

Office Space to Let

Ranging from
4,100 sq ft - 18,000 sq ft

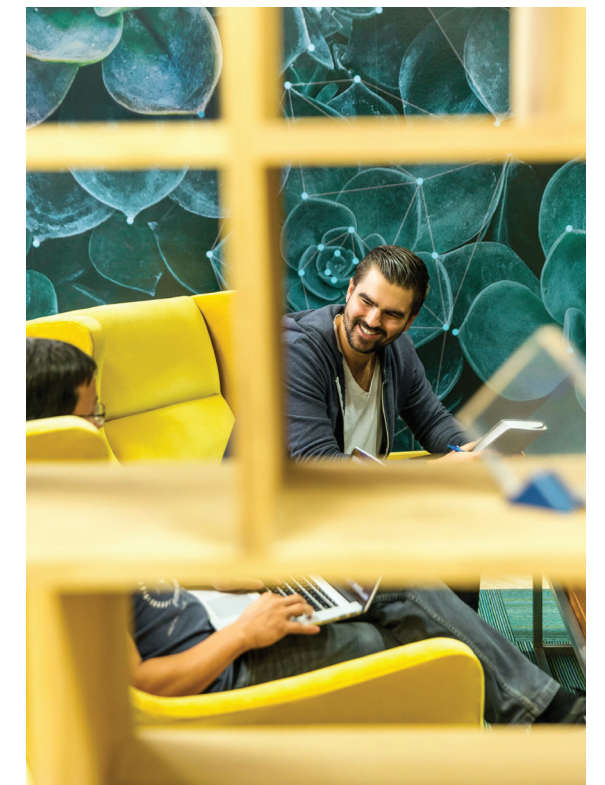
Welcome to Sci-Tech Daresbury

The home of world leading science and technology;
innovating, collaborating and growing national
and international businesses. Join us, be part of our
remarkable community and have a "home for life".

Home for Life

Whether you are a high growth scale-up business, an established tech company looking to grow a northern base, or a global corporate looking to be embedded in an innovation ecosystem, we can support your journey at every stage.

At Sci-Tech Daresbury, you will have an attractive environment where you will be able to develop new solutions and collaborate with inspiring technologists and entrepreneurs, all in a space that will allow you to grow and scale your business. At Sci-Tech Daresbury, you can have a “home for life”.



- > 1,500 people
- > 140 businesses
- > 250,000 sq ft
- > 10,000 annual campus visitors

As part of our vibrant community, you will also benefit from:

- Science and technology facilities and expertise in areas from big data analytics & AI, immersive tech materials development and analysis to accelerator technology
- Fantastic collaboration opportunities: 70% of on-site organisations collaborated in 2019, with a collaboration value of £10m
- A great workplace and programme of support to help you attract, develop and retain the best talent
- Access to a leading tech network with a range of business networking and expert knowledge events

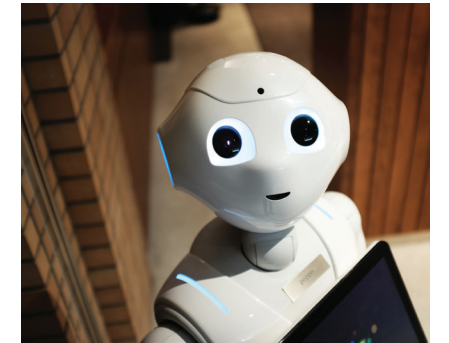
- Guidance and support to access funding and investment
- Sports facilities and exercise classes
- Café and restaurant
- Scenic views, green environment
- Travel Hub support and advice

With an ambitious growth strategy to develop a further one million sq ft of space for scientific, business and research facilities, creating up to 10,000 more jobs on site, is Sci-Tech Daresbury the home for life that you are looking for?

Join our community and we can support you and your team, helping you to grow your business.

Violet 1, 2 & 3 Office Complex

Sci-Tech Daresbury's new 42,000 sq ft, grade A, superior office complex situated on the campus gateway, the ideal location for maximum visibility and accessibility.



V1: 18,000 sq ft

V2: 12,000 sq ft

V3: 12,000 sq ft

Sci-Tech Daresbury's exciting, new development spans 42,000 sq ft and is ideal for companies with 30-180 employees who are looking to upscale their business.

The complex comprises three buildings, all three storeys high. The elevated position of the buildings, partnered with full height glazing, offers beautiful scenery that your colleagues can enjoy throughout their workday.

An ideal location, only two miles off the M56, each building provides floor plates of around 4,100 to 6,150 sq ft; ideal for up to 60 people per floor.

Welcome to Violet 1, 2 & 3

A high quality, interactive office space for high-growth or established technology companies from sectors including digital, advanced engineering, healthcare and clean technology. Join us and create a dynamic, interactive and scalable home at the heart of an internationally-recognised, innovative tech community.



Being part of our Sci-Tech Daresbury community means you will have access to all campus amenities and activities, whilst enjoying a stylish and contemporary office space.



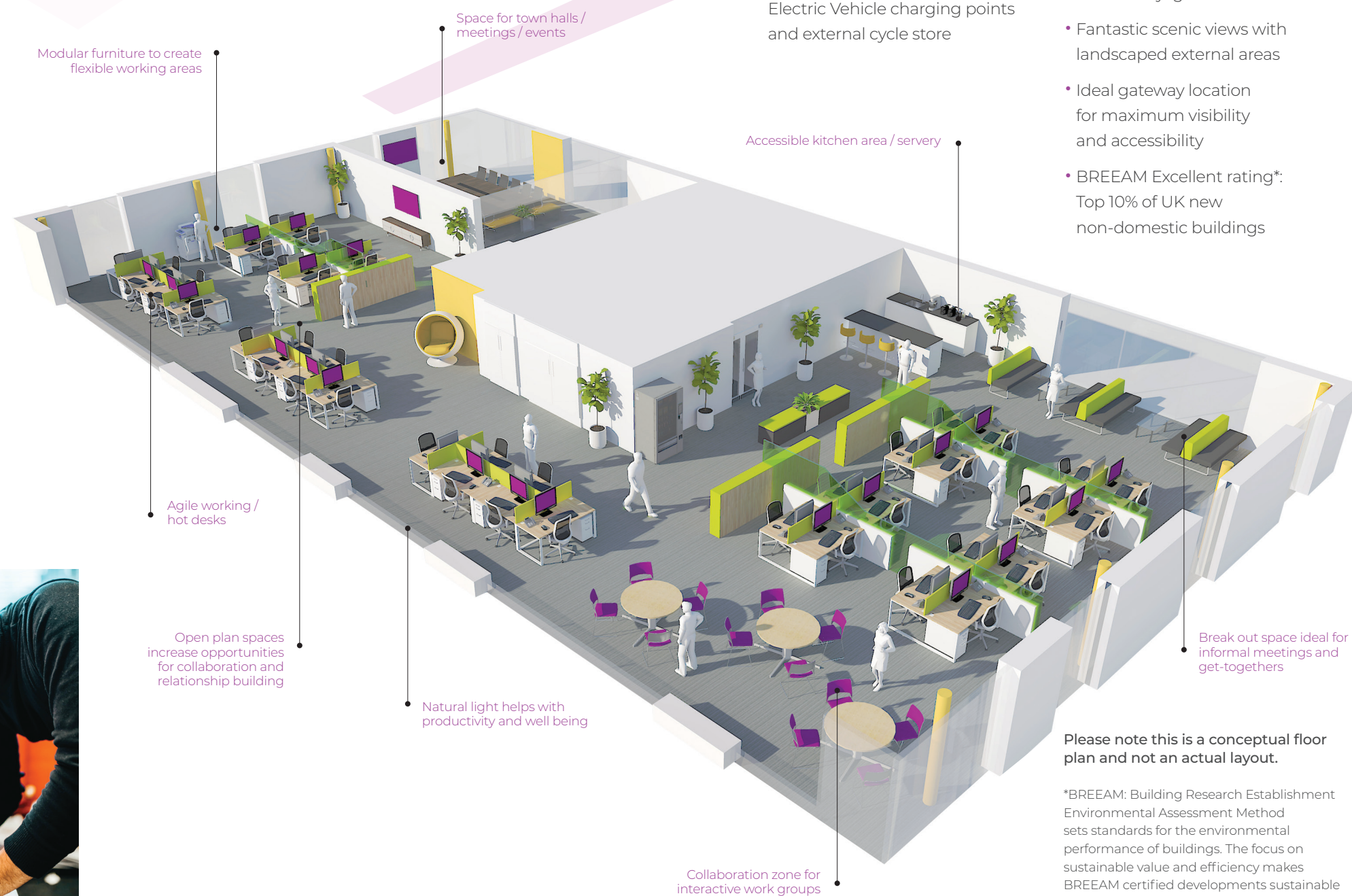
Stylish and contemporary office space comprising:

The Offices

- Access control into a modern lobby area
- Single lift
- Male, female and accessible WCs on all floors
- Showers and changing room on the third floor
- Secure on-site car parking with Electric Vehicle charging points and external cycle store

The Building

- Raised access floors
- LED lighting, exposed soffit and acoustic panels
- High speed internet connectivity
- Cat 6 cabling available
- Comfort cooling
- Generous windows for natural daylight
- Fantastic scenic views with landscaped external areas
- Ideal gateway location for maximum visibility and accessibility
- BREEAM Excellent rating*: Top 10% of UK new non-domestic buildings



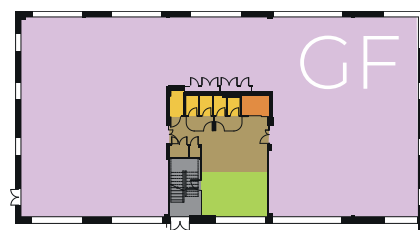
Please note this is a conceptual floor plan and not an actual layout.

*BREEAM: Building Research Establishment Environmental Assessment Method sets standards for the environmental performance of buildings. The focus on sustainable value and efficiency makes BREEAM certified developments sustainable environments that enhance the wellbeing of the people who work in them.

V1 Office Complex 18,000 sq ft*



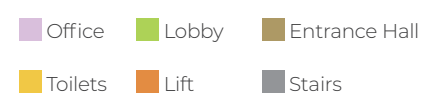
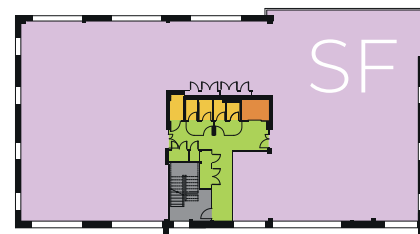
V1: Ground Floor



V1: First Floor



V1: Second Floor



*In build sq ft, subject to final measurement

SCHEDULE OF ACCOMMODATION

Internal Area	Sq m	Sq ft
Ground	537	5,780
First	551	5,926
Second	571	6,143
Total	1,659	17,849
Reception	56	600
Grand Total	1,715	18,449

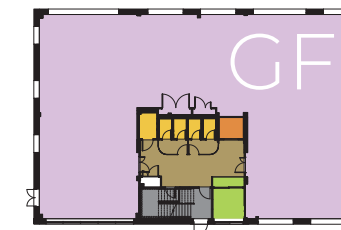
OFFICE SPECIFICATIONS

- Access control into a modern lobby area
- Single lift
- Male, female and accessible WCs on all floors
- Showers and changing room on the third floor
- Secure on-site car parking with Electric Vehicle charging points and external cycle store
- Car parking spaces available

V2 Office Complex 12,000 sq ft*



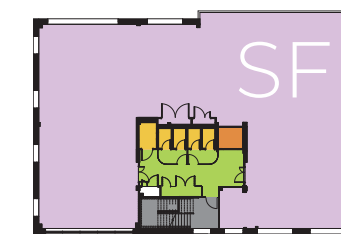
V2: Ground Floor



V2: First Floor



V2: Second Floor



*In build sq ft, subject to final measurement

SCHEDULE OF ACCOMMODATION

Internal Area	Sq m	Sq ft
Ground	381	4,097
First	394	4,241
Second	401	4,321
Total	1,176	12,659
Reception	37	400
Grand Total	1,213	13,059

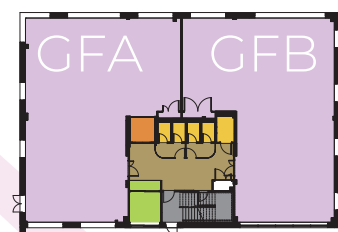
OFFICE SPECIFICATIONS

- Access control into a modern lobby area
- Single lift
- Male, female and accessible WCs on all floors
- Showers and changing room on the third floor
- Secure on-site car parking with Electric Vehicle charging points and external cycle store
- Car parking spaces available

V3 Office Complex 12,000 sq ft*



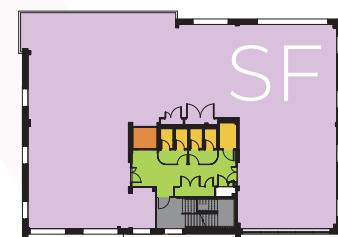
V3: Ground Floor



V3: First Floor



V3: Second Floor



*In build sq ft, subject to final measurement

SCHEDULE OF ACCOMMODATION

Internal Area	Sq m	Sq ft
Ground	381	4,097
First	394	4,241
Second	401	4,321
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Our Ethos The 5 Pillars of Success

At Sci-Tech Daresbury we have a strong business ethos with 5 core principles that guide all that we do to ensure you can have the best experience possible while working here.

Community

We engage our community, both on-campus and further afield, to inspire self-discovery, and the development of mutually-beneficial relationships and opportunities.

Collaboration

We embrace and facilitate the power of working together to foster original thinking, create innovative solutions and accelerate implementation.

Innovation

We drive innovation and new ideas through our science facilities and business community.

Talent

We strive to create the best environments and capabilities to attract and retain the best talent helping them reach their full potential.

Growth

Everything we do and the way we do it, is focused on facilitating the growth of our business and scientific community to deliver more value, create new jobs and careers and enable a better world.

Discover more about Sci-Tech Daresbury

A national science and innovation campus with ambitious growth plans, Sci-Tech Daresbury is home to nearly 150 technology companies, from start-up to corporate, and we are expanding. We look forward to welcoming you to our campus community.

We are home to the STFC Daresbury Laboratory and its university partners with world-class expertise in high performance computing, data analytics and AI, immersive technology, materials analysis and accelerator technology.

Sectors strongly represented on site include:

- Advanced Engineering & Materials
- Biomedical & Healthcare
- Digital
- Energy & Environmental Technologies



Our outdoor space is the perfect backdrop for our campus. In addition to our beautiful landscaped setting and a canal around the campus, we have Linear Park, which we love, and we think you will too. It offers tranquil spaces for meetings and relaxation.

With impressive sculptures and beautiful views, our outside space is the ideal place to add some light exercise in to your day, which will make a noticeable difference to your general health and wellbeing.

Sci-Tech Daresbury is nationally-recognised for its 15 year track record of supporting high growth companies in key strategic areas:

- Access to national & international markets
- Access to funding & investment
- Access to talent & expertise
- Access to technology / technical facilities

This is achieved through Sci-Tech Daresbury's tech network of over 5000 people and its strategic partnerships with organisations from universities and investors to corporates and business support organisations.

By joining our campus community, you will have access to a variety of technical facilities and equipment through the following centres:

- **Campus Technology Hub:** rapid prototyping facilities
- **Hartree Centre:** high performance computing, data analytics and AI facilities and platforms
- **I-TAC Analytical Laboratories:** analytical and sample preparation equipment
- **Virtual Engineering Centre:** VR/AR facilities and digital test-beds.



Our Site



Key

- V1. Violet
- V2. Violet
- V3. Violet
- 2. Techspace Two
- 3. Techspace One
- 4. Vanguard House
- 5. STFC Hartree Centre
- 6. The Innovation Centre
- 7. STFC Daresbury Laboratory
- 8. ITAC
- 9. Campus Technology Hub

Great Location

Connectivity by road and rail

Motorway routes are within easy reach providing great access to the campus, making it ideal for commuters across a wide geographical area and giving you access to better and more talent.

You can park on-site in a secure car park or arrive by public transport, with a bus stop on-site, giving your staff an easy commute at the start and end of their day.

Train Times (to London Euston)

Runcorn (10min drive from site)
1hrs 59 mins

Warrington (10min drive from site)
1hr 52 mins

Drive Times Direct Route

Liverpool
38 mins

Manchester
33 minutes

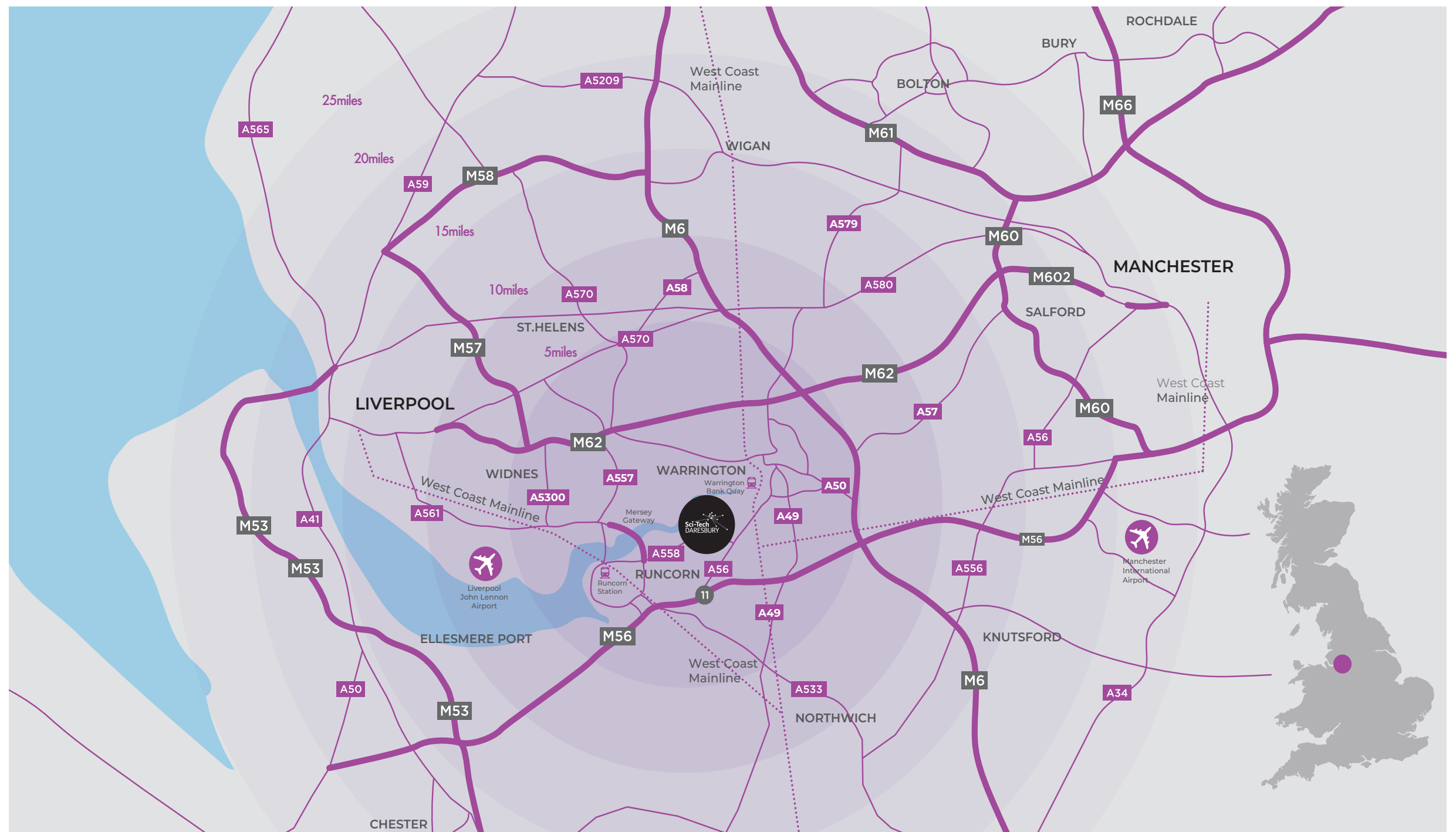
Runcorn
10 mins

Warrington
11 mins

Drive Times to Airports

Manchester Airport
19 mins

Liverpool John Lennon Airport
17 mins



Violet

Further information

If you require clarification,
further details or an appointment
to view, please contact us:

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E: enquiries@sci-techdaresbury.com

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Another development by

Langtree



The Chrysalis Fund



European Union
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Development Fund



Science and
Technology
Facilities Council



METROMAYOR
LIVERPOOL CITY REGION



European Union
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URBAN DEVELOPMENT FUND