



# CITYLABS 4.0

Join a world-leading  
campus for health innovation

Working in partnership

**bruntwood**  
SciTech

**NHS**  
Manchester University  
NHS Foundation Trust

# Why locate your business at Citylabs 4.0



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



Office space from  
1,200 sq ft to 60,000 sq ft



Lab space from  
1,500 sq ft to 58,000 sq ft



Access to over 20,000  
STEM graduates  
each year



Direct access  
to the NHS



Cycle &  
Shower Hub



Breakout spaces

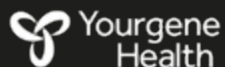
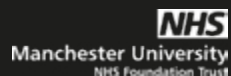


Dedicated Innovation  
& Growth team



Be part of Europe's  
largest clinical  
academic campus

## Join a community of innovators





# A world-leading health innovation campus

The £42 million creation of Citylabs 4.0 is the newest phase of the masterplan for the Citylabs campus, and offers 125,000 sq ft of world-leading office, lab and breakout space.

By being located at Citylabs 4.0, you'll be at the heart of Manchester's innovation district - the Oxford Road Corridor, on the largest clinical academic campus in Europe, and within the UK's largest NHS Trust immediately surrounded by five hospitals, including the Royal Manchester Children's Hospital and the Manchester Royal Eye Hospital.

Citylabs 4.0 offers seven floors of workspace specifically designed for companies working in medtech, diagnostics, digital health, genomics and precision medicine. The development builds on the region's internationally-recognised life sciences and health cluster, driving the future of healthcare. At Citylabs 4.0 you'll be joining a world-class health innovation and

precision medicine campus totalling 317,000 sq ft. Whilst being based at Citylabs 4.0, you'll also have access to everything the wider campus offers including event space and meeting rooms in Citylabs 1.0.

Bruntwood SciTech has a unique partnership with the UK's largest NHS Trust - Manchester University NHS Foundation Trust. By choosing Citylabs 4.0 you can gain access to a unique, accelerated pathway to partnership, with opportunities available to collaborate and gain direct access to MFT clinicians, resources and patients, and the potential reach of Greater Manchester's +3m population.



The view from Citylabs 4.0

# Oxford Road Corridor



The Oxford Road Corridor is a place where knowledge business and culture thrive - a world-class knowledge quarter that transforms lives through research, innovation, skills and education.

As part of the Oxford Road Corridor, by locating to Citylabs 4.0 you'll have a host of scientific, academic and leisure amenities on your doorstep.

The Oxford Road Corridor is also home to two world-class universities and 20,000 STEM graduates each year. The University of Manchester is one of the UK's top research universities and by locating to Citylabs 4.0 you can gain access to direct connections into research and world-class talent.

As one of Manchester's cultural hotspots you'll be surrounded by an exciting mix of food and drink opportunities, a range of retail, and a vibrant nightlife scene.





Citylabs 4.0 is located directly opposite Ronald McDonald House





# Lab space



Citylabs 4.0 has the infrastructure needed if your business requires lab space, or a combination of office and lab space.

The upper floors can be enhanced to accommodate screeding if required. Access to 1-1 business support and events is also included.

Take a virtual tour of an indicative lab space

The development offers fitted and ready-to-go containment level 2 labs with associated write-up space, allowing for quick and easy setup in a best-in-class environment.



From 1,500 sq ft up to 58,000 sq ft

# 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, HQ or satellite hub for your company.

Choose all the flexibility of your own office, or a managed office space with the design, furniture and management taken care of by us. Access to 1-1 business support and events is also included.

Take a virtual tour of an indicative office space



From 1,200 sq ft up to 60,000 sq ft



# Specification



High speed internet connectivity up to 100GB



4.2m floor to ceiling height on ground floor



3.5m floor to ceiling height on 1st - 6th floors



Energy efficient LED lighting



Dedicated loading access area



Fully air conditioned



24 hour fob access



Secure cycle storage with lockers and kit drying



EPC 'A'

# Committed to acting responsibly



Net zero upfront carbon



Operationally net zero in common areas



Air source heat pumps - a sustainable alternative to gas boilers



New smart building management system



New mechanical ventilation heat recovery units to provide fresh air control to occupiers



Smart metering throughout to support energy reduction



All electric heating and cooling system



Roof mounted solar PV generating 50,000kWh green energy each year



Large secure cycle hub



7.5kW EV chargers

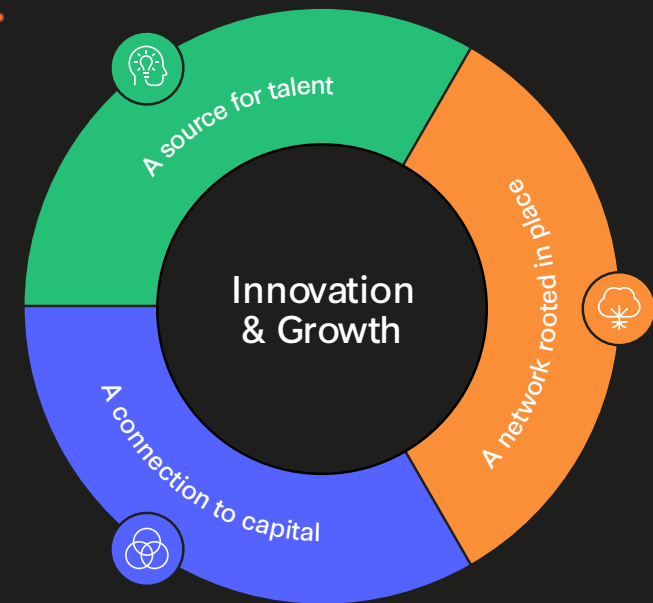
BREEAM® Very Good



# Grow and innovate at Citylabs 4.0

At Bruntwood SciTech, we catalyse sustainable growth for innovative businesses in many different fields and of all sizes, from start-ups to multinationals.

We provide your business with an ever expanding deep network where it has all the support it requires, including access to capital, talent and partnerships.



## We connect you to the best and the brightest

We understand getting the right people is essential if your business is to grow. That is why we help you source the brightest talent through our partnerships with recruitment agencies, universities and skills providers. And the places we create make great talent want to stay.

## We create environments where innovation happens

We live in a digitally connected world, but world-changing innovation still demands physical proximity and easy access to the right type of connections. We create environments in which businesses can work closely together. These environments are deeply rooted in the cities and regions where we operate, meaning your business can quickly access a wider network in order to grow.

## We put you on the path to investment

No matter the size of your business, we enable access to investment opportunities. We have created a network of investors with public and private capital, from the earliest pre-seed funding to exit across equity, debt and grant. If you are a start-up we will prepare you to pitch your business to investors.



# Hear from a customer



Headquartered in Citylabs 2.0, QIAGEN is at the forefront of pioneering advancements in genomics and molecular diagnostics, and they're driving forward crucial research that has the potential to transform patient care

worldwide. Watch the video to find out how the partnership between Bruntwood SciTech, Manchester University NHS Foundation Trust (MFT) and QIAGEN is shaping the future of life sciences and healthcare.



Watch the video

MAC Clinical Research is leading groundbreaking clinical trials in collaboration with Manchester University NHS Foundation Trust (MFT). The partnership is driving medical advancements that have the potential to

change lives, bringing new treatments from the lab directly to patients. Watch the full video to see how our partnership network, combined with our best-in-class workspace, is facilitating this collaboration and shaping the future of healthcare.



Watch the video

Working in partnership

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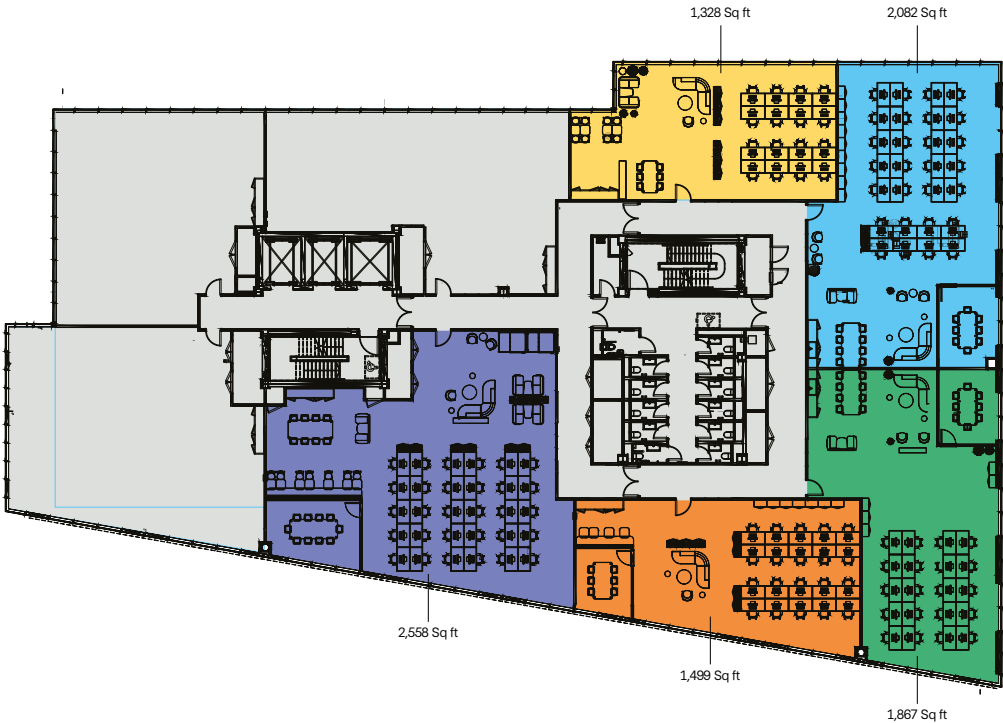
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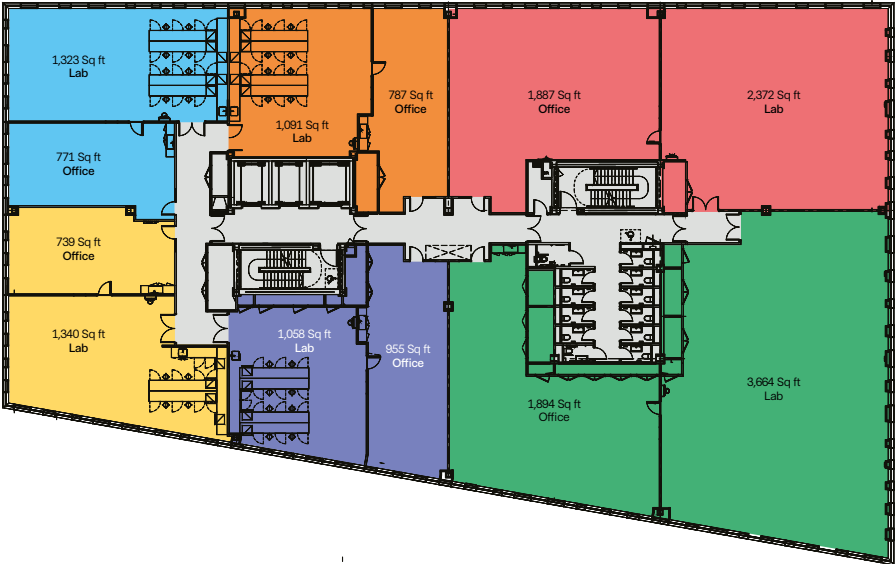
**NHS**  
Manchester University  
NHS Foundation Trust

# Floorplans

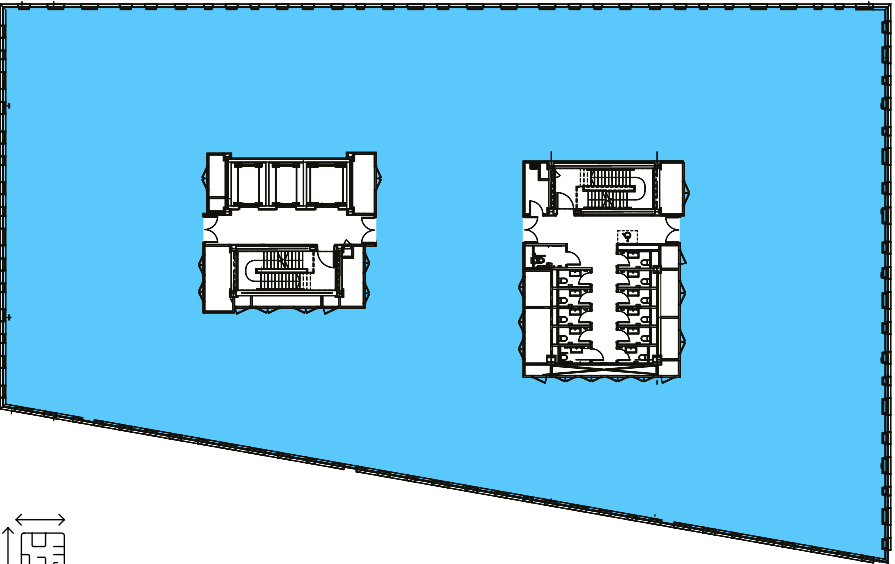
1st Floor  
Fully-fitted office space



5th Floor



2nd, 3rd, 4th & 6th Floor layout



19,264 sq ft  
floorplate



# Contact us

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[bruntwood.co.uk/scitech](https://bruntwood.co.uk/scitech)

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