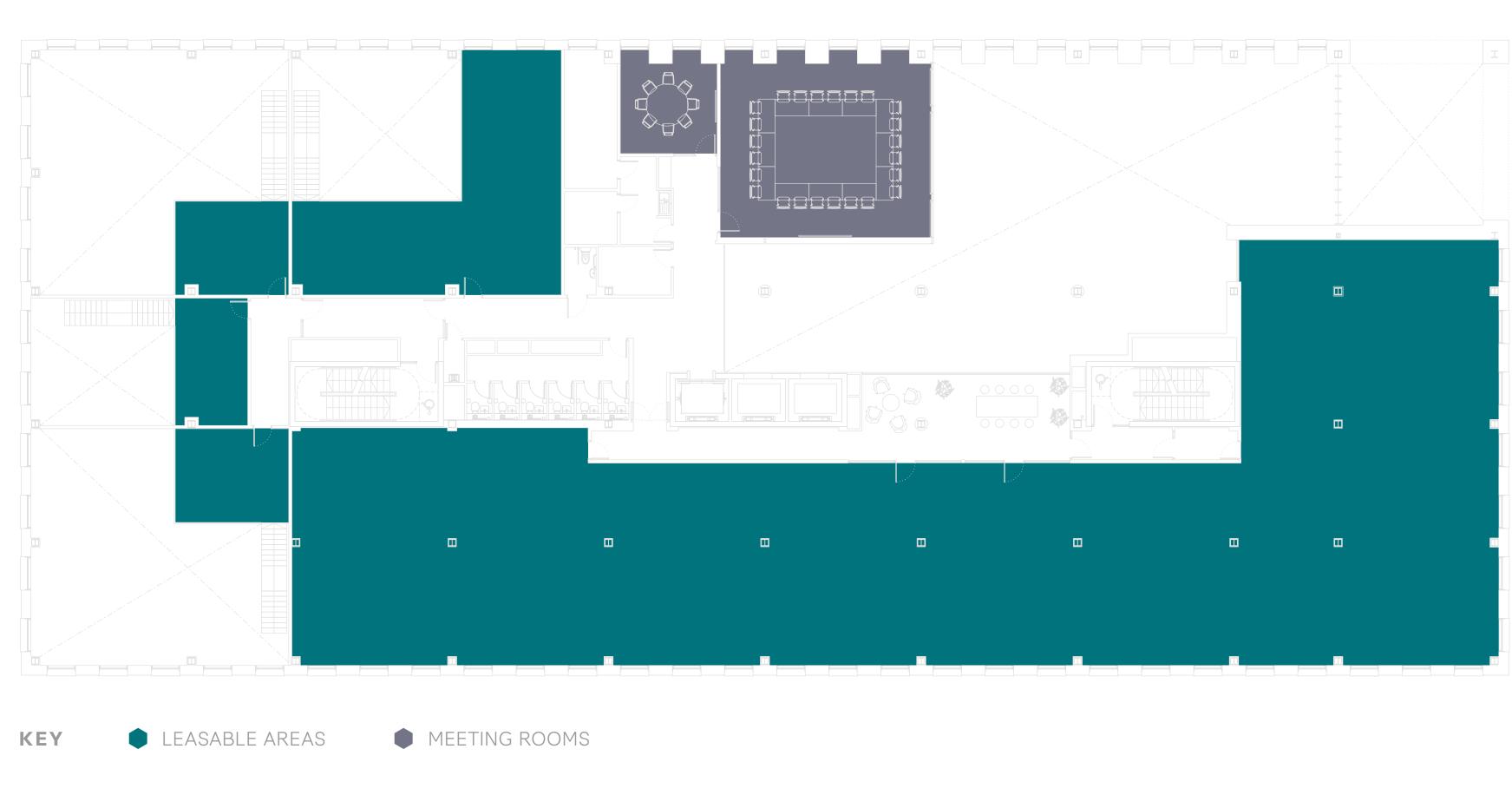
FLOOR PLANS

FOUR THREE TWO ONE MEZZANINE GROUND

OUR NETWORK

FLOOR PLANS

TOTAL AREA: 11,004 SQ FT



PROPERTY SPECIFICATION

CLICK HERE TO EXPLORE THE INTERACTIVE MODEL







GALLERY

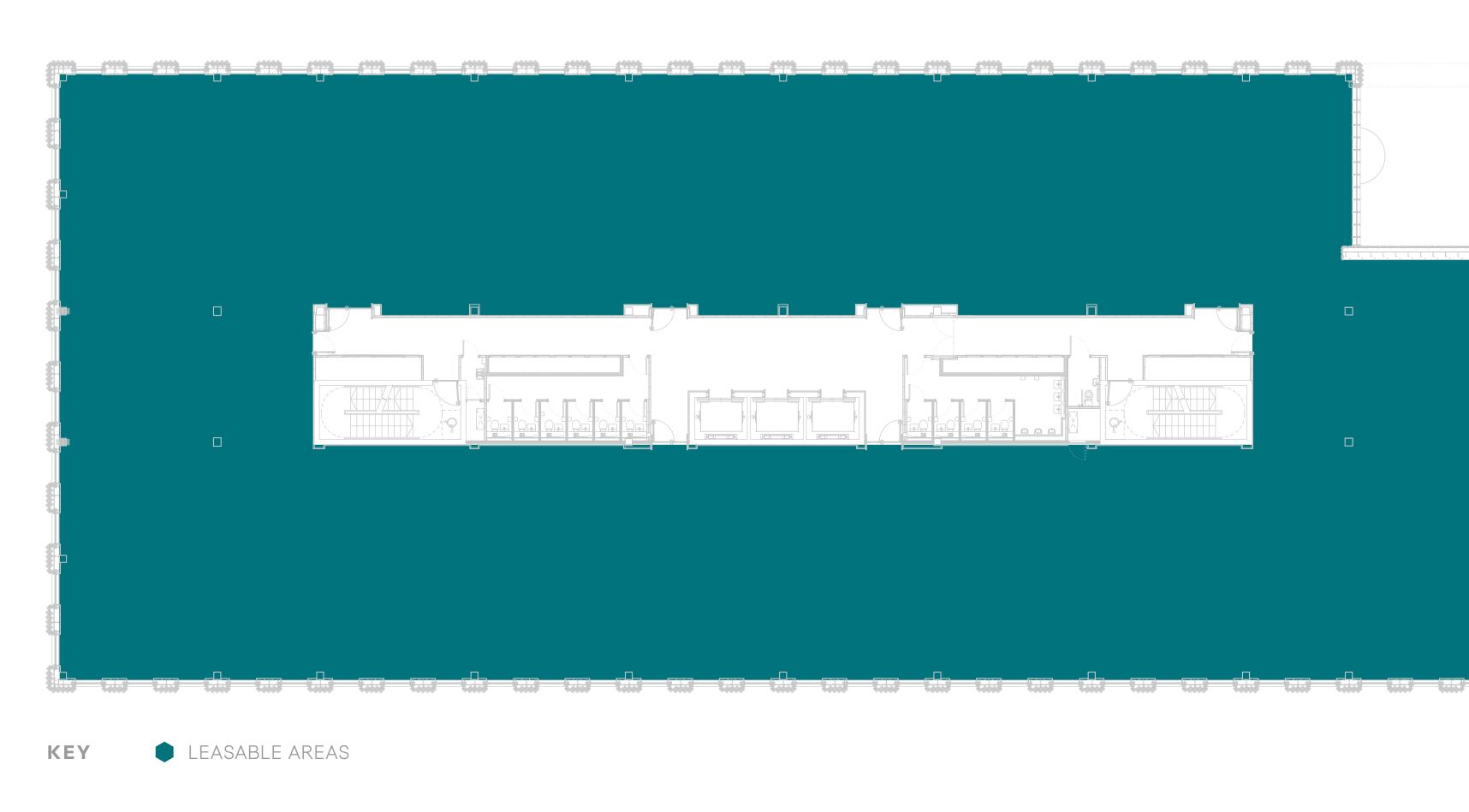
OUR NETWORK

FLOOR PLANS

FLOOR PLANS

FOUR THREE TWO ONE MEZZANINE GROUND

TOTAL AREA: 17,892 SQ FT



PROPERTY SPECIFICATION

CLICK HERE TO EXPLORE THE INTERACTIVE MODEL









GALLERY

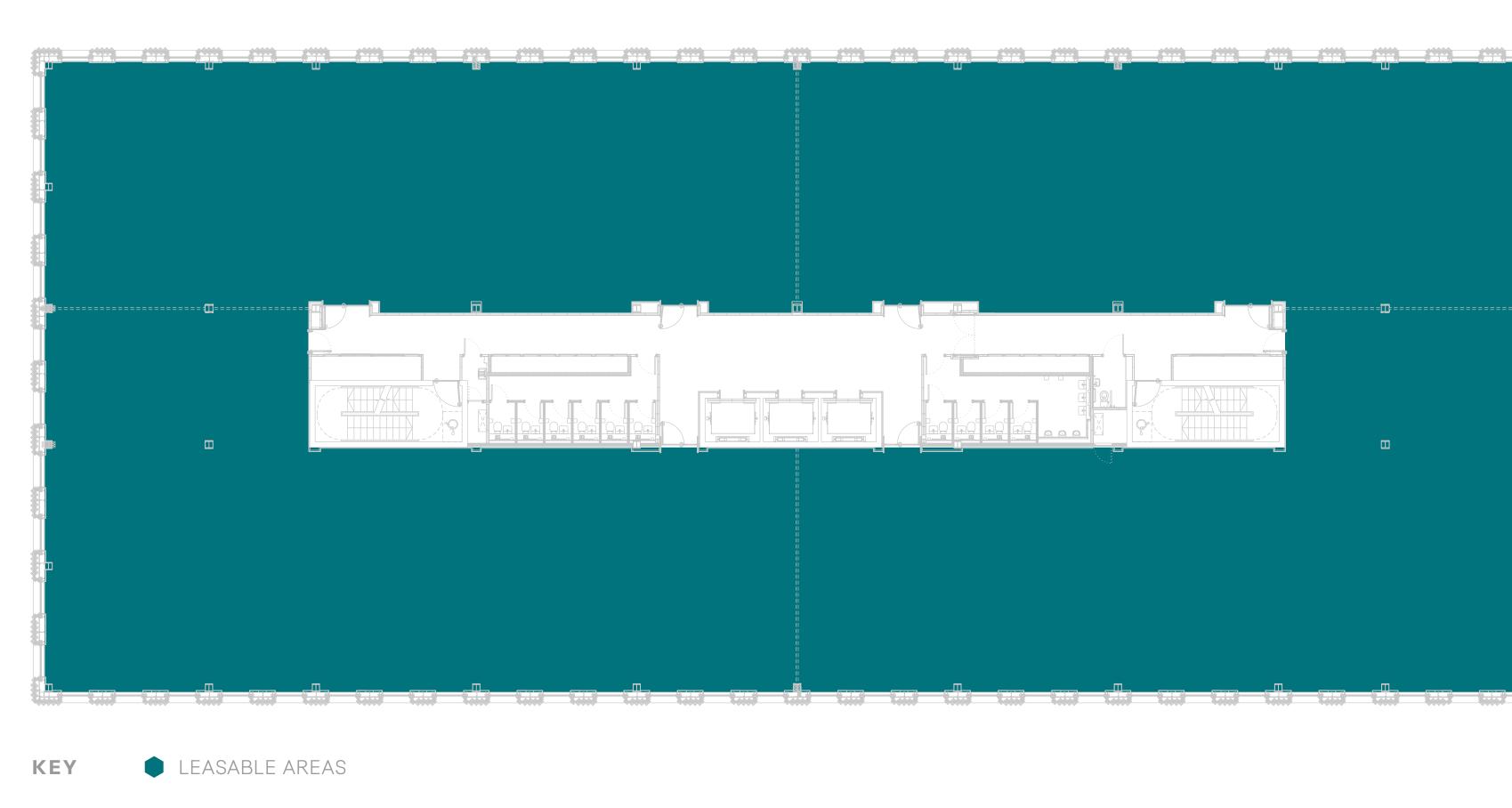
OUR NETWORK

FLOOR PLANS

FLOOR PLANS

FOURFOURFOURTHREETHREETWOONEMEZZANINEGROUND

TOTAL AREA: 18,576 SQ FT



CONTACT

PROPERTY SPECIFICATION

YOUR COMMUNITY

CLICK HERE TO EXPLORE THE INTERACTIVE MODEL







GALLERY

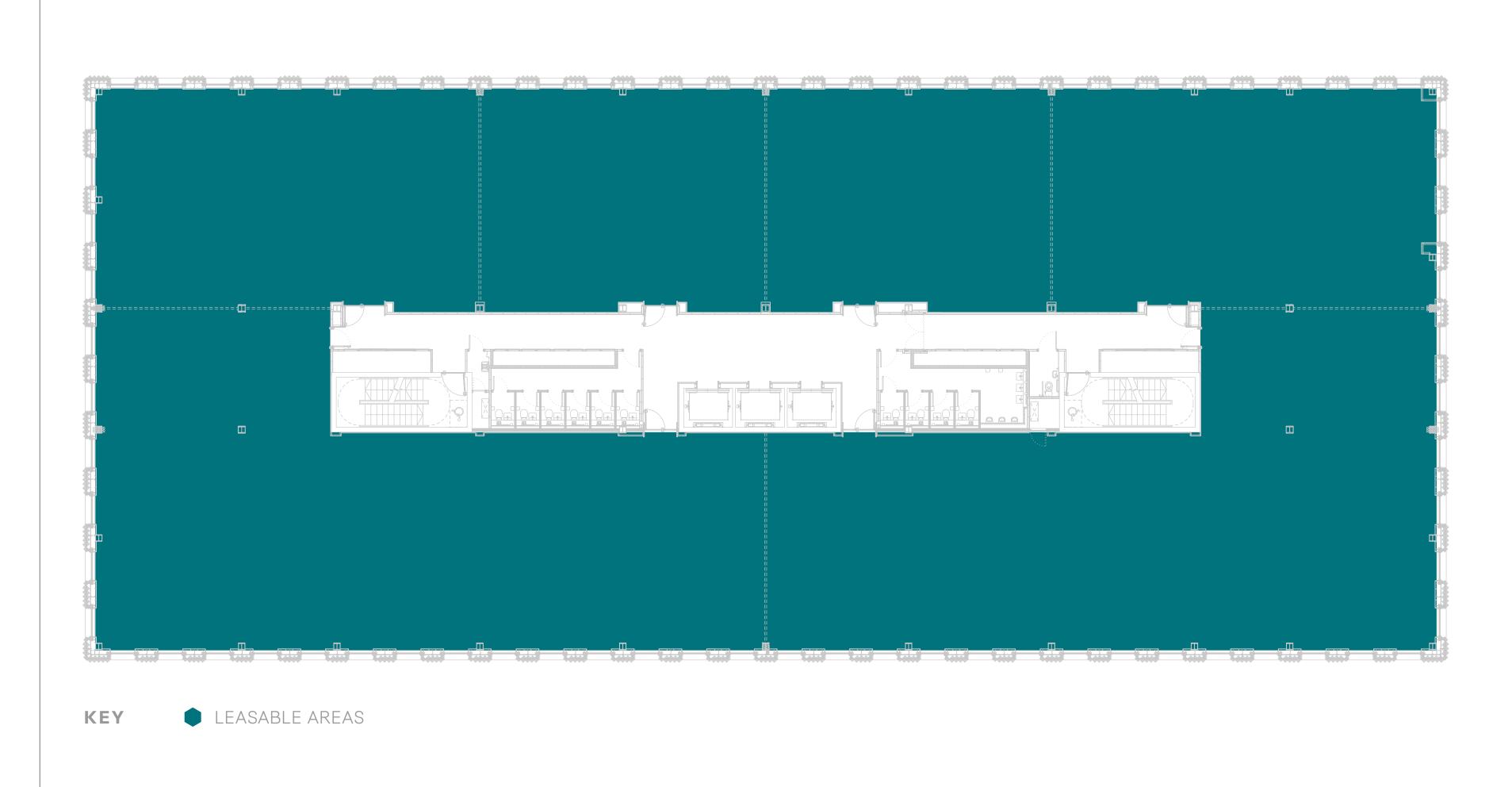
OUR NETWORK

FLOOR PLANS

FLOOR PLANS

FOUR THREE TWO NE \mathbf{O} MEZZANINE GROUND

TOTAL AREA: 18,576 SQ FT



CONTACT

PROPERTY SPECIFICATION

CLICK HERE TO EXPLORE THE INTERACTIVE MODEL







GALLERY

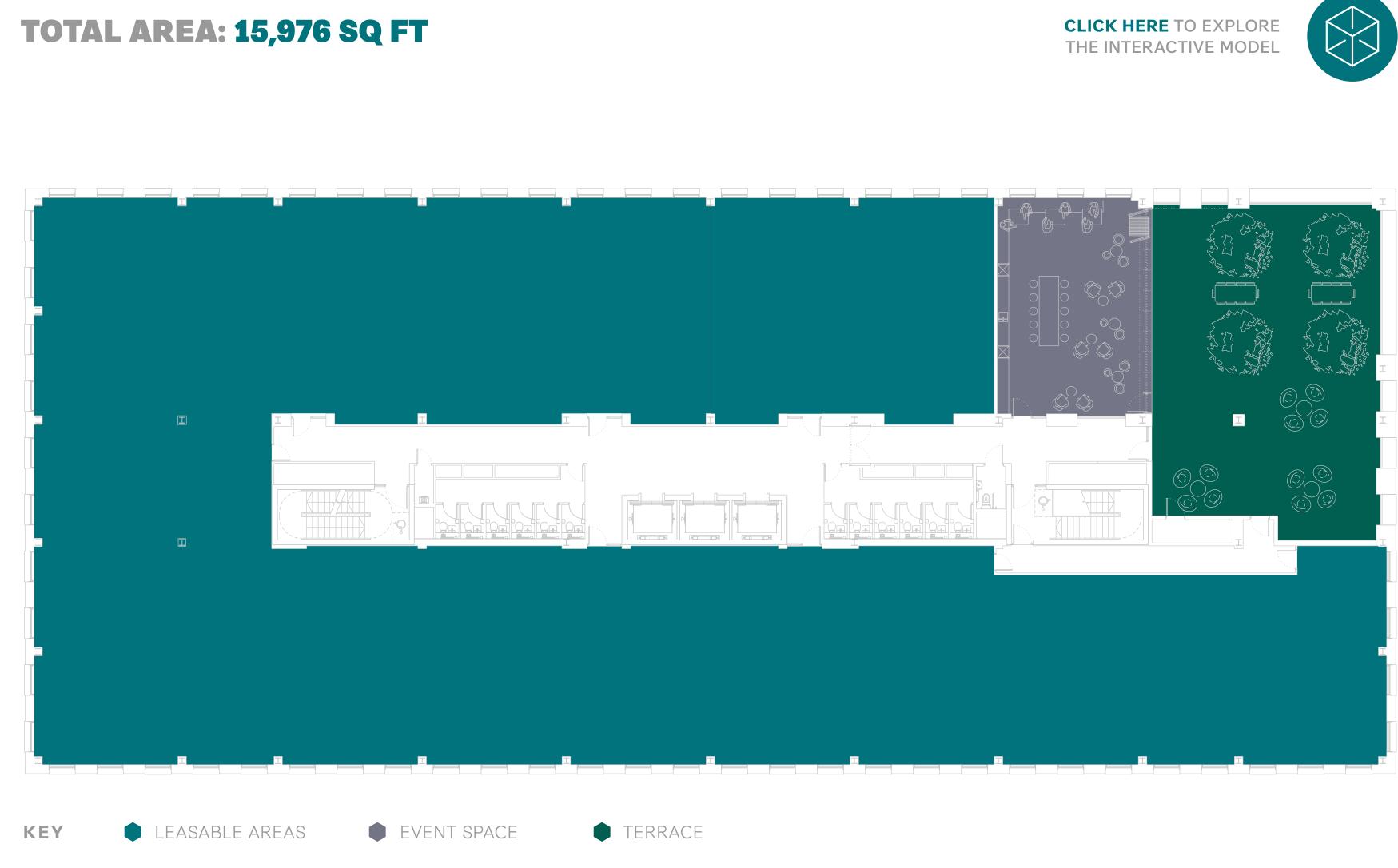
OUR NETWORK

FLOOR PLANS

FLOOR PLANS



FOUR THREE TWO NE \mathbf{O} MEZZANINE GROUND



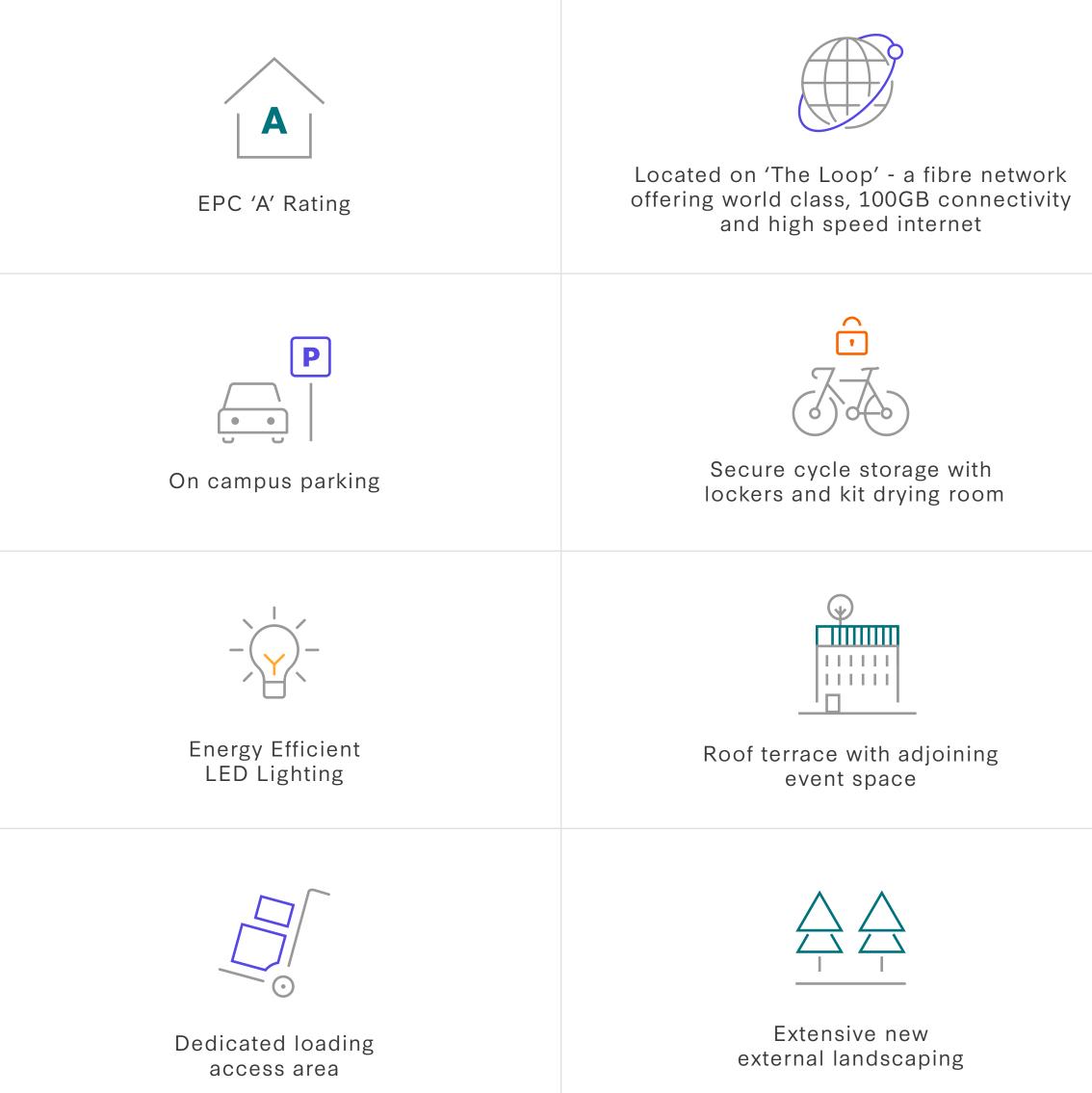
PROPERTY SPECIFICATION





GALLERY

OUR NETWORK FLOOR PLANS



PROPERTY

YOUR COMMUNITY

SPECIFICATION

Innovative M&E Systems to achieve low carbon emissions	750m2 roof PV solar power
Showers and changing facilities	3.2m floor to ceiling height upper floor offices with an exposed pre- cast concrete soffit and services
24 hour fob access	5.8m double height reception area
Fully Air Conditioned	Office suites from 419 sq ft (38.9m ²) to 18576 sq ft (1726.4m ²) floorplates. 91,000 sq ft total building

CONTACT



LOCATION COMPANIES

OUR NETWORK TESTIMONIALS

YOUR COMMUNITY

Over 150 fast-growth start-ups, scale ups and global businesses call Manchester Science Park their home with over 2000 people based at the campus. This vibrant, thriving community is home to likeminded startups, scale ups and global names in life sciences, tech and advanced materials, and through our business support and community activities provides opportunities to collaborate, network and make new connections.



PROPERTY EVENTS

YOUR COMMUNITY CAMPUS FACILITIES



COMPANIES

OUR NETWORK TESTIMONIALS

IN GOOD COMPANY

ans group













PROPERTY

EVENTS

YOUR COMMUNITY CAMPUS FACILITIES









Contraction and the second sec











CONTACT



COMPANIES

WHAT YOUR FUTURE FELLOW COMMUNITY THINKS

Manchester Science Park is home to 150 innovative tech and life science businesses who you'll be able to call your neighbours if you choose to be located at Base. Here's just a few of them and what they think about being based on the campus.



OUR NETWORK TESTIMONIALS

Manchester Science Park's location right next to the University of Manchester has been fantastic for us. The University has a top tier computer science programme and we hire a lot of software engineers from there. The facilities are awesome and there's a great community of other tech companies on the campus. It's very cost effective so money can go to things we need most.

WESLEY VERNE CTO STEAMACO

PROPERTY

EVENTS

The best parts of being at Manchester Science Park within the city's innovation district are having the ability to foster relationships and collaborate with like minded business entrepreneurs, and the opportunities to access the universities and hospitals to develop strong links and bring in new technologies that will benefit the local population.

YOUR COMMUNITY CAMPUS FACILITIES

Being located at Manchester Science Park gives us proximity to customers and a fantastic test bed in the local hospitals and universities that's absolutely second to none. On top of that, the Bruntwood SciTech team have helped us build a specialist office and workshop, and put on onsite events to keep our team up to date with the city and sector.

SAMEER KOTHAR CEO ZILICO

ALISTAIR WILLIAMS CEO LUCID INNOVATION

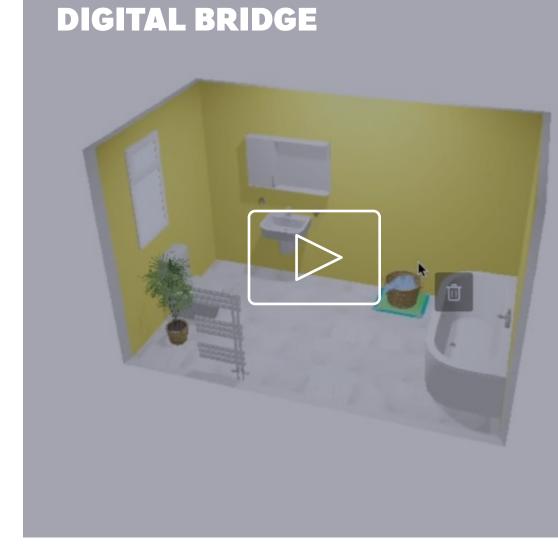


COMPANIES

OUR NETWORK TESTIMONIALS

WHAT YOUR FUTURE FELLOW COMMUNITY THINKS

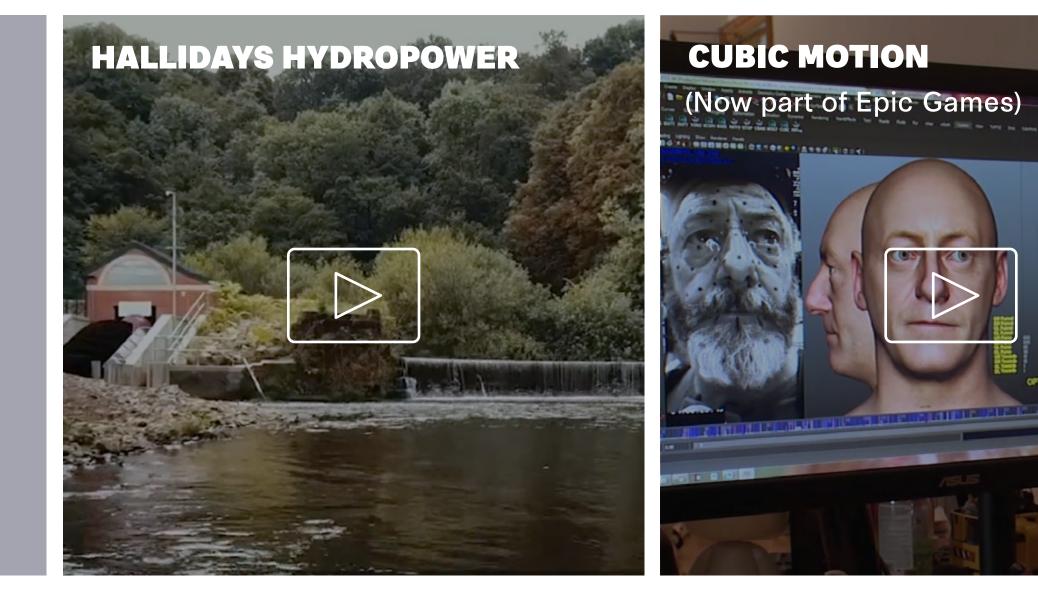
Manchester Science Park is home to 150 innovative tech and life science businesses who you'll be able to call your neighbours if you choose to be located at Base. Here's just a few of them and what they think about being based on the campus.





PROPERTY EVENTS

YOUR COMMUNITY CAMPUS FACILITIES







COMPANIES

WHAT YOUR FUTURE FELLOW COMMUNITY THINKS

Manchester Science Park is home to 150 innovative tech and life science businesses who you'll be able to call your neighbours if you choose to be located at Base. Here's just a few of them and what they think about being based on the campus.



OUR NETWORK

TESTIMONIALS

In our annual customer impact survey, **businesses at Manchester Science Park**

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

PROPERTY

EVENTS

update us on the benefits they see by being located in the Bruntwood SciTech network.

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

YOUR COMMUNITY CAMPUS FACILITIES

59%

agree Manchester Science Park gives them access to the skills their business needs



LOCATION COMPANIES

A VIBRANT SOCIAL COMMUNITY

By joining the Bruntwood SciTech community at Manchester Science Park 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 round the corner from Manchester Science Park and their worldwide corporate discount programme.

OUR NETWORK TESTIMONIALS









EVENTS

PROPERTY

YOUR COMMUNITY CAMPUS FACILITIES





LOCATION **COMPANIES**

CAMPUS FACILITIES

By locating to Base your business and employees gain access to all the facilities at Manchester Science Park in addition to those in Base. These include on site car parking with EV charging points, additional secure cycle storage, the studio gym, cafe, pub, additional meeting rooms, additional event space, shared breakout space, and an Amazon locker.

OUR NETWORK TESTIMONIALS







EVENTS

PROPERTY

YOUR COMMUNITY CAMPUS FACILITIES



OUR NETWORK

CONTACT US

If you'd like any further information on Base, Manchester Science Park or Bruntwood SciTech please don't hesitate to get in contact with us by dropping us an email or giving us a call.

Tom Renn

Managing Director Bruntwood SciTech - Manchester

07787 523498



bruntwood.co.uk/scitech

PROPERTY

YOUR COMMUNITY

Shilpa Lakhanpal

Asset Manager Bruntwood SciTech - Manchester

07825 845754

Will Hughes

Commercial Manager Bruntwood SciTech - Manchester

07384 216600

A development by



