

BASE

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

ENTER

BASE

bruntwood
SciTech

OVERVIEW

LOCATION

SUPPORT

COMMUNITY

AVAILABILITY

SUSTAINABILITY

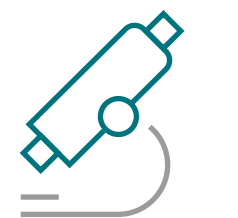
A HUB FOR THE MINDS WHO MAKE AND SEEK SUSTAINABLE OFFICE SPACE



£21m newest phase of Manchester Science Park masterplan, offering 91,000 sq ft world-leading sustainable office space, with 18,500 sq ft floorplates over four floors.



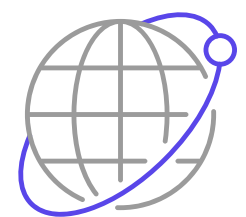
Manchester Science Park is one of the UK’s most vibrant, thriving communities of scientists, innovators and entrepreneurs, with over 150 fast-growth start-ups, scale ups and global businesses working in digital health, cyber security, digital technology, medtech, light manufacturing and more.



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.



Includes double height makerspace workshop facility, 165 person event space and roof terrace, 4 meeting rooms including 24 person boardroom, and redeveloped surrounding landscaping.



A ‘living lab’ campus, home to new test bed technologies and sustainability innovations. A physically secure and cyber secure location on a world class, 100GB fibre network.

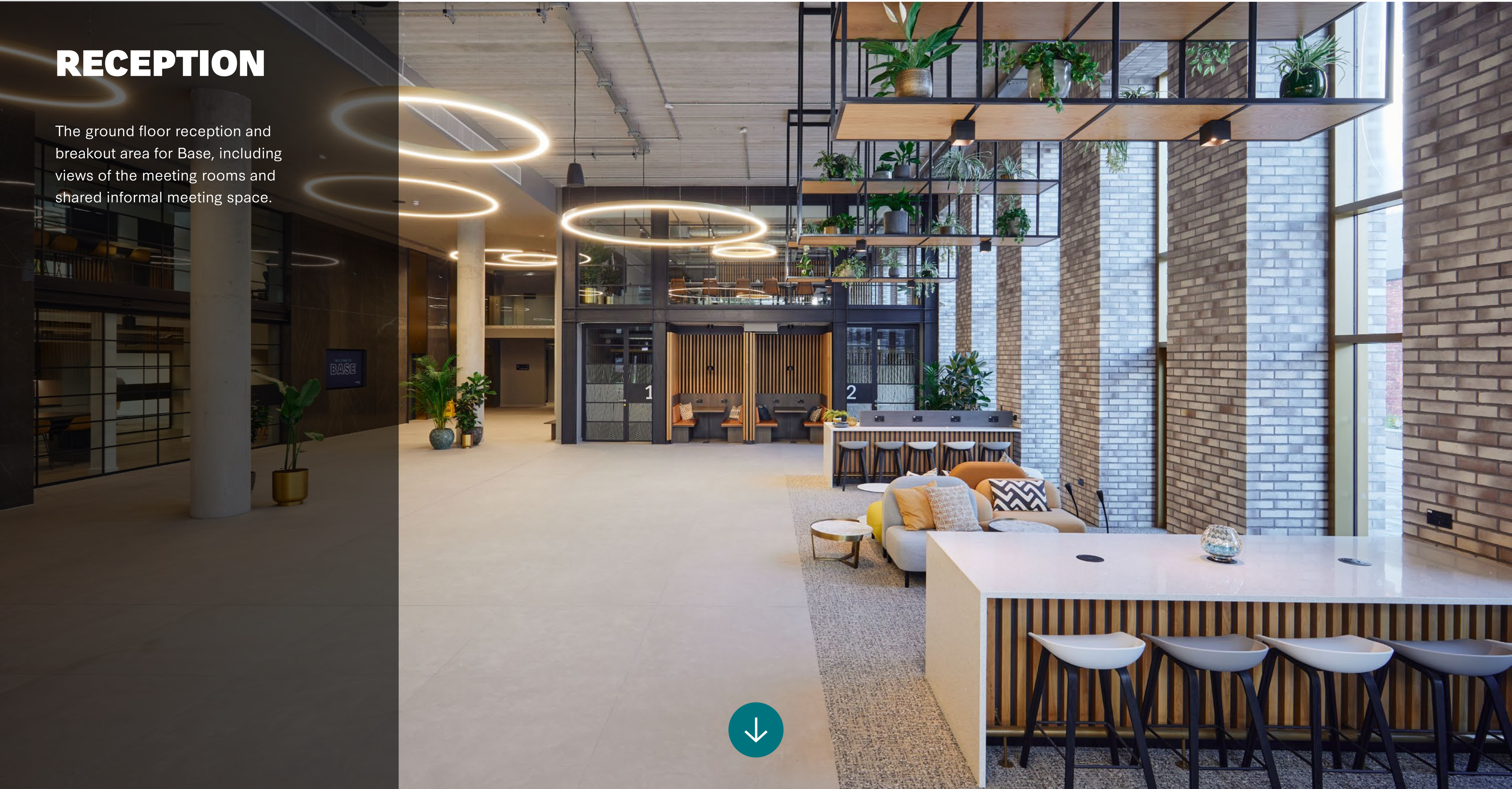


Working with you to design and create a state-of-the-art home for your business. Conventional leases or managed option available. With our managed option we’ll work with you to design and create your space, with no capital upfront cost and all services covered in a single monthly fee. This includes rent, rates, service charge, insurance, office design & fit out, property management, office maintenance, cleaning, internet, electricity and other utilities to take the hassle out of managing your office.



RECEPTION

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



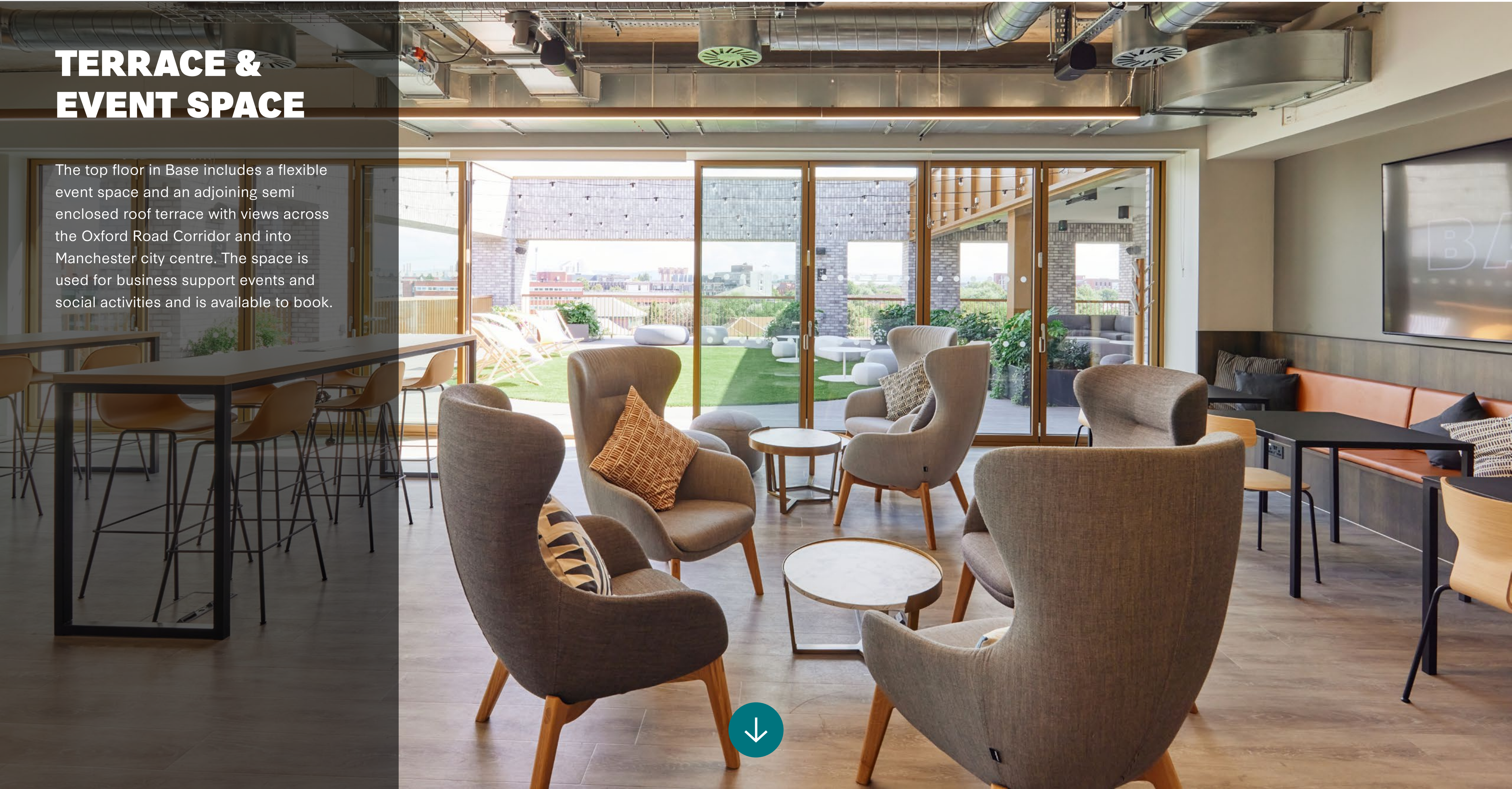
OPEN PLAN OFFICE SPACE

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.



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 is used for business support events and social activities and is available to book.



OVERVIEW

LOCATION

SUPPORT

COMMUNITY

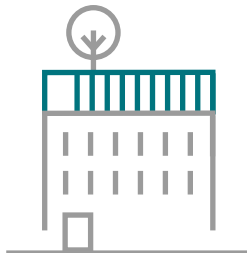
AVAILABILITY

SUSTAINABILITY

SPECIFICATION



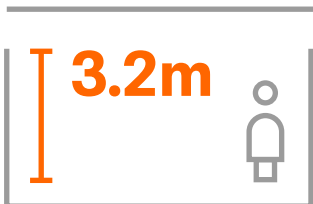
Located on ‘The Loop’ - a fibre network offering world class, 100GB connectivity and high speed internet



Roof terrace with adjoining event space



Showers and changing facilities



3.2m floor to ceiling height upper floor offices with an exposed pre-cast concrete soffit and services



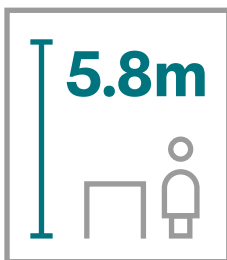
On campus parking



Secure cycle storage with lockers and kit drying room



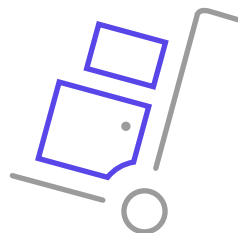
24 hour fob access



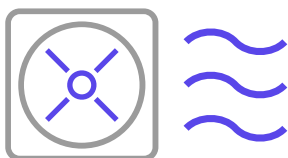
5.8m double height reception area



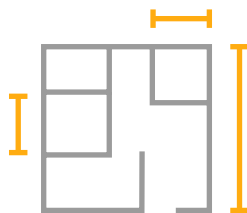
Energy Efficient LED Lighting



Dedicated loading access area



Fully Air Conditioned



Office suites from 419 sq ft (38.9m²) to 18576 sq ft (1726.4m²) floorplates. 91,000 sq ft total building

DIRECT ACCESS TO TOP STEM TALENT AND WORLD CLASS RESEARCH

Manchester Science Park is located in the heart of the Oxford Road Corridor innovation district, the largest clinical academic campus in Europe.

The Park is surrounded by the city's leading institutions including two world leading universities; The University of Manchester and Manchester Metropolitan University, as well as the UK's largest NHS trust, Manchester University NHS Foundation Trust. Through Bruntwood SciTech you can gain direct access to each of them and their pool of world class talent and research.



20,000 GM STEM graduates and apprentices each year



32,200 STEM students on the Oxford Road Corridor



Connections to Manchester Digital, ADA Digital Skills College, Northcoders and Manchester Entrepreneurs



OVERVIEW

LOCATION

SUPPORT

COMMUNITY

AVAILABILITY

SUSTAINABILITY

A PLACE TO BE INSPIRED

Within walking distance of Manchester Science Park are several cultural hubs, entertainment and leisure activities such as:

- Whitworth Art Gallery
- The Royal Northern College of Manchester
- Manchester Museum
- Contact Theatre
- Palace Theatre
- Manchester Aquatics Centre
- University Green - food and retail district
- Hatch - Pop up food and drink destination



GAIN ACCESS TO AN UNBEATABLE LIST OF ONSITE FACILITIES

By locating to Base your business and employees gain access to all the facilities at Manchester Science Park.



On site car parking
EV charging points



Bike hire scheme



Secure cycle storage
built into Base



Café



Changing rooms
& kit drying room



Studio gym



Pub



Amazon locker



ON THE DOORSTEP OF MANCHESTER’S MAJOR TRANSPORT LINKS

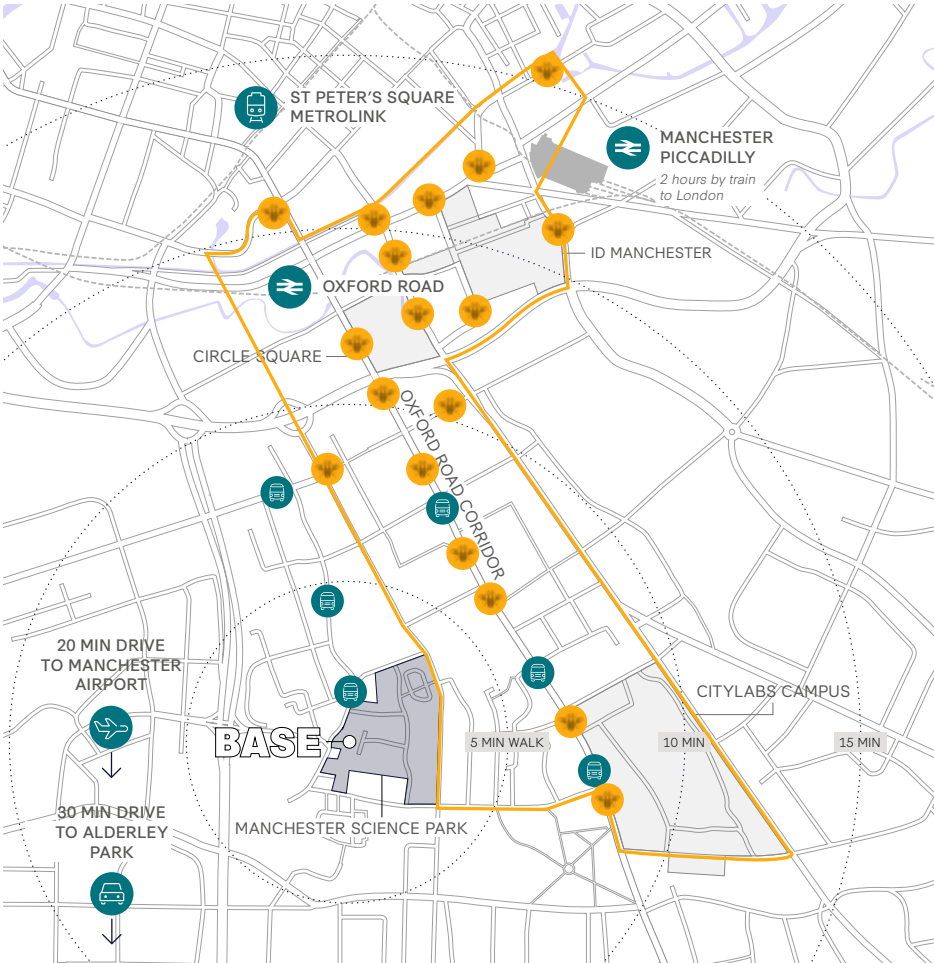
Manchester Science Park is just 15 minutes walk or 5 minutes cycle from Oxford Road Train Station, 15 minutes by bus from Piccadilly Station - and there are 6 bus stops immediately surrounding the campus, and 20 minutes walk from St Peter’s Square tram stop.

Discover how to get to Base.

Click here to watch our video



 Bee Network cycle hire is now available from multiple stations along Oxford Road, making cycling an easy option to get to the campus.



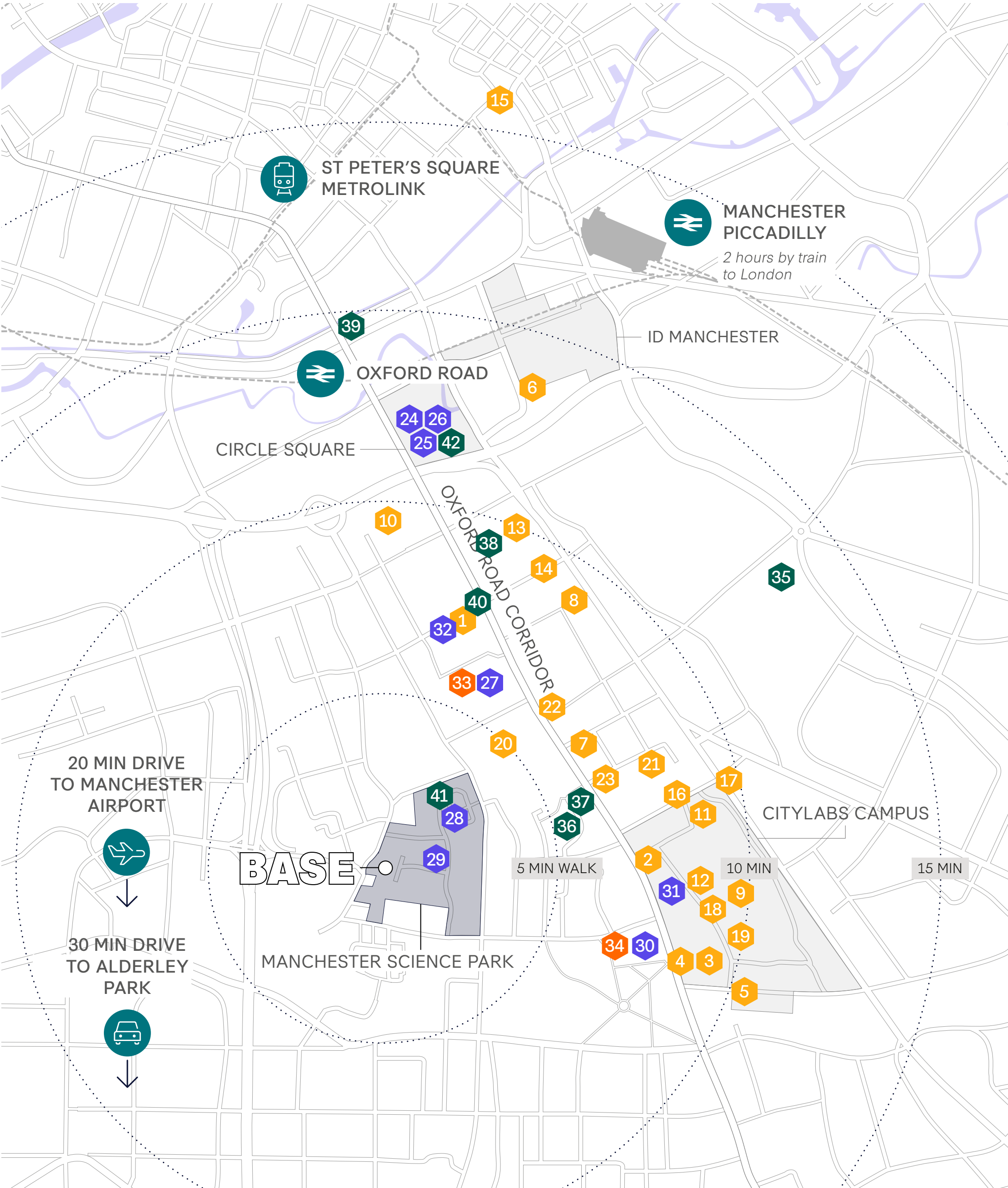
A CONNECTED HUB

Key Oxford Corridor Locations

Alliance Manchester Business School	1
Citylabs 1.0	2
Citylabs 2.0	3
Citylabs 3.0 Future Location	4
Citylabs 4.0 Future Location	5
Graphene Engineering Innovation Centre	6
Health eResearch Centre (HERC) - Farr Institute	7
Henry Royce Institute	8
Manchester Centre for Genomic Medicine	9
Manchester Metropolitan University	10
Manchester Royal Infirmary	11
Manchester Royal Eye Hospital	12
Manchester Engineering Campus Development (MECD)	13
National Graphene Institute	14
National Institute for Health and Clinical Excellence	15
NIHR Clinical Research Network	16
NIHR Wellcome Trust Clinical Research Facility	17
Saint Mary's Hospital	18
Royal Manchester Children's Hospital	19
University of Manchester	20
University of Manchester Incubator Building	21
The Pankhurst Centre	22
The University of Manchester Faculty of Biology, Medicine and Health	23

Leisure, Culture & Restaurants

Restaurants	
Canvas Manchester	24
Hatch	25
Hello Oriental	26
The Café At The Museum	27
The Café at the Bright Building - Manchester Science Park	28
The Old Abbey Pub - Manchester Science Park	29
The Whitworth Café	30
Starbucks	31
University Green shops, cafés, restaurants and supermarket	32
Cultural Attractions	
Manchester Museum	33
Whitworth Art Gallery	34
Leisure	
Apollo Theatre	35
Contact Theatre	36
Manchester Academy	37
Manchester Aquatics Centre	38
Palace Theatre	39
Royal Northern College Of Music	40
Studio Gym	41
Trib3 Boutique Bootcamp Studio	42



SUPPORTING YOUR BUSINESS

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

Our unique specialist support delivered through our dedicated business support team enables you with opportunities to collaborate, network and make new connections. Through our extensive partner network of universities, city councils, NHS Trusts, and sector-leading companies we can help your business by connecting you to opportunities to access skills and talent, new markets, funding opportunities and new connections.



SKILLS & TALENT

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



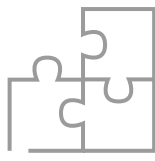
DIRECT NEW MARKET ACCESS

We'll accelerate your business entering new markets by providing you with the direct connections you need.



FUNDING & FINANCE

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



NATIONAL NETWORK

By locating to Base you'll be joining Bruntwood SciTech's national network of over 500 businesses you can connect and collaborate with.



How can we support your business?

Click here to watch our video



COLLABORATE AND NETWORK WITH OVER 150 INNOVATIVE TECH AND LIFE SCIENCES BUSINESSES

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 like-minded 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.











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%

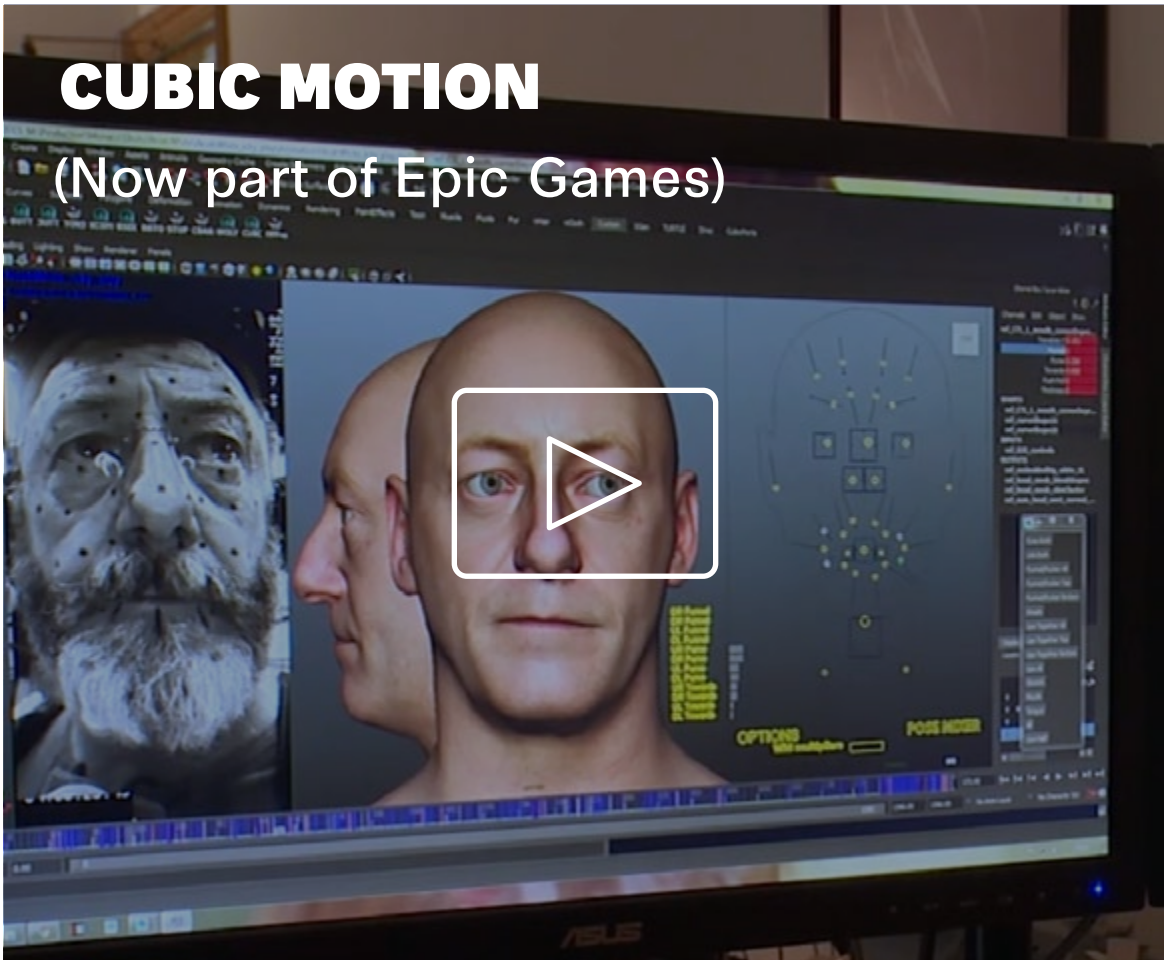
of businesses raised investment in the last 12 months

93%

of businesses are confident in their future prospects

59%

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



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 include **yoga, mindfulness activities, themed supper clubs, Christmas markets, Summer BBQ's 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.



TOTAL AREA: 91,953



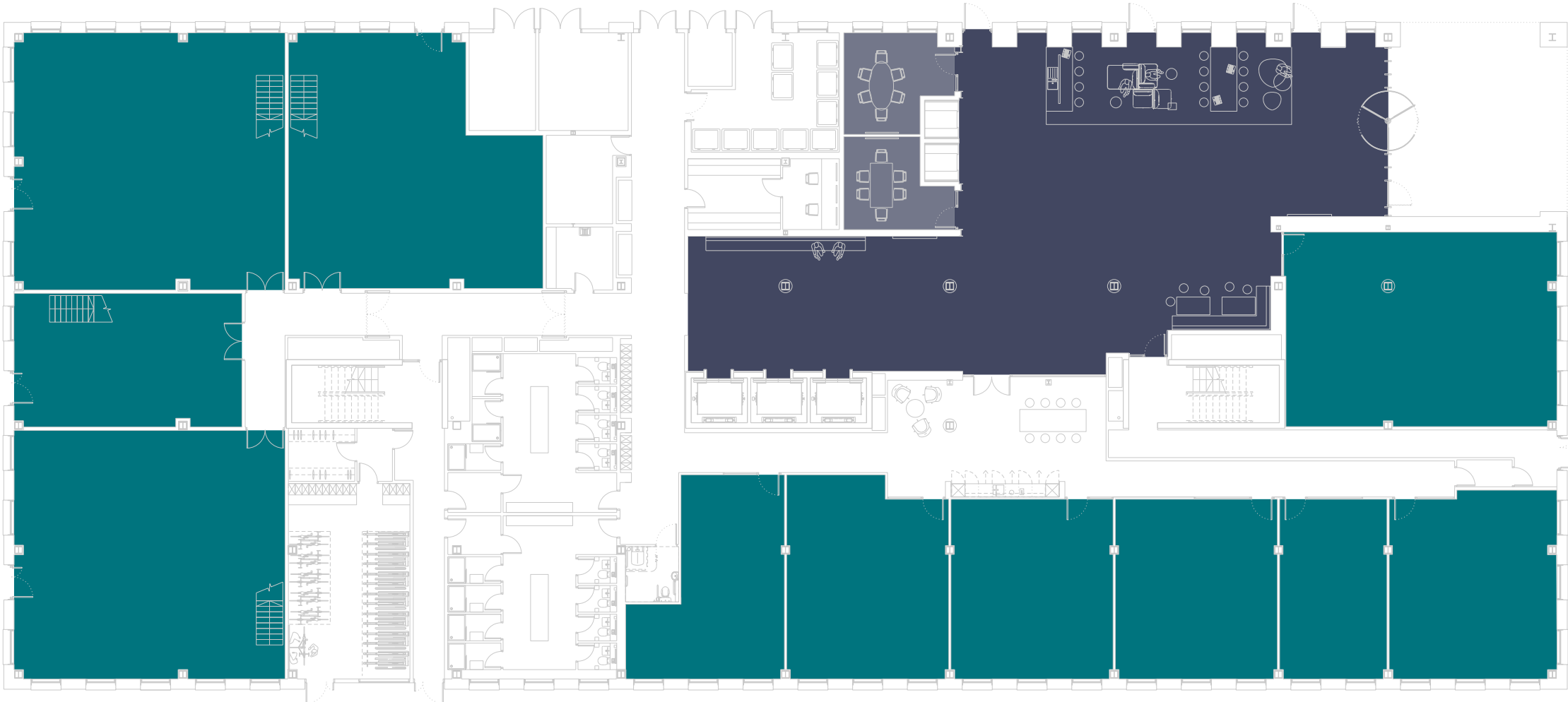
FLOOR PLANS

CLICK HERE TO EXPLORE THE INTERACTIVE MODEL



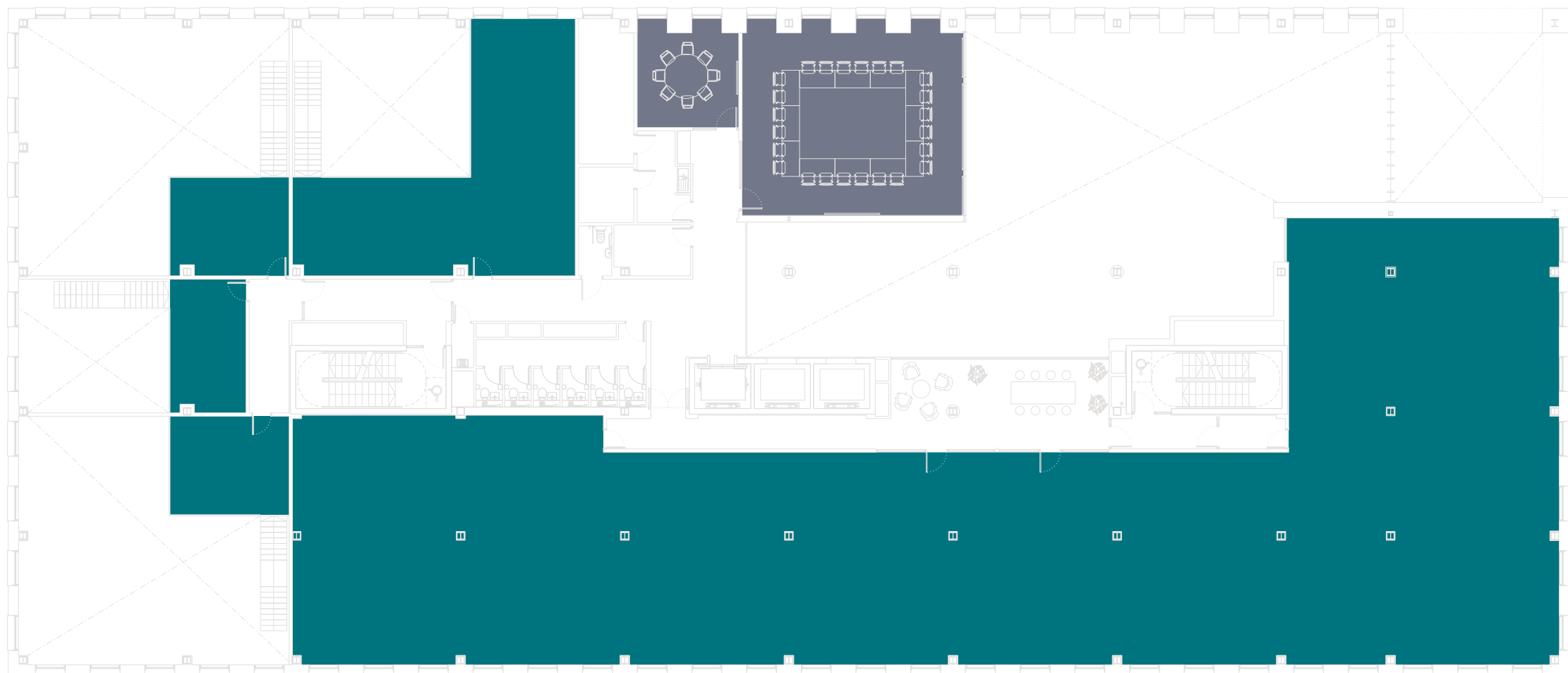
GROUND FLOOR

TOTAL AREA: 9,928 SQ FT



MEZZANINE

TOTAL AREA: 11,004 SQ FT



KEY LEASABLE AREAS MEETING ROOMS RECEPTION



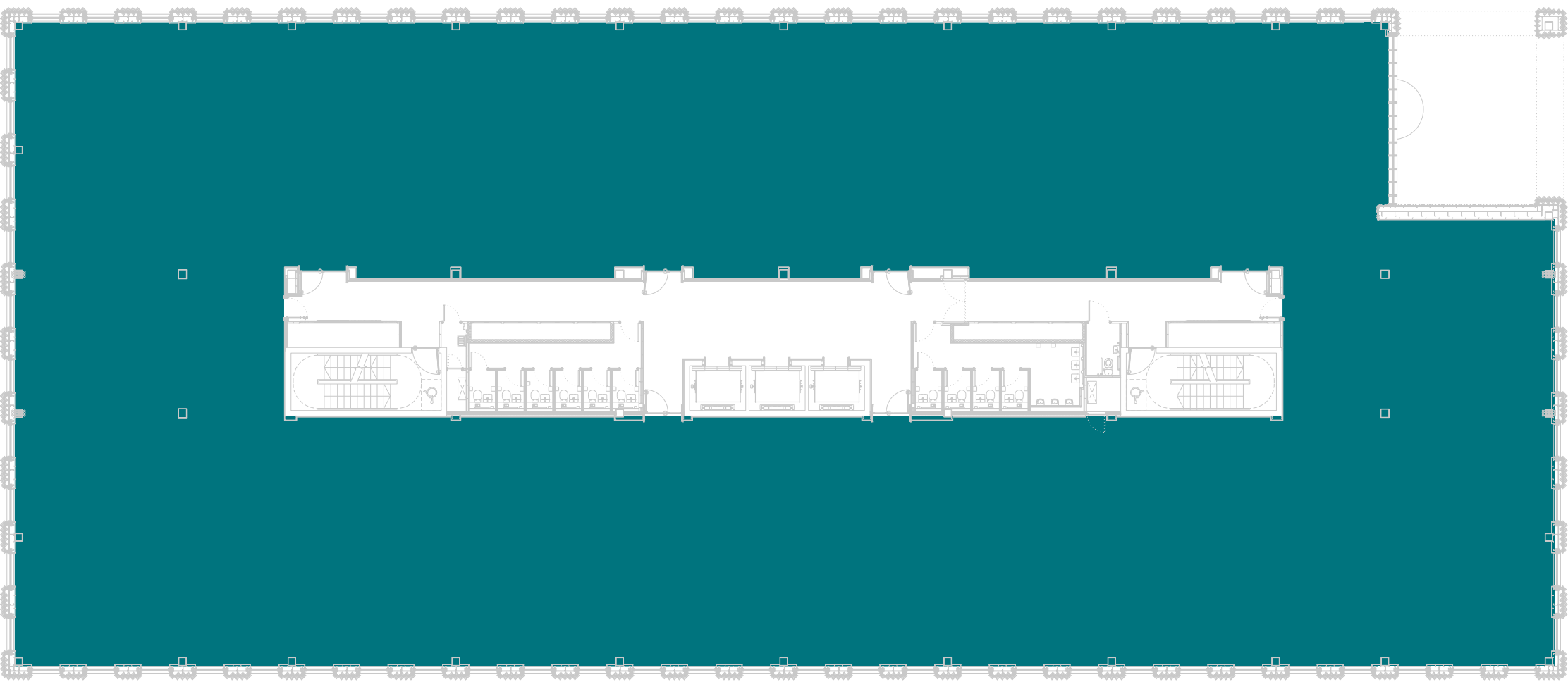
FLOOR PLANS

CLICK HERE TO EXPLORE THE INTERACTIVE MODEL



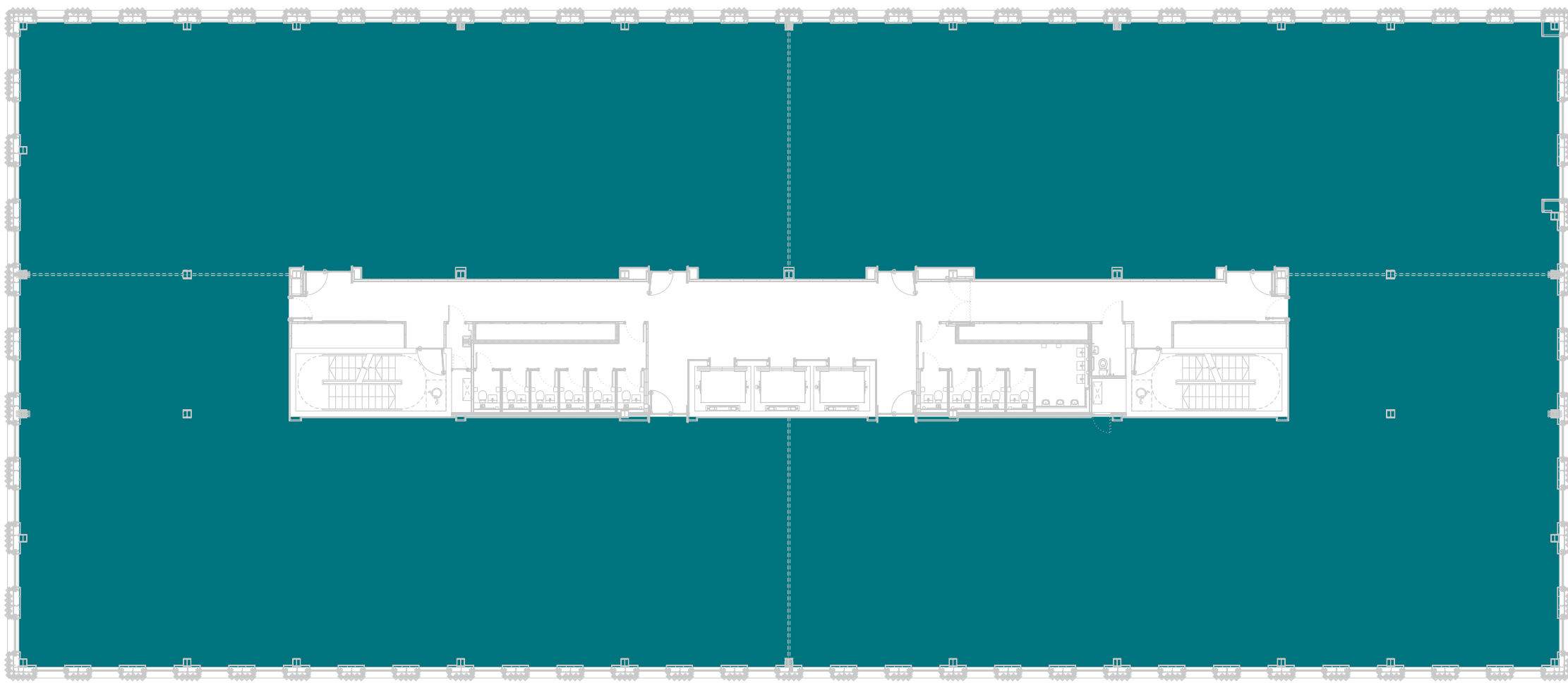
FIRST FLOOR

TOTAL AREA: 17,892 SQ FT



SECOND FLOOR

TOTAL AREA: 18,576 SQ FT



KEY  LEASABLE AREAS



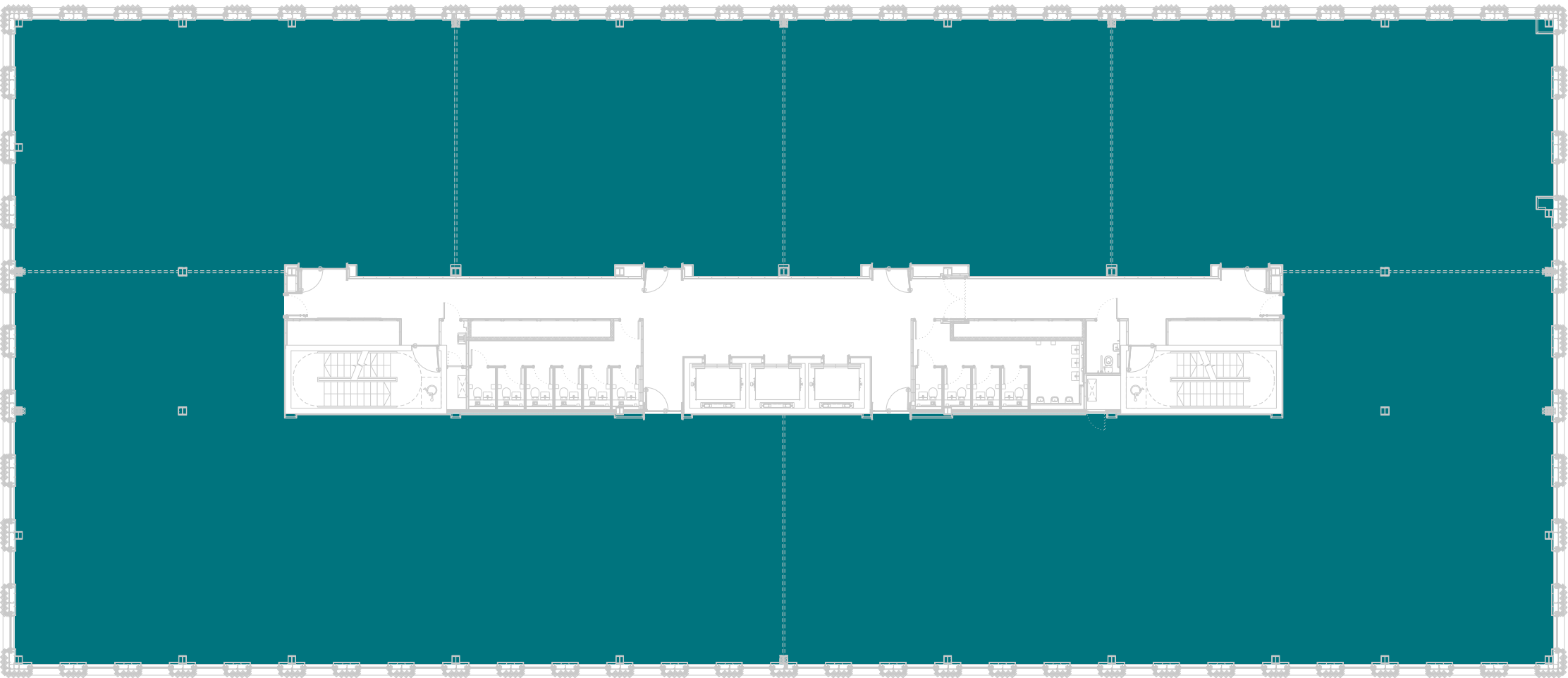
FLOOR PLANS

CLICK HERE TO EXPLORE THE INTERACTIVE MODEL



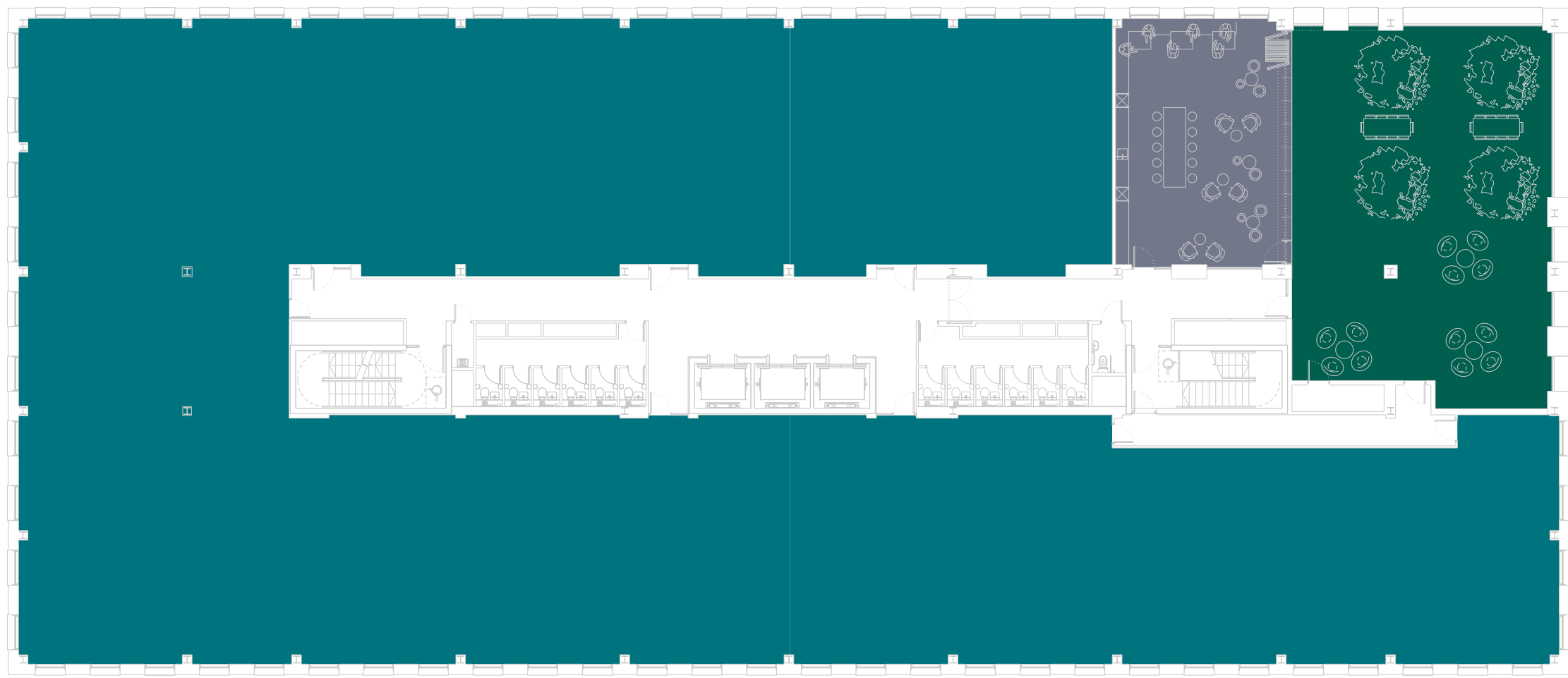
THIRD FLOOR

TOTAL AREA: 18,576 SQ FT

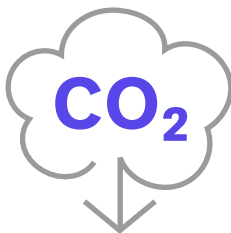


FOURTH FLOOR

TOTAL AREA: 15,976 SQ FT



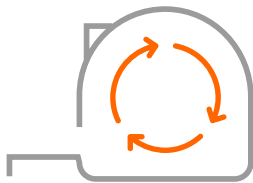
FOR THOSE WHO SEEK
SUSTAINABLE OFFICE SPACE



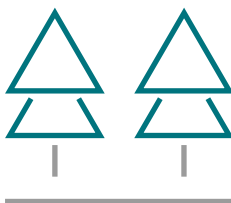
Base is the first new development at Manchester Science Park to be designed to operate at Net Zero Carbon across its shared areas



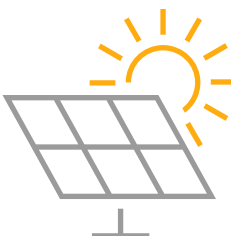
22% carbon footprint reduction and EPC 'A' rated



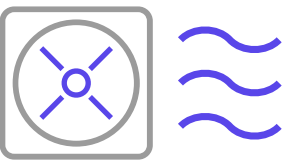
360m sq carpet from the former Base building recycled - 60% reused as flooring finishes, remainder turned into useful energy through waste-to-energy facility



Full landscape redevelopment including 50 new trees, wild grasses, bird nest boxes and below-ground beehives



704m sq PV solar power, generating 114 MWh of electricity per year



Hybrid heating and cooling system with significant reduction in refrigerant gases, resulting in far lower emissions

CONTACT US

If you would 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.

Josh Whiteley

Head of Commercial
Bruntwood SciTech - Manchester
josh.whiteley@bruntwood.co.uk
07766 917273

Mark Garner

Associate Director
CBRE - Manchester
mark.garner@cbre.com
07799 625236