

MANCHESTER SCIENCE PARK

One of the UK's most established, vibrant, science and tech communities in the heart of Manchester's innovation district

ENTER

bruntwood
SciTech

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.

By being located at Manchester Science Park you'll be at the heart of Manchester's innovation district - the Oxford Road Corridor, one of Europe's top 5 innovation districts and 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.

Greater Manchester is recognised as a High Potential Opportunity Zone for investment in healthy ageing, molecular diagnostics, and smart technologies, and one of the top 3 UK biomedical clusters, with almost 11,500 people working in pharmaceutical, biotechnology and medtech businesses and more in the wider ecosystem. The North West employs the largest number of people in life sciences in the UK outside of the Golden Triangle, and with staff that are typically less transient, providing access to a rich and expert pool of talent.

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

**MANCHESTER
SCIENCE PARK**

**CIRCLE
SQUARE**

ID MANCHESTER

**CITYLABS
CAMPUS**

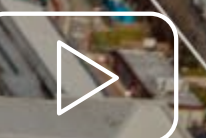


"The Manchester Oxford Road Corridor has the good buildings, the cultural offer, the sector and the cluster legacies that are evolving. You couldn't dream up what's happening here. Manchester is taking collaboration to another level."

BRUCE KATZ
BROOKINGS INSTITUTION
WASHINGTON DC

Discover how to
get to Manchester
Science Park.

[Click here to
watch our video](#)



LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

PARTNERS



[LOCATION](#)[PARTNERS](#)[SUPPORT](#)[COMMUNITY](#)[PROPERTY](#)

SUPPORTING YOUR BUSINESS

Funding & Finance



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

£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, Northern Gritstone, the Manchester Tech Trust and Praetura.

Skills & Talent



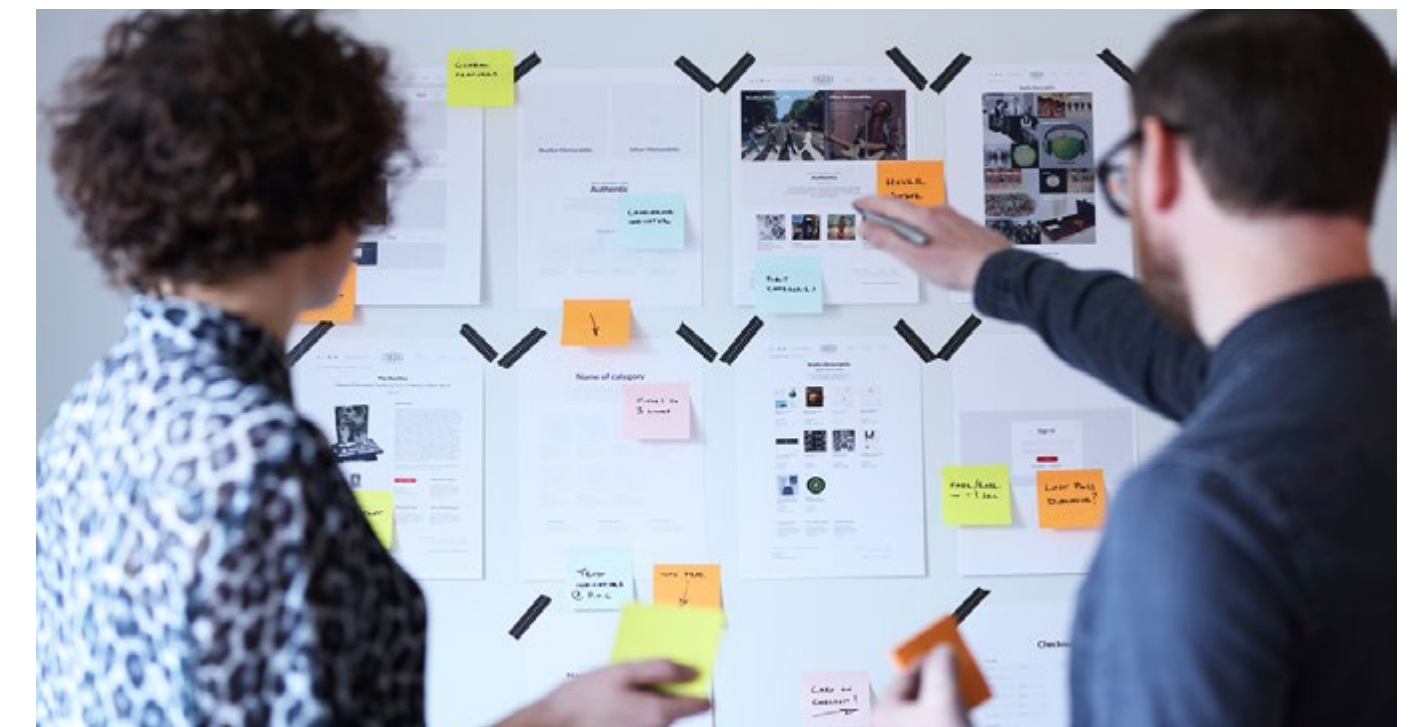
Access the skills and talent your business needs through our partner network and links to the city's top universities.

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 Bionow, 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.

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.

SEE WHAT YOUR FUTURE NEIGHBOURS THINK ABOUT BEING LOCATED AT MANCHESTER SCIENCE PARK

// 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. //



ALISTAIR WILLIAMSON
CEO LUCID INNOVATION

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

49%

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

22%

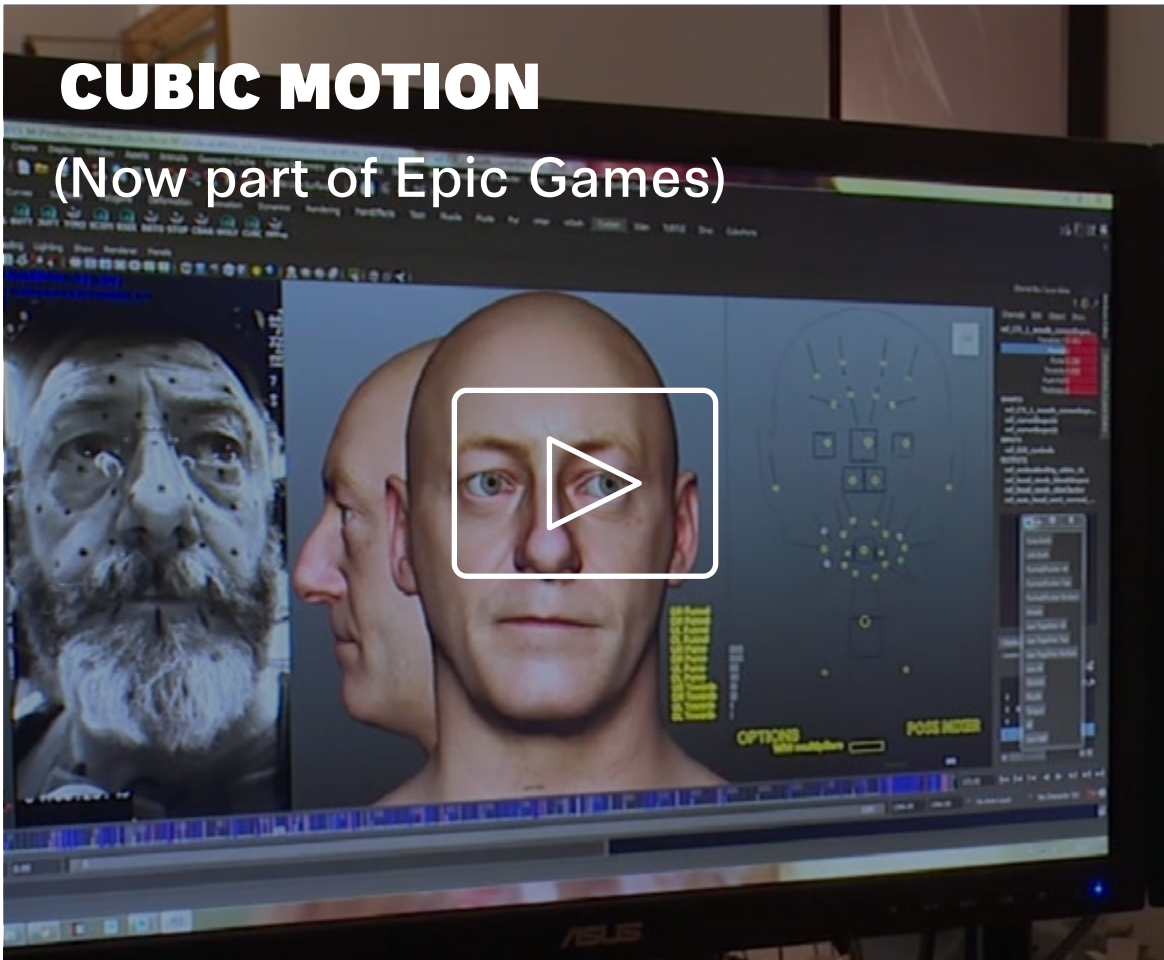
of businesses raised investment in the last 12 months

93%

of businesses are confident in their future prospects

59%

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



MANCHESTER SCIENCE PARK

CONTACT

LOCATION

PARTNERS

SUPPORT

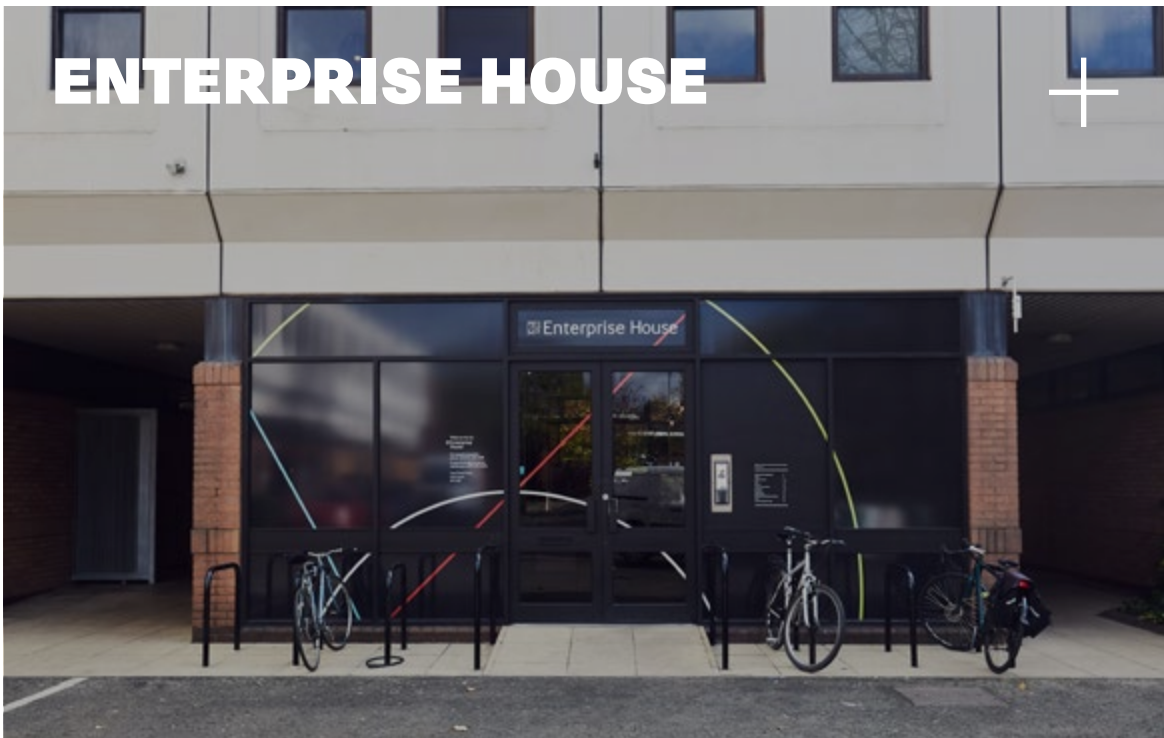
COMMUNITY

PROPERTY

MEETING ROOMS

EVENT SPACE

AVAILABLE PROPERTIES



MANCHESTER SCIENCE PARK

LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS

EVENT SPACE

PREVIOUS











NEXT

THE BRIGHT BUILDING

Located at the heart of Manchester Science Park the Bright Building is where the campus’ central amenities are located offering 52,287 sq ft of flexible office space, flexible breakout spaces, a 180 person event space, cafe, studio gym, showers, sports kit drying room and lockers. Alongside outdoor shared areas to help bring you and like-minded business together from across the park.

There is one suite now available offering 3,688 sq ft. The suite is ready to lease on the 2nd floor of the building, complete with high spec Cat A & B fit out including three meeting rooms, a fitted kitchen and a breakout bleacher seat space.



-  24 hour access 24 hour security
-  Ultra-fast 100Gb internet connectivity
-  Studio Gym
-  Collaboration spaces
-  EV charging points & on campus parking
-  Secure Cycle Storage
-  Showers, lockers, changing rooms
-  Kitchen facilities
-  Ground floor cafe
-  Access to all shared campus facilities



 BRIGHT BUILDING
INSPIRING SPACES FILM

GOOGLE TOUR



FLOOR PLAN



LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS

EVENT SPACE

PREVIOUS

NEXT

THE BRIGHT BUILDING

Located at the heart of Manchester Science Park the Bright Building is where the campus’ central amenities are located offering 52,287 sq ft of flexible office space, flexible breakout spaces, a 180 person event space, cafe, studio gym, showers, sports kit drying room and lockers. Alongside outdoor shared areas to help bring you and like-minded business together from across the park.

There is one suite now available offering 3,688 sq ft. The suite is ready to lease on the 2nd floor of the building, complete with high spec Cat A & B fit out including three meeting rooms, a fitted kitchen and a breakout bleacher seat space.

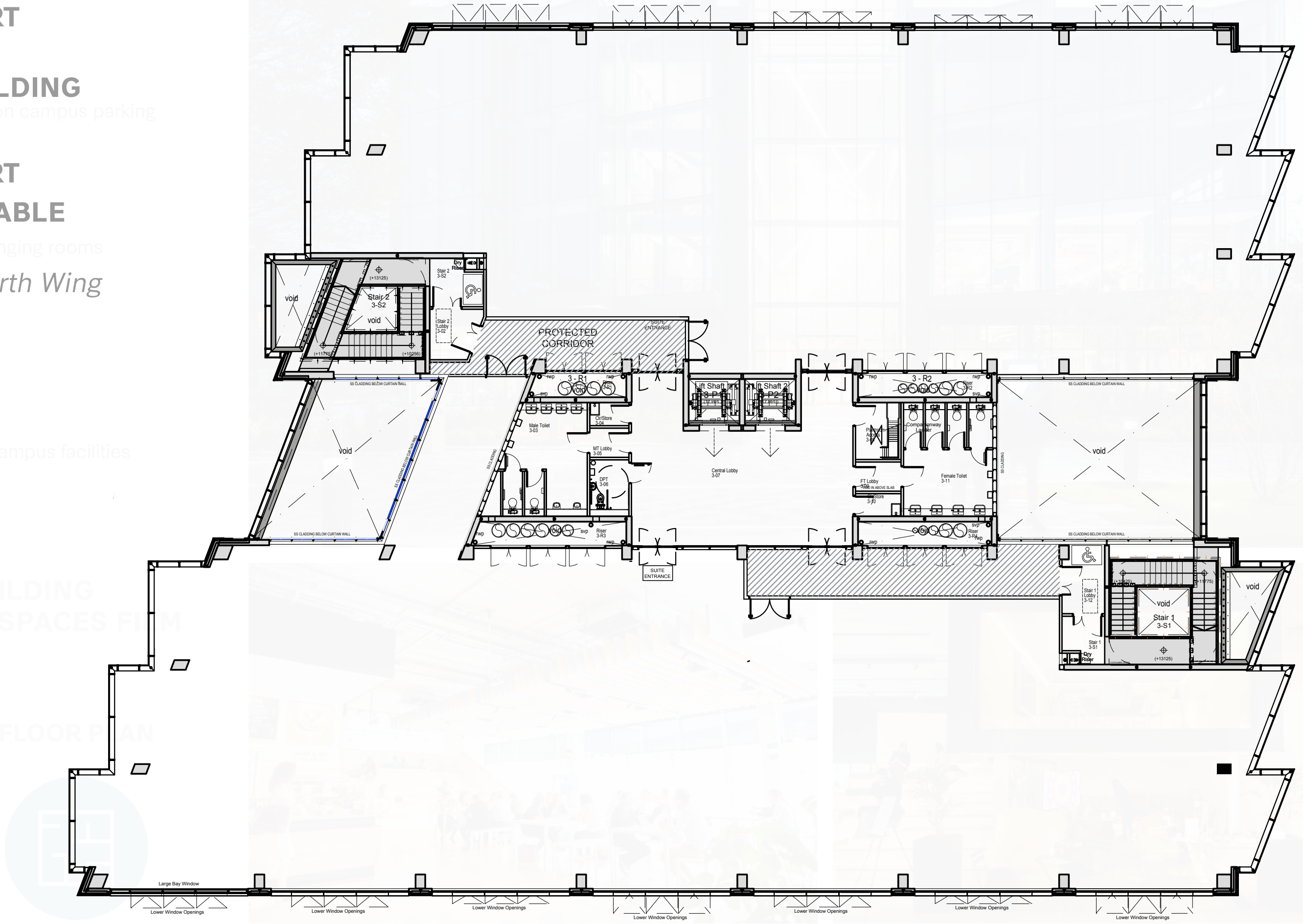


TYPICAL FLOOR PLAN

- 24 hour access 24 hour security
- Ultra-fast 100Gb internet connectivity
- Studio Gym
- MATTERPORT 360 OF THE BRIGHT BUILDING**
- EV charging points & on campus parking
- MATTERPORT 360 VIEW AVAILABLE SUITE HERE**
- Shared meeting rooms
- 2nd Floor North Wing
- Kitchen facilities
- Ground floor cafe
- Access to all shared campus facilities

BRIGHT BUILDING
INSPIRING SPACES FILM

GOOGLE TOUR FLOOR PLAN

A QR code that, when scanned, likely leads to a virtual tour of the building's interior spaces.

MANCHESTER SCIENCE PARK

LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS

EVENT SPACE

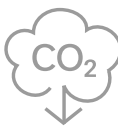







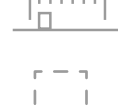

PREVIOUS

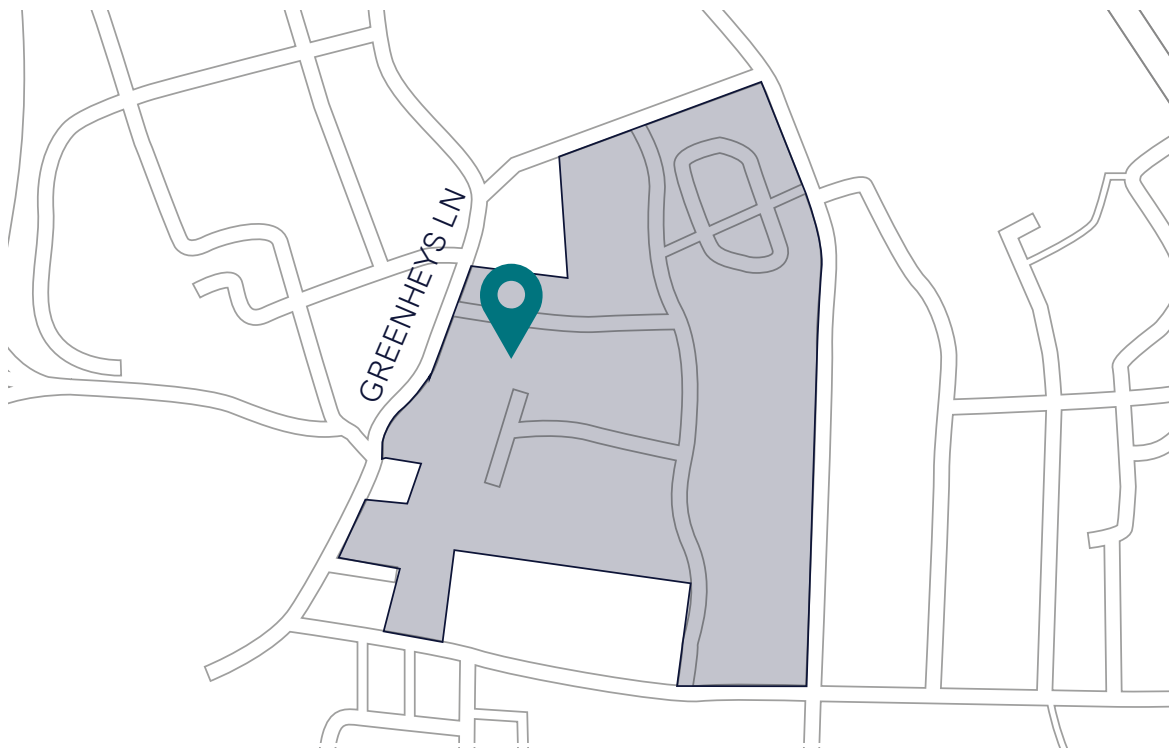
NEXT

BASE

The £21m redevelopment of Base is the newest phase of the masterplan for Manchester Science Park that was completed in July 2022, and offers 91,000 sq ft of world-leading sustainable office space, a new 165 person event space and roof terrace, meeting rooms and breakout space, and redeveloped surrounding landscaping for both businesses and the local community to use.

Base provides 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.

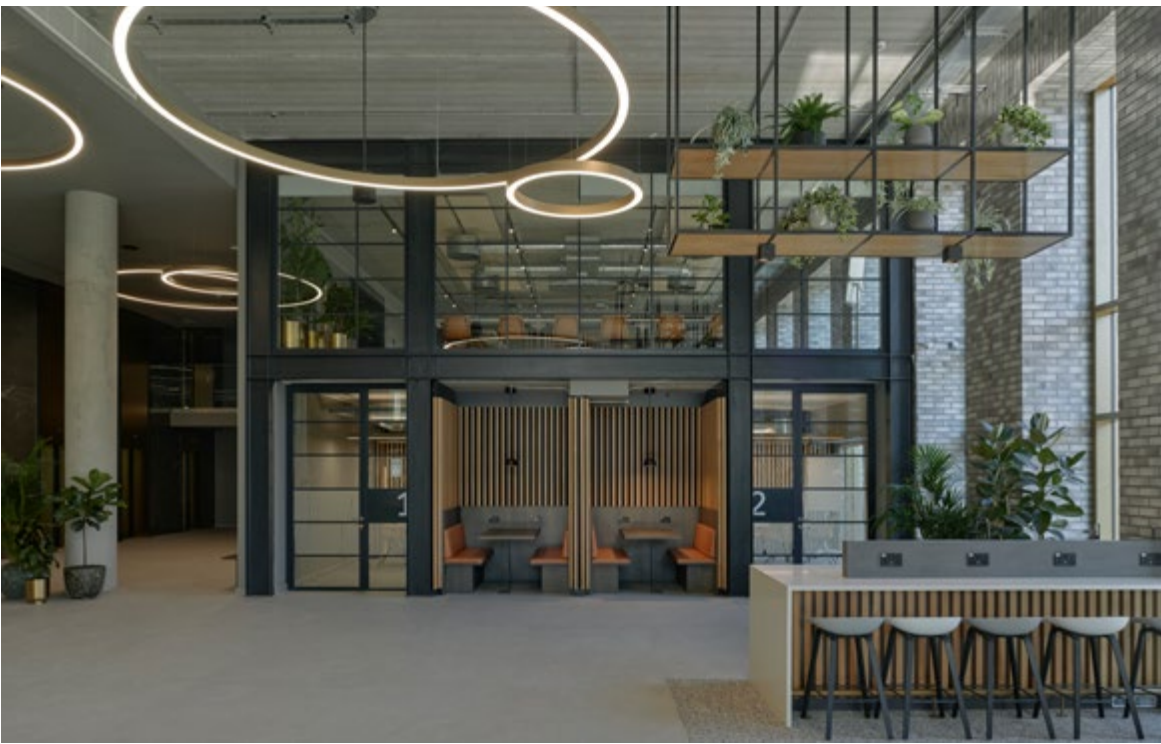
-  Net Zero Carbon in Operation
-  24 hour access 24 hour security
-  Ultra-fast 100Gb internet connectivity
-  24 person boardroom + 3 other meeting rooms
-  On campus parking
-  Internal secure bike store
-  Showers, lockers, changing rooms & sports kit drying room
-  165 person roof terrace event space
-  Double height makerspace for prototyping
-  704 m² solar PV



GOOGLE TOUR



FLOOR PLAN

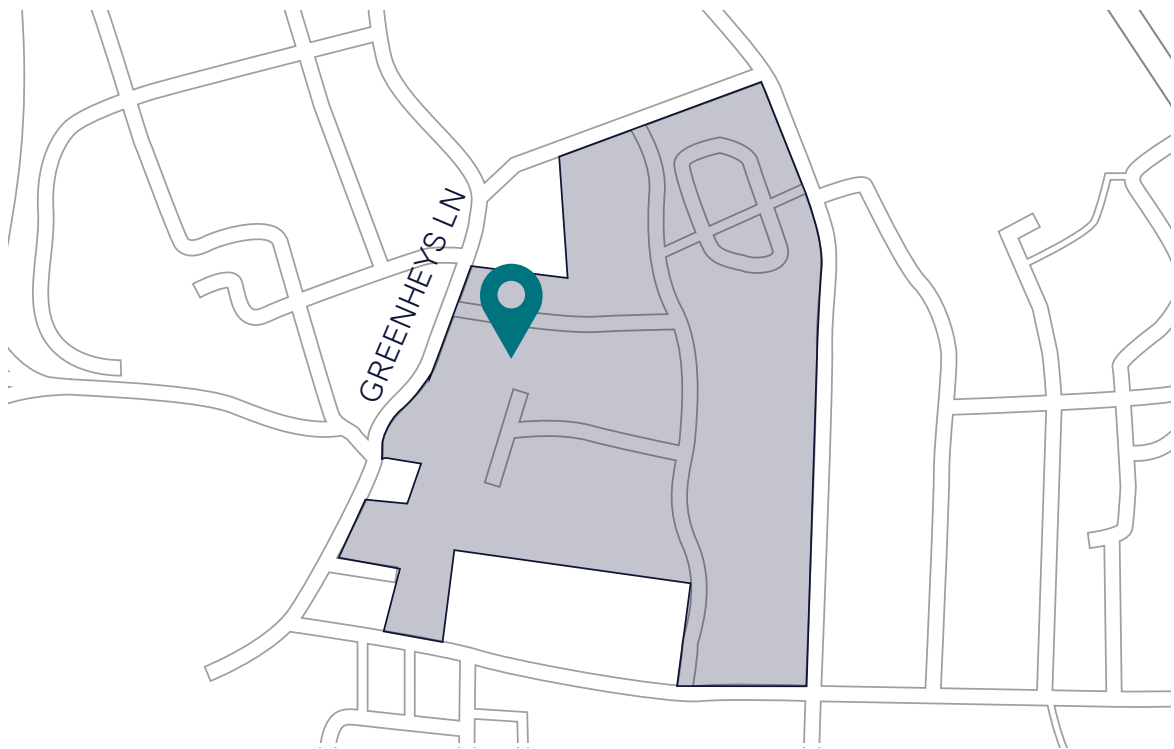


[LOCATION](#)[PARTNERS](#)[SUPPORT](#)[COMMUNITY](#)[PROPERTY](#)[MEETING ROOMS](#)[EVENT SPACE](#)[PREVIOUS](#)[NEXT](#)

BASE

The £21m redevelopment of Base is the newest phase of the masterplan for Manchester Science Park that was completed in July 2022, and offers 91,000 sq ft of world-leading sustainable office space, a new 165 person event space and roof terrace, meeting rooms and breakout space, and redeveloped surrounding landscaping for both businesses and the local community to use.

Base provides 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.



TYPICAL FLOOR PLAN

- Net Zero Carbon in Operation
- 24-hour access 24-hour security
- Ultra-fast 100Gb internet connectivity
- 24 person boardroom + 3 other meeting rooms
- On car parking
- Internal secure bike store
- Shower lockers, changing rooms & sports kit drying room
- 165 person roof terrace event space
- Double height makerspace for prototyping
- 704 m² solar PV

A detailed architectural floor plan of a typical office floor. The plan shows a large rectangular space with various rooms, including a large open-plan office area, several meeting rooms, a boardroom, and a large event space. There are also smaller rooms, likely for storage or restrooms. The plan is surrounded by a thick black border.

GOOGLE TOUR

FLOOR PLAN

A square QR code located in the bottom left corner of the floor plan section.

A circular icon containing a simplified floor plan diagram, located in the bottom center of the floor plan section.

A circular button with a white checkmark inside, located in the top right corner of the floor plan section.

LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS



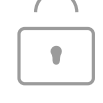





EVENT SPACE

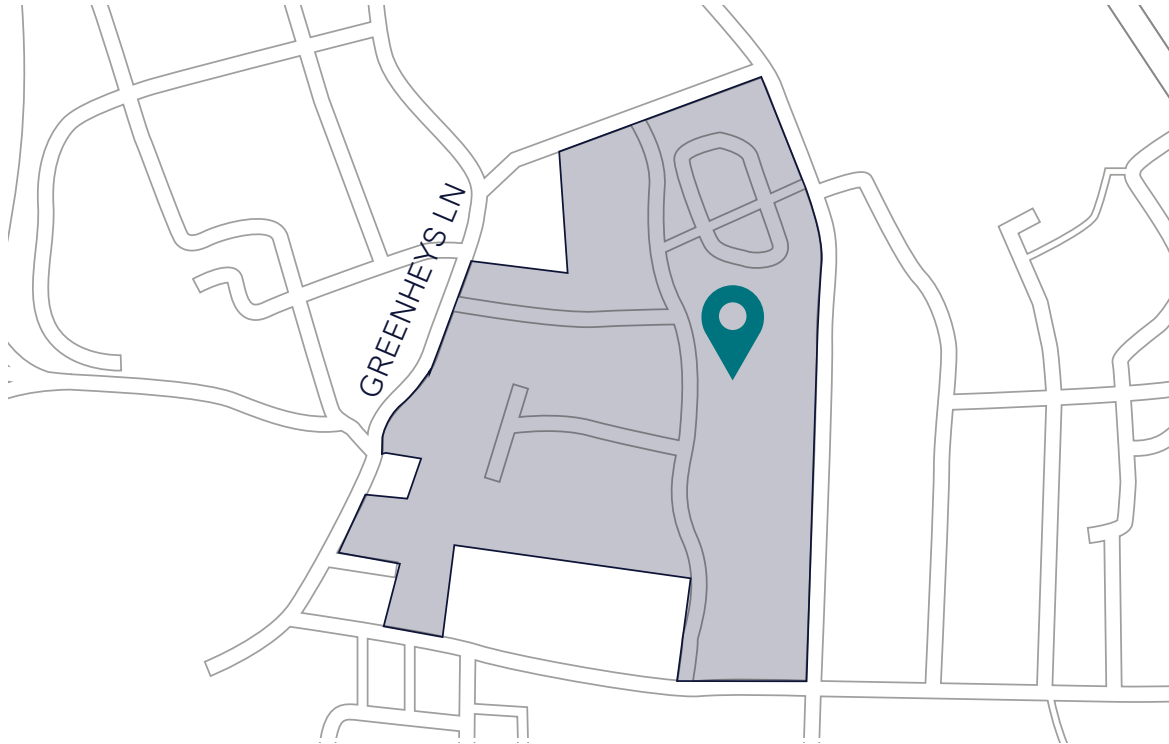
PREVIOUS

NEXT

ENTERPRISE HOUSE

Built in 1984, Enterprise House offers 24,437 sq ft of flexible office space, ideal for small businesses and established businesses working in life sciences, tech or advanced materials. Separated over two floors, the ground floor provides self-contained, world-class suites and the first floor provides several units adjacent to the central corridor, offering a mix of both laboratory and office space bespoke to your business needs.

-  24 hour access
-  Ultra-fast 100Gb internet connectivity
-  24 hour security
-  On-site car parking
-  Bike racks
-  Showers
-  Kitchen facilities
-  Access to all shared campus facilities



GOOGLE TOUR



FLOOR PLAN



LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS

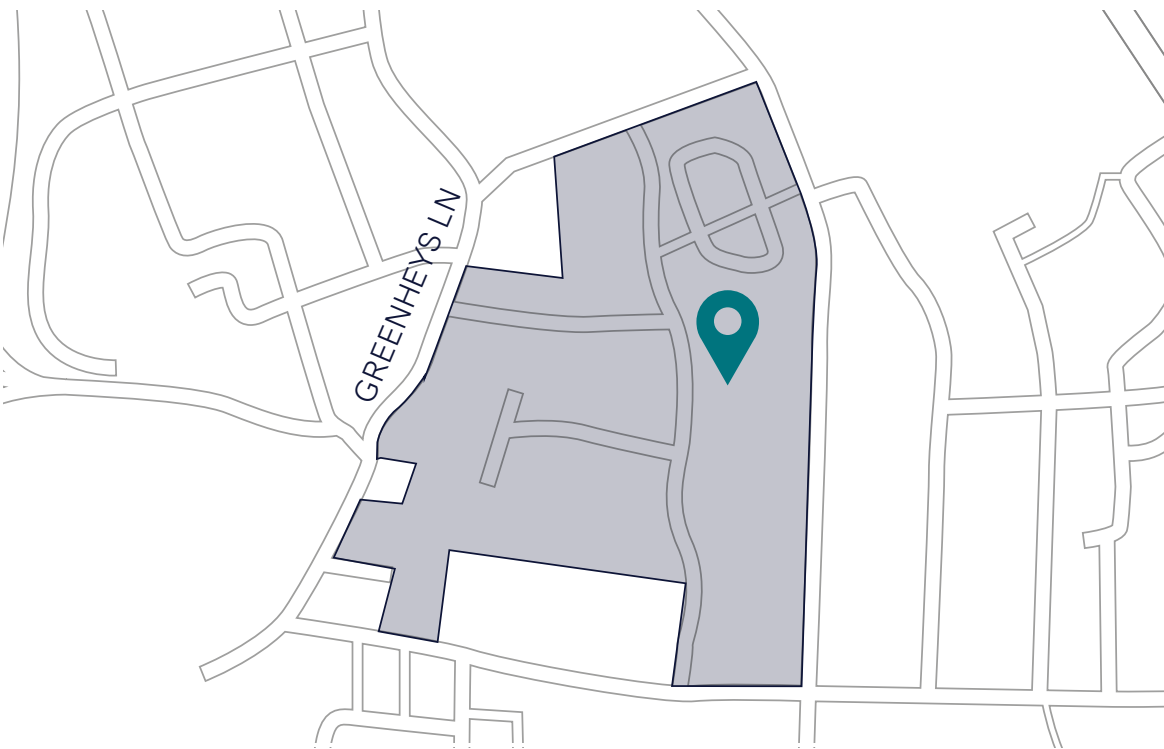
EVENT SPACE

PREVIOUS

NEXT

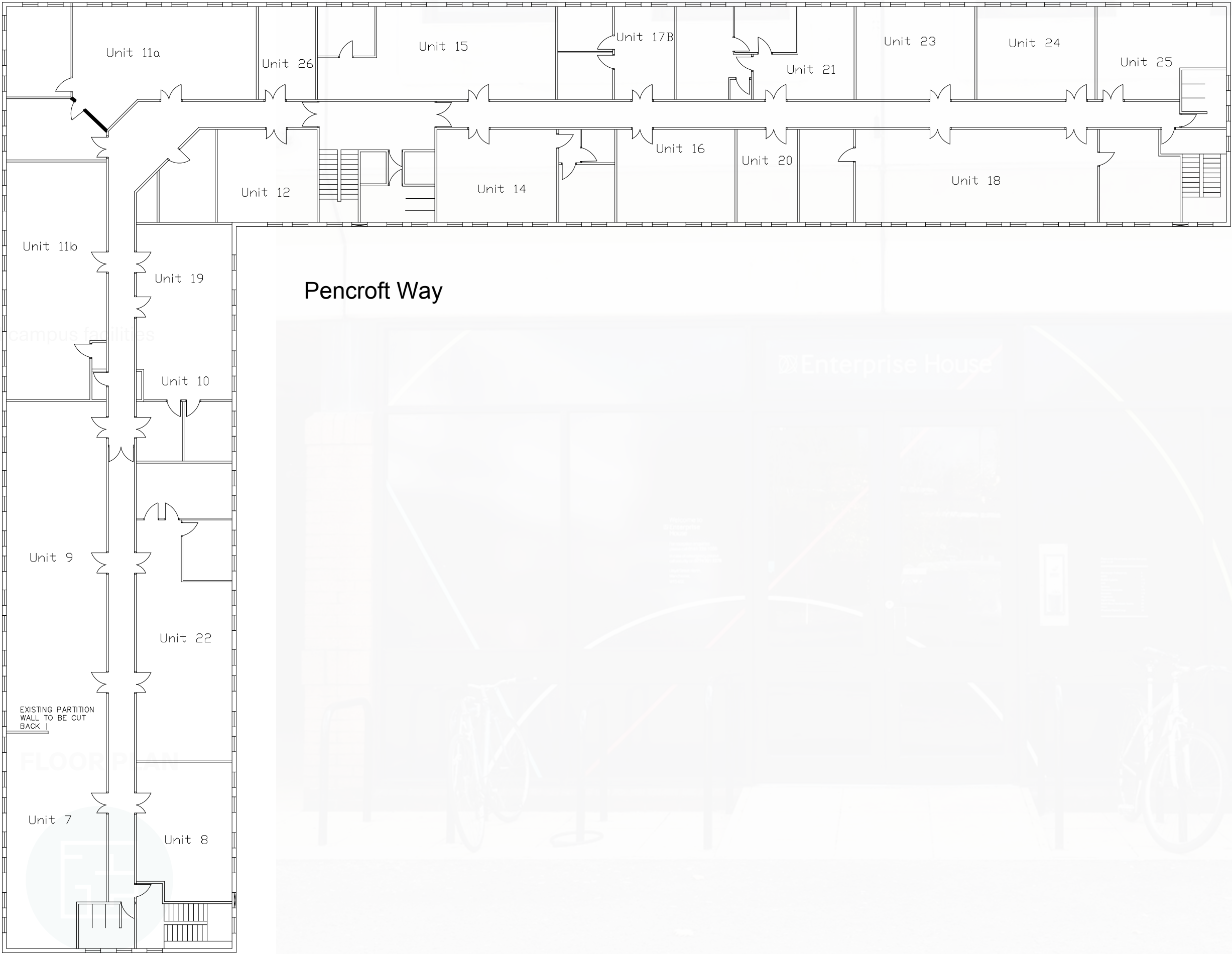
ENTERPRISE HOUSE

Built in 1984, Enterprise House offers 24,437 sq ft of flexible office space, ideal for small businesses and established businesses working in life sciences, tech or advanced materials. Separated over two floors, the ground floor provides self-contained, world-class suites and the first floor provides several units adjacent to the central corridor, offering a mix of both laboratory and office space bespoke to your business needs.



TYPICAL FLOOR PLAN

- 24 hour access
- Ultra-fast 100Gb internet connectivity
- 24 hour security
- On-site car parking
- Bike racks
- Showers
- Kitchen facilities
- Access to all shared campus facilities



GOOGLE TOUR



MANCHESTER SCIENCE PARK

LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS








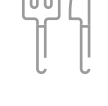

EVENT SPACE

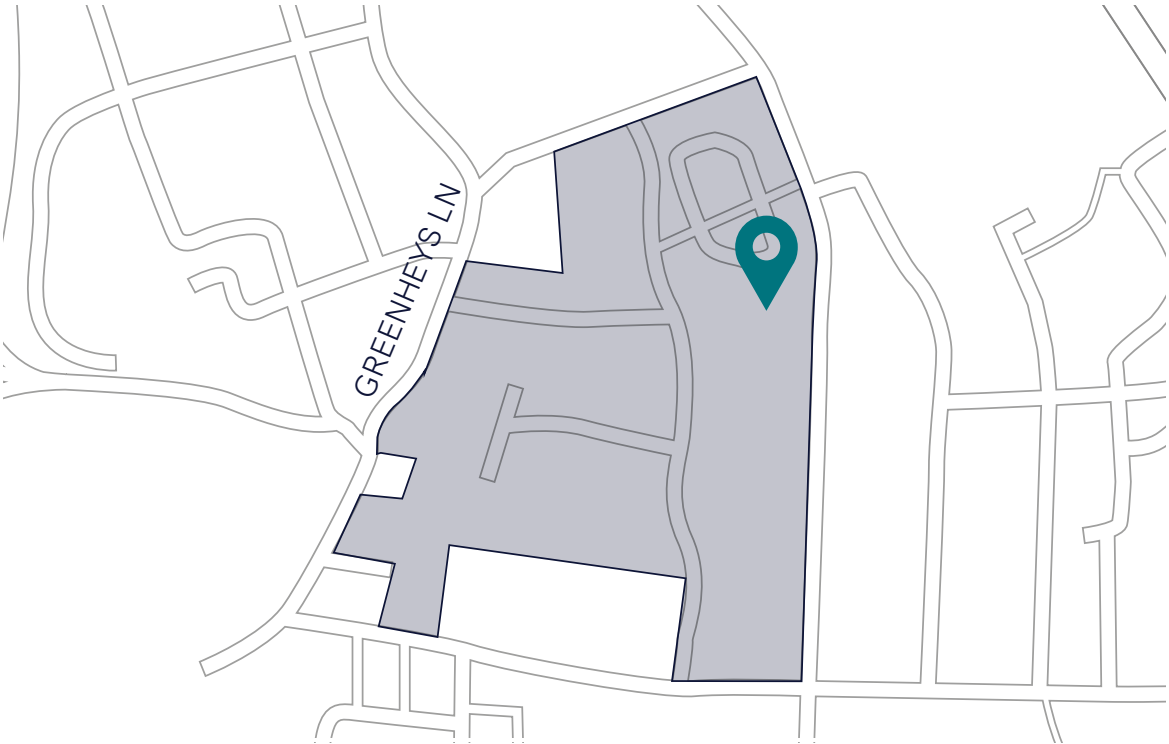
PREVIOUS

NEXT

KILBURN HOUSE

Built in 1999, Kilburn House offers 34,901 sq ft of self-contained and open plan office spaces as well as world-class laboratory spaces across its ground, first and second floors. The dynamic of the building is lively, providing a newly developed reception area and breakout space ideal for collaboration opportunities, maximising the benefits of being located in a community such as Manchester Science Park.

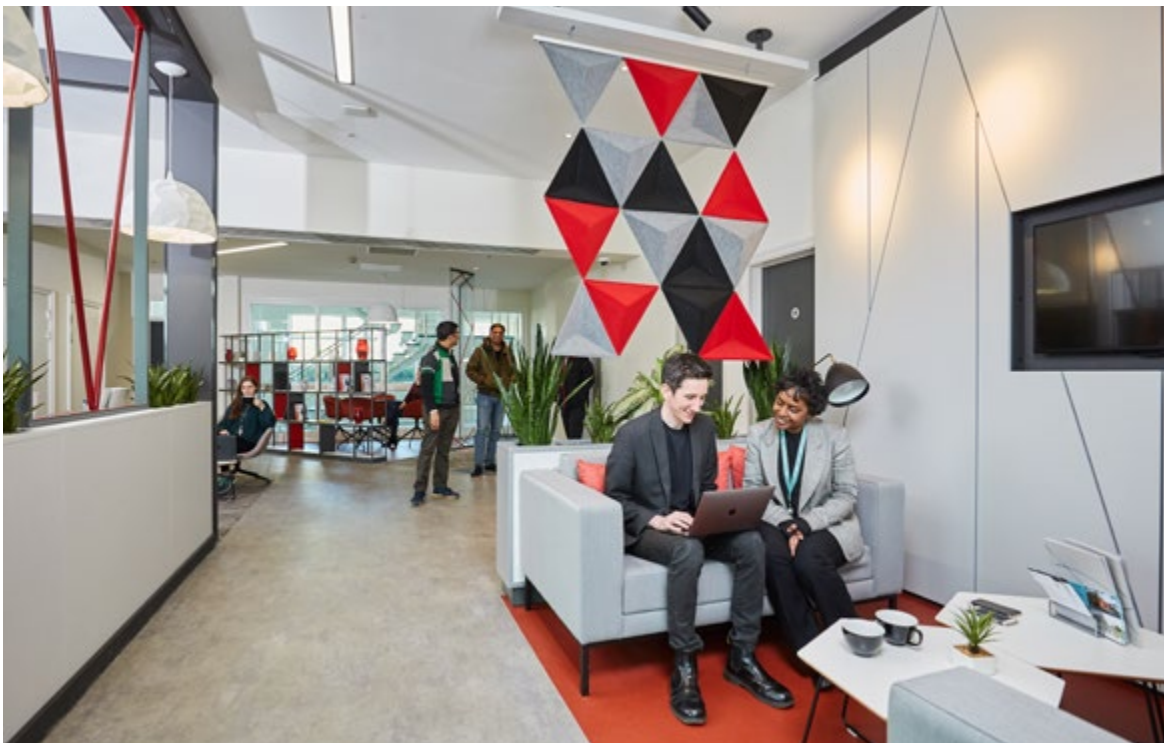
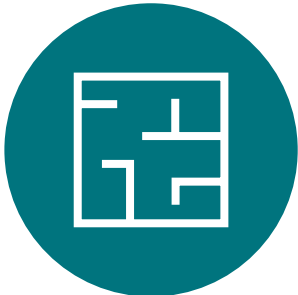
-  24 hour access
-  Ultra-fast 100Gb internet connectivity
-  24 hour security
-  Breakout and collaboration spaces
-  On campus parking
-  Bike racks
-  Showers
-  Kitchen facilities
-  Access to all shared campus facilities



GOOGLE TOUR



FLOOR PLAN



LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS

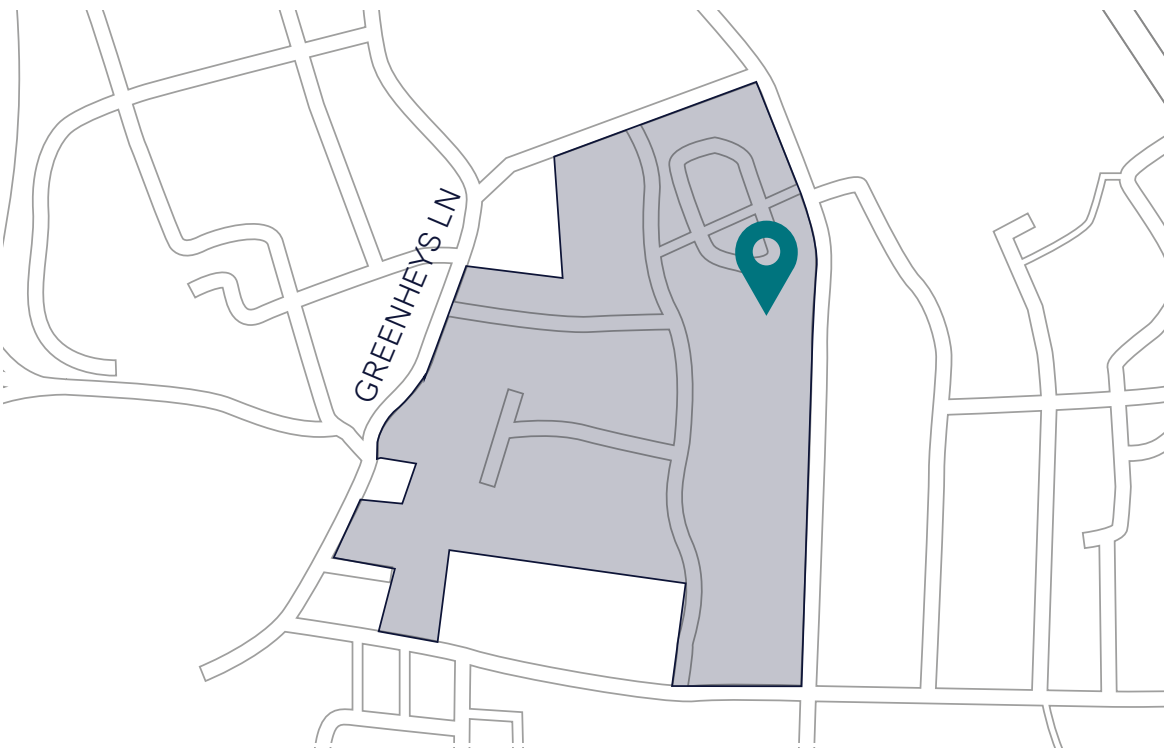
EVENT SPACE

PREVIOUS

NEXT

KILBURN HOUSE

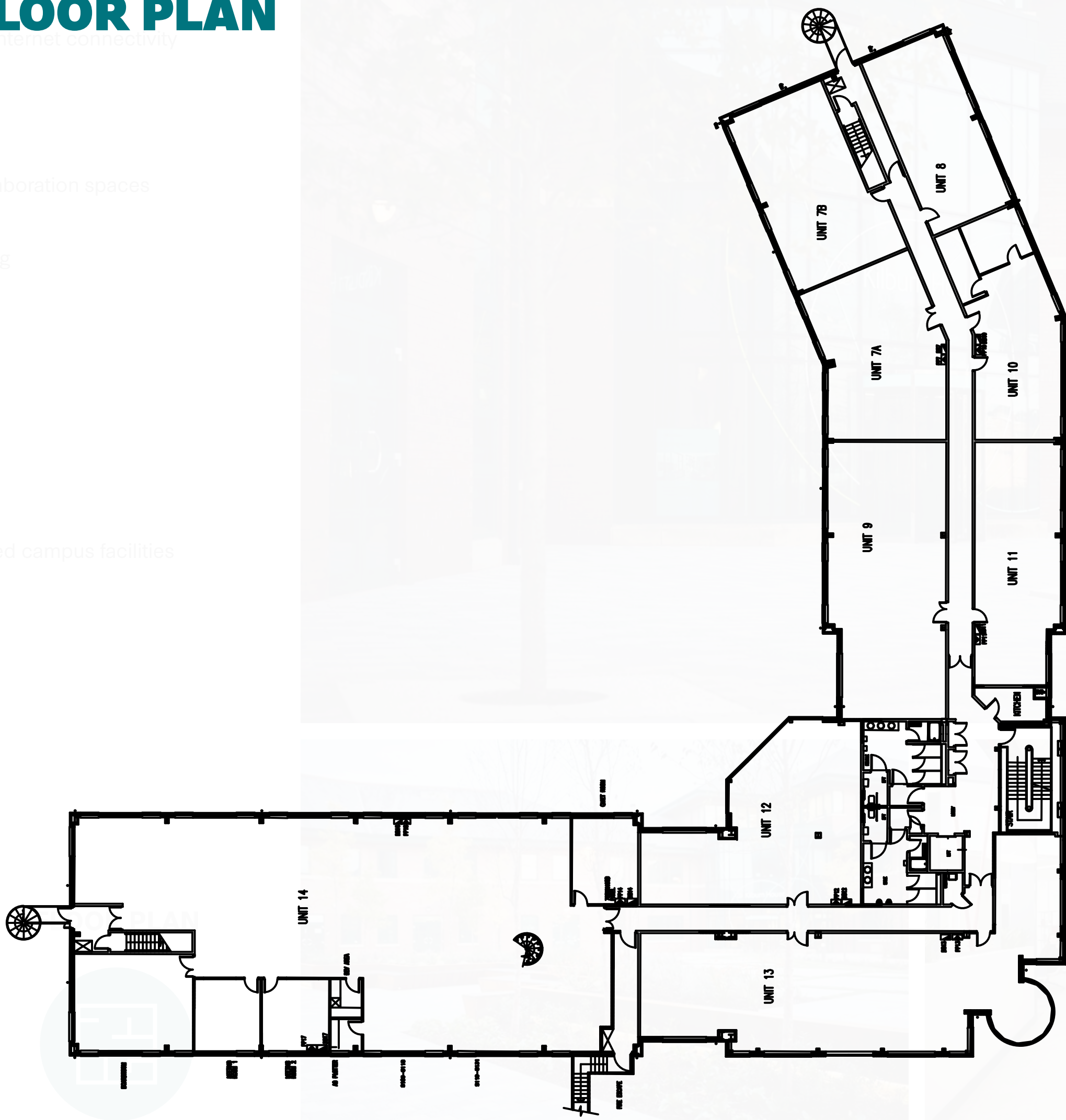
Built in 1999, Kilburn House offers 34,901 sq ft of self-contained and open plan office spaces as well as world-class laboratory spaces across its ground, first and second floors. The dynamic of the building is lively, providing a newly developed reception area and breakout space ideal for collaboration opportunities, maximising the benefits of being located in a community such as Manchester Science Park.



TYPICAL FLOOR PLAN

- 24 hour access
- Ultra-fast 100Gb internet connectivity
- 24 hour security
- Breakout and collaboration spaces
- On campus parking
- Bike racks
- Showers
- Kitchen facilities
- Access to all shared campus facilities

GOOGLE TOUR



LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS



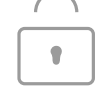






EVENT SPACE

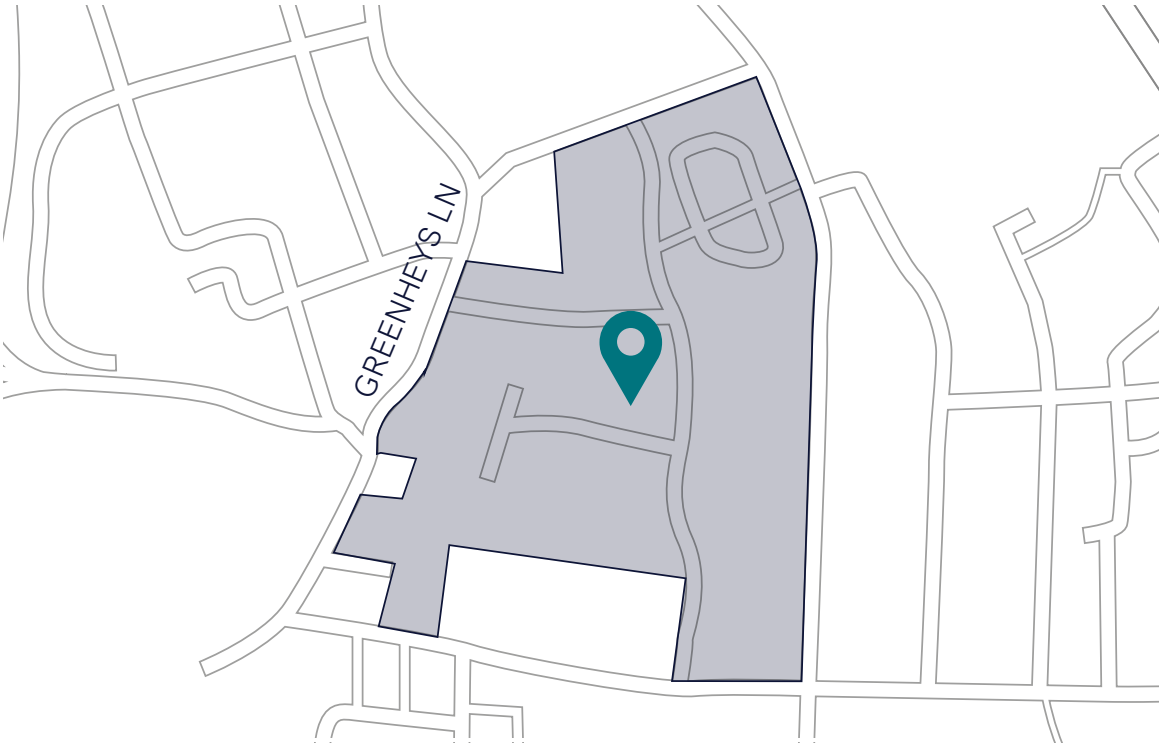
PREVIOUS

NEXT

RUTHERFORD HOUSE

Rutherford House was built in 1995, offering 22,506 sq ft of office space and BSL-1 laboratory space over two floors, as well as a mix of self-contained and open plan space ideal for small businesses looking for collaborative working environments.

-  24 hour access
-  Ultra-fast 100Gb internet connectivity
-  24 hour security
-  On-site car parking
-  Bike racks
-  Showers
-  Kitchen facilities
-  Breakout and collaboration spaces
-  Access to all shared campus facilities



GOOGLE TOUR



FLOOR PLAN



LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS

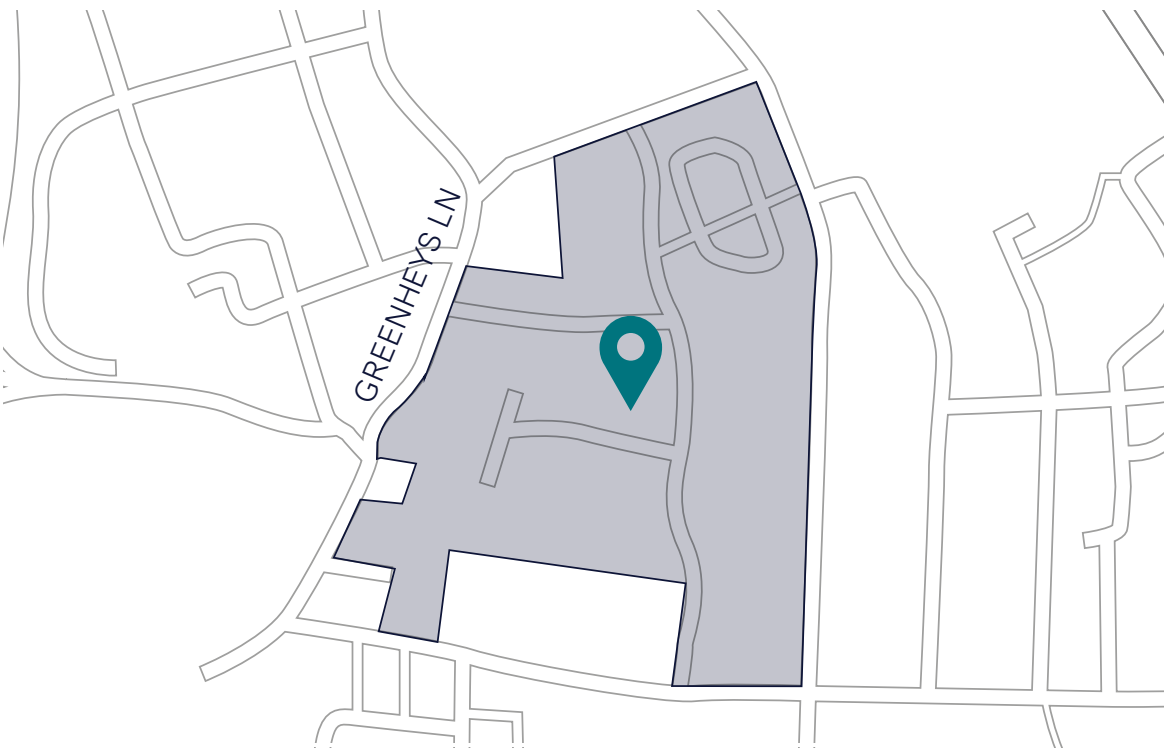
EVENT SPACE

PREVIOUS

NEXT

RUTHERFORD HOUSE

Rutherford House was built in 1995, offering 22,506 sq ft of office space and BSL-1 laboratory space over two floors, as well as a mix of self-contained and open plan space ideal for small businesses looking for collaborative working environments.



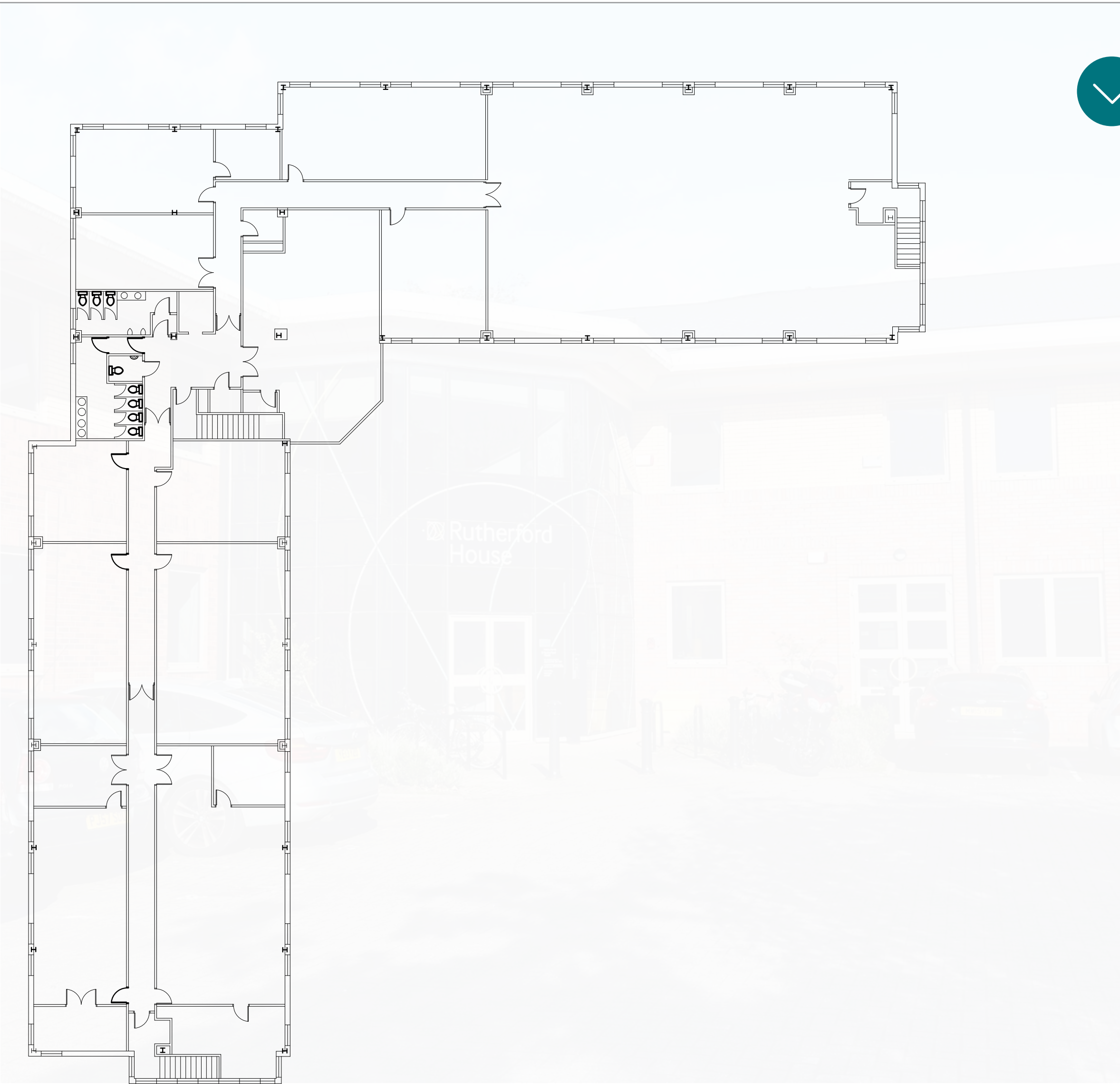
TYPICAL FLOOR PLAN

- 24 hour access
- Ultra-fast 100Gb internet connectivity
- 24 hour security
- On-site car parking
- Bike racks
- Showers
- Kitchen facilities
- Breakout and collaboration spaces
- Access to all shared campus facilities

GOOGLE TOUR



FLOOR PLAN



LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS









EVENT SPACE

PREVIOUS

NEXT

SYNERGY HOUSE

Offering 36,000 sq ft of work space, Synergy House provides open plan office space over its ground, first and second floors, currently 100% let by Equinix and ANS groups - businesses you could collaborate with and work alongside if you locate to Manchester Science Park.

-  24 hour access
-  Ultra-fast 100Gb internet connectivity
-  24 hour security
-  On-site car parking
-  Bike racks
-  Showers
-  Kitchen facilities
-  Access to all shared campus facilities



GOOGLE TOUR



FLOOR PLAN



LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS

EVENT SPACE

PREVIOUS

NEXT

SYNERGY HOUSE

Offering 36,000 sq ft of work space, Synergy House provides open plan office space over its ground, first and second floors, currently 100% let by Equinix and ANS groups - businesses you could collaborate with and work alongside if you locate to Manchester Science Park.



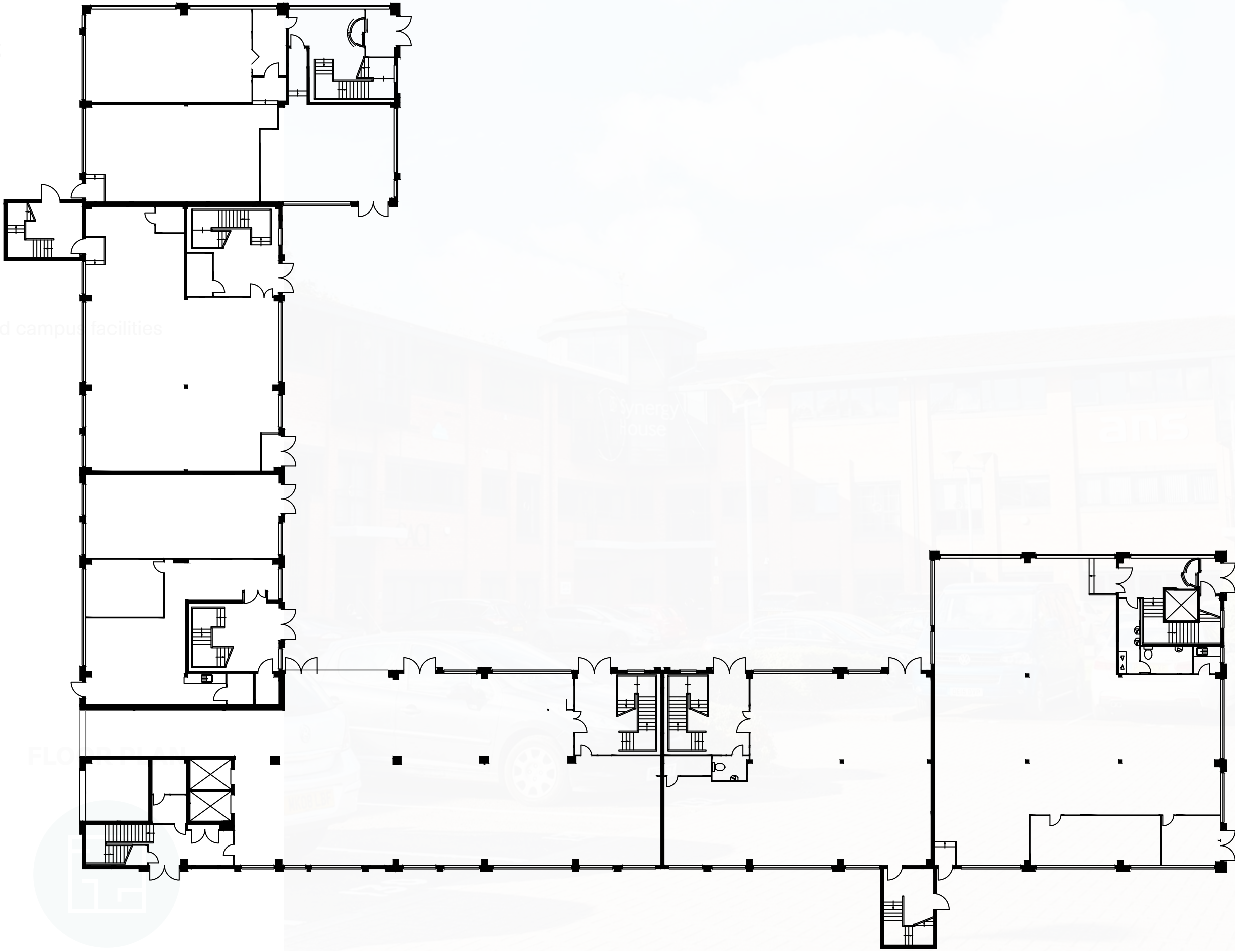
TYPICAL FLOOR PLAN

- 24 hour access
- Ultra-fast 100Gb internet connectivity
- 24 hour security
- On-site car parking
- Bike racks
- Showers
- Kitchen facilities
- Access to all shared campus facilities

GOOGLE TOUR



FLOOR PLAN



LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS



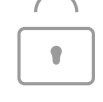





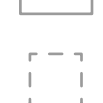


EVENT SPACE

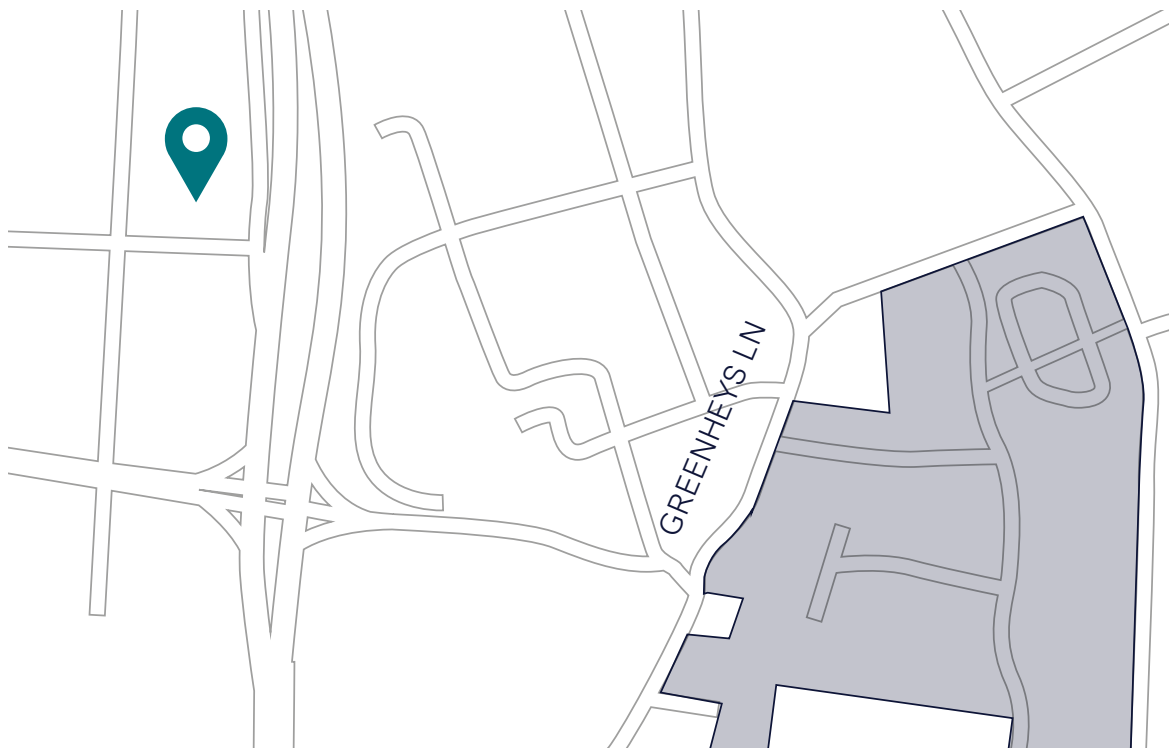
PREVIOUS

NEXT

TURING HOUSE

Located just 0.5 miles from The Bright Building - the main hub of Manchester Science Park - Turing House offers 35,283 sq ft of newly refurbished flexible office space over its ground, first and second floors with 11, 897 sq ft floorplates. Providing a mix of full wing and serviced office space, with an on-site customers host team, large open atrium and breakout and collaboration spaces, Turing House is ideal for both small and well established businesses looking for a collaborative working environment that provides spaces offering opportunities to meet new connections and house new ideas.

-  24 hour access
-  Ultra-fast 100Gb internet connectivity
-  24 hour security
-  On-site car parking
-  Bike racks
-  Showers
-  Kitchen facilities
-  Breakout and collaboration spaces
-  On-site customer host team with manned reception
-  Large atrium space
-  Access to all shared campus facilities



GOOGLE TOUR



FLOOR PLAN



LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS

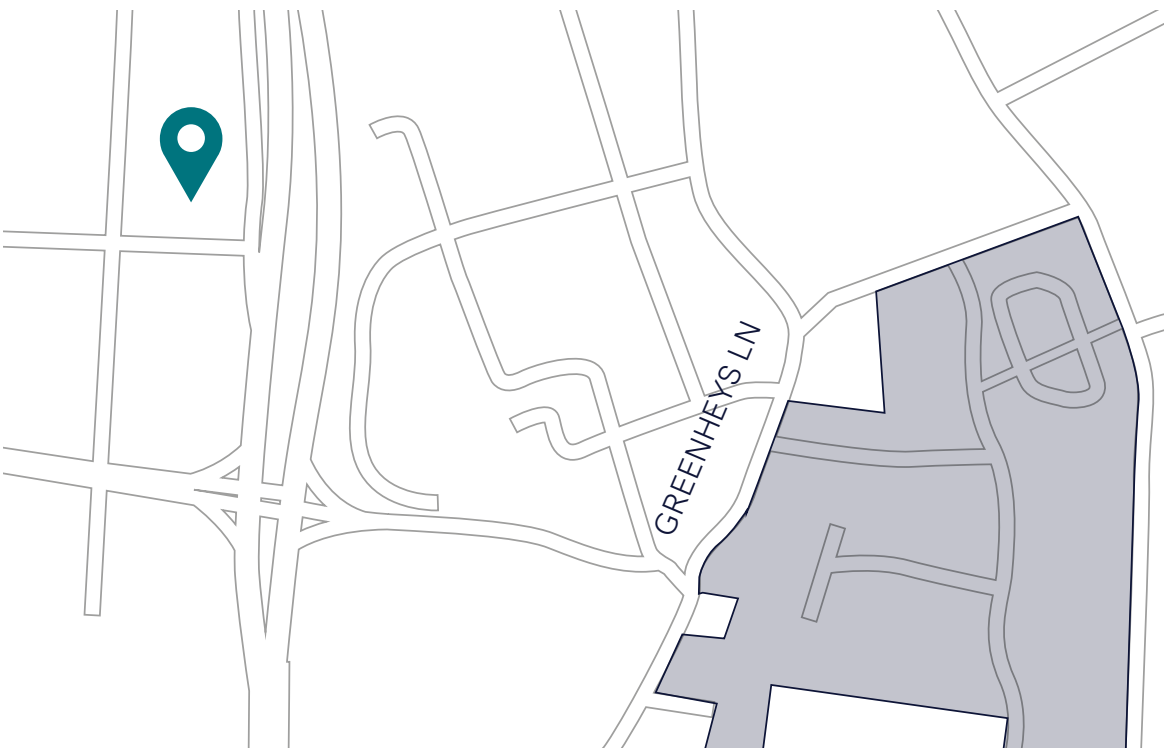
EVENT SPACE

PREVIOUS

NEXT

TURING HOUSE

Located just 0.5 miles from The Bright Building - the main hub of Manchester Science Park - Turing House offers 35,283 sq ft of newly refurbished flexible office space over its ground, first and second floors with 11, 897 sq ft floorplates. Providing a mix of full wing and serviced office space, with an on-site customers host team, large open atrium and breakout and collaboration spaces, Turing House is ideal for both small and well established businesses looking for a collaborative working environment that provides spaces offering opportunities to meet new connections and house new ideas.



TYPICAL FLOOR PLAN

24 hour access

Ultra-fast 100Gb internet connectivity

24 hour security

On-site car parking

Bike racks

Showers

Kitchen facilities

Breakout and collaboration spaces

On-site customer host team with manned reception

Large atrium space

Access to all shared campus facilities

A detailed floor plan diagram of a typical floor in Turing House. The plan shows two main sections, labeled 2.3 and 2.4, which are connected by a central corridor. Section 2.3 is a long, narrow wing with several rooms. Section 2.4 is a larger, more complex wing with a central atrium area, a welcome area, and various office spaces. The plan also shows a large atrium space, a kitchen area, and a breakout area. A QR code is visible in the bottom left corner of the plan.

[GOOGLE TOUR](#)

[FLOOR PLAN](#)

[Welcome to Turing House](#)

LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS








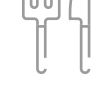

EVENT SPACE

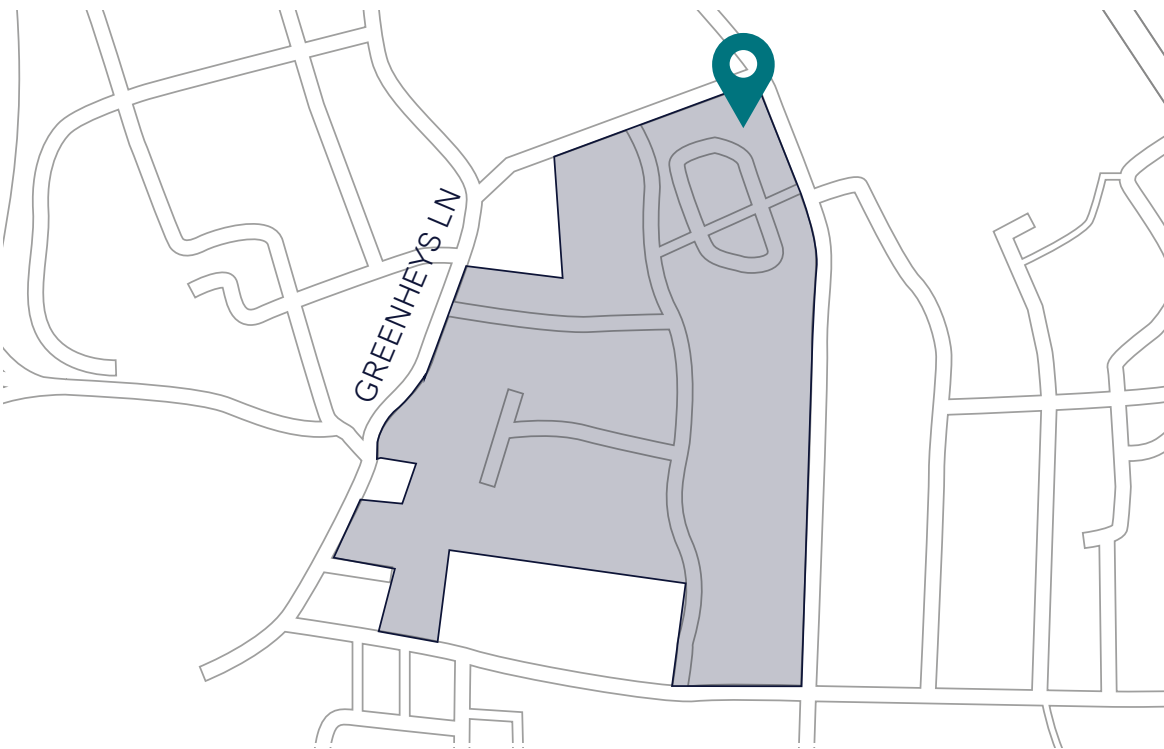
PREVIOUS

NEXT

WILLIAMS HOUSE

Offering 31, 383 sq ft of world-class laboratory and office space over three floors, Williams House provides a mix of self-contained and open plan office space with a newly developed reception area and breakout space. By locating here you'll be maximising the benefits of being located alongside like-minded businesses and within the Manchester Science Park community.

-  24 hour access
-  Ultra-fast 100Gb internet connectivity
-  24 hour security
-  Campus events space and meeting rooms
-  On-site car parking
-  Bike racks
-  Showers
-  Kitchen facilities
-  Access to all shared campus facilities



GOOGLE TOUR



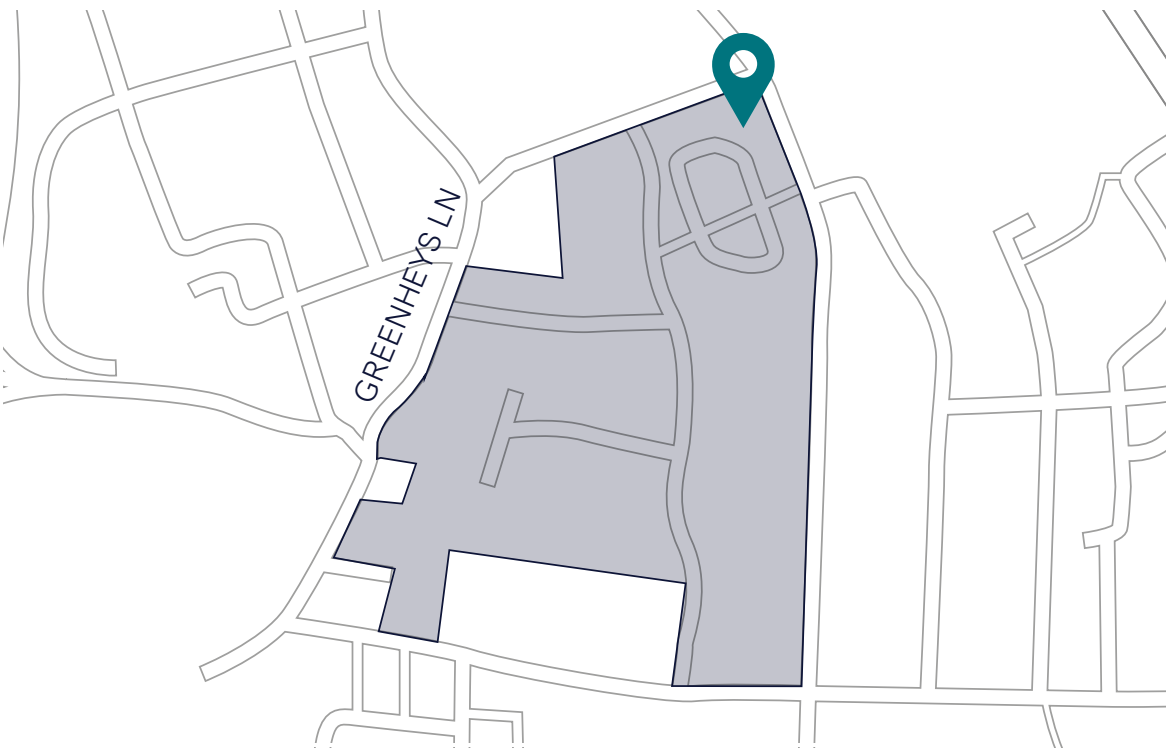
FLOOR PLAN



[LOCATION](#)[PARTNERS](#)[SUPPORT](#)[COMMUNITY](#)[PROPERTY](#)[MEETING ROOMS](#)[EVENT SPACE](#)[PREVIOUS](#)[NEXT](#)

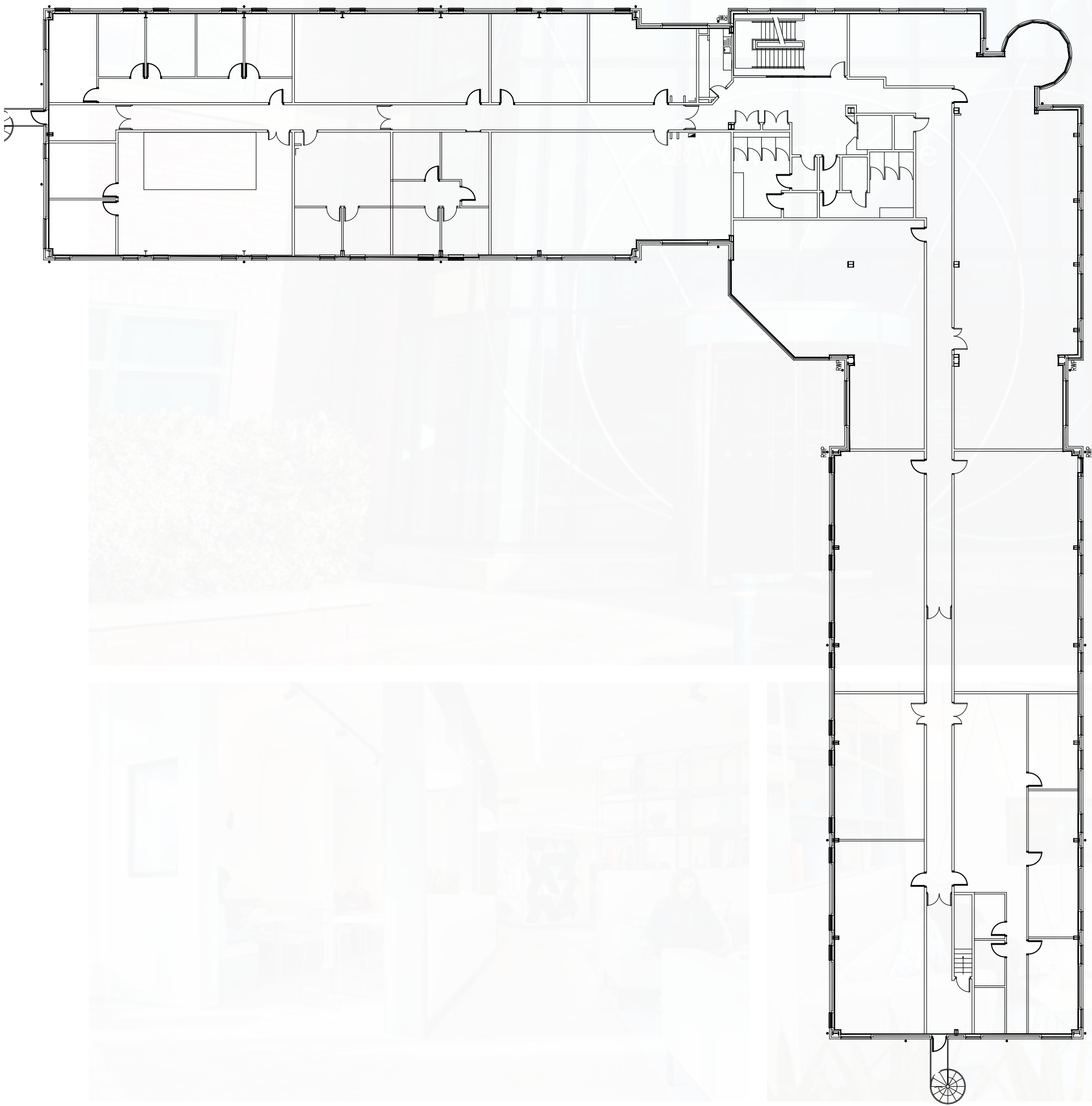
WILLIAMS HOUSE

Offering 31, 383 sq ft of world-class laboratory and office space over three floors, Williams House provides a mix of self-contained and open plan office space with a newly developed reception area and breakout space. By locating here you'll be maximising the benefits of being located alongside like-minded businesses and within the Manchester Science Park community.



TYPICAL FLOOR PLAN

- 24 hour access
- Ultra-fast 100Gb internet connectivity
- 24 hour security
- Campus events space and meeting rooms
- On-site car parking
- Bike racks
- Showers
- Kitchen facilities
- Access to all shared campus facilities

[GOOGLE TOUR](#)[FLOOR PLAN](#)

MEETING ROOMS

Throughout Manchester Science Park there are a variety of meeting rooms with capacity ranging from 2 people to a 24 person boardroom available to use across the park, all of which are available to book out online. All Bruntwood SciTech customers recieve a 25% discount on all meeting rooms.



MANCHESTER SCIENCE PARK

LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

MEETING ROOMS

EVENT SPACE

EVENT SPACE

Manchester Science Park provides two main flexible event spaces at the Bright Building and Base, both available to book out online.

Both event spaces are also used to host customer community events for customers across campus to come together and socialise.

The Bright Building offers a flexible open ground floor event space, accommodating up to 180 people. With natural light throughout the building, open flexible spaces, and outdoor garden space, the Bright Building is suited to a wide range of events.

The top floor in Base offers a 165 person flexible event space and an adjoining semi enclosed roof terrace with unbeatable views across the Oxford Road Corridor and into Manchester city centre. The space can be used for business support events and social activities and is available to book online.



LOCATION

PARTNERS

SUPPORT

COMMUNITY

PROPERTY

CONTACT US

If you'd like any further information on 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.

Joshua Whiteley

Head of Commercial
Bruntwood SciTech - Manchester

joshua.whiteley@bruntwood.co.uk
07766 917273

Will Hughes

Senior Commercial Manager
Bruntwood SciTech

will.hughes@bruntwood.co.uk
07384 216600

Amy Barnes-Batty

Commercial Manager
Bruntwood SciTech

amy.barnes-batty@bruntwood.co.uk
07572 107693

