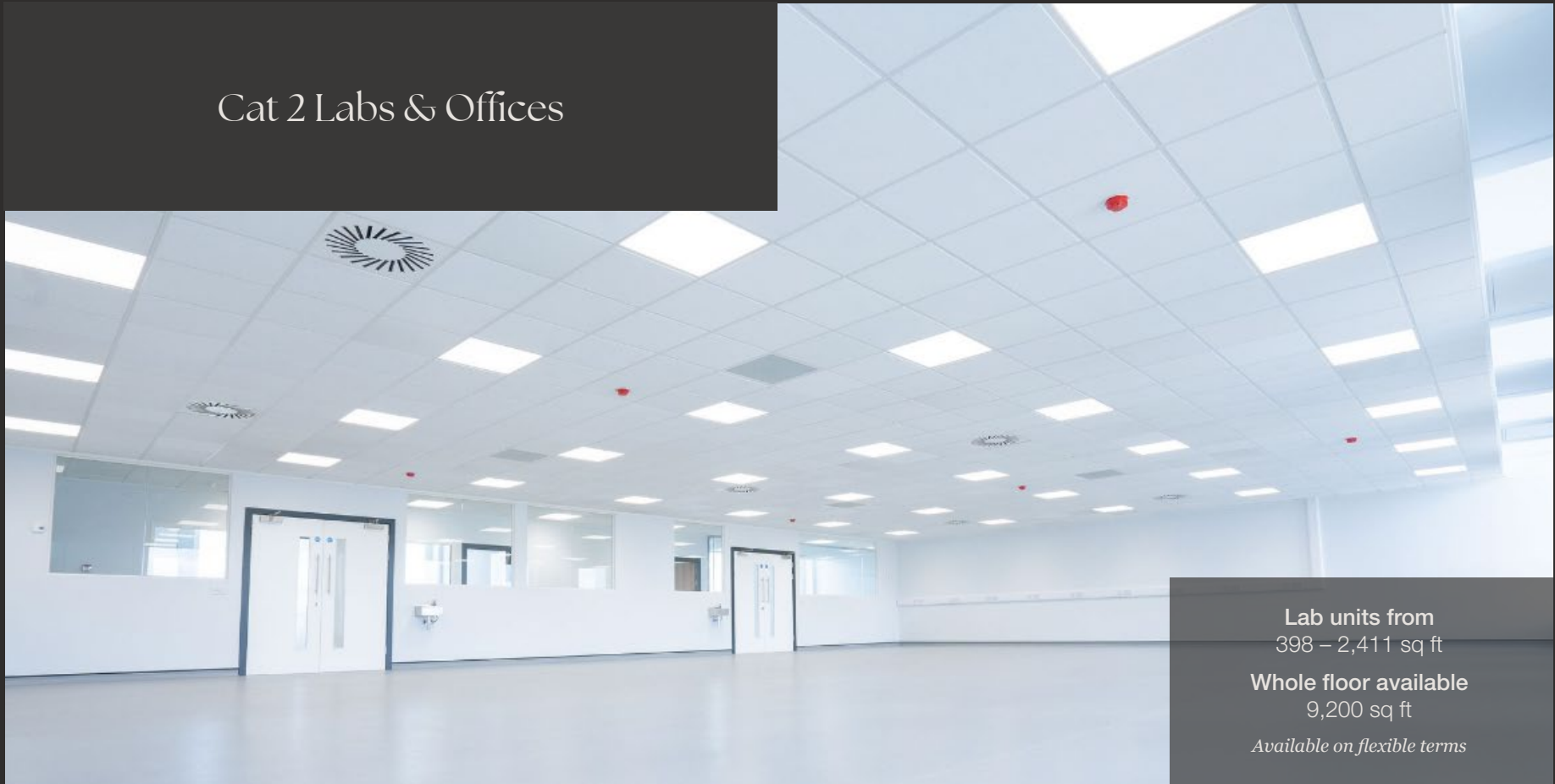


Cat 2 Labs & Offices



Lab units from
398 – 2,411 sq ft

Whole floor available
9,200 sq ft

Available on flexible terms

6th Floor

HEXAGON TOWER
Part of Pioneer Group

Cat 2 Labs & Offices

Brand new lab space created at Hexagon Tower, with fantastic panoramic views from the 6th floor in Blackley, North Manchester.

The whole of level 6 has been freshly refurbished to a high standard, with 9,200 sq ft of smart new lab & office spaces available. Could be occupied by one large company or several starter businesses.

Suitable for Chemistry, Biological, Biosafety or Clinical lab use.

Lab Category: 2 | Air changes: 6

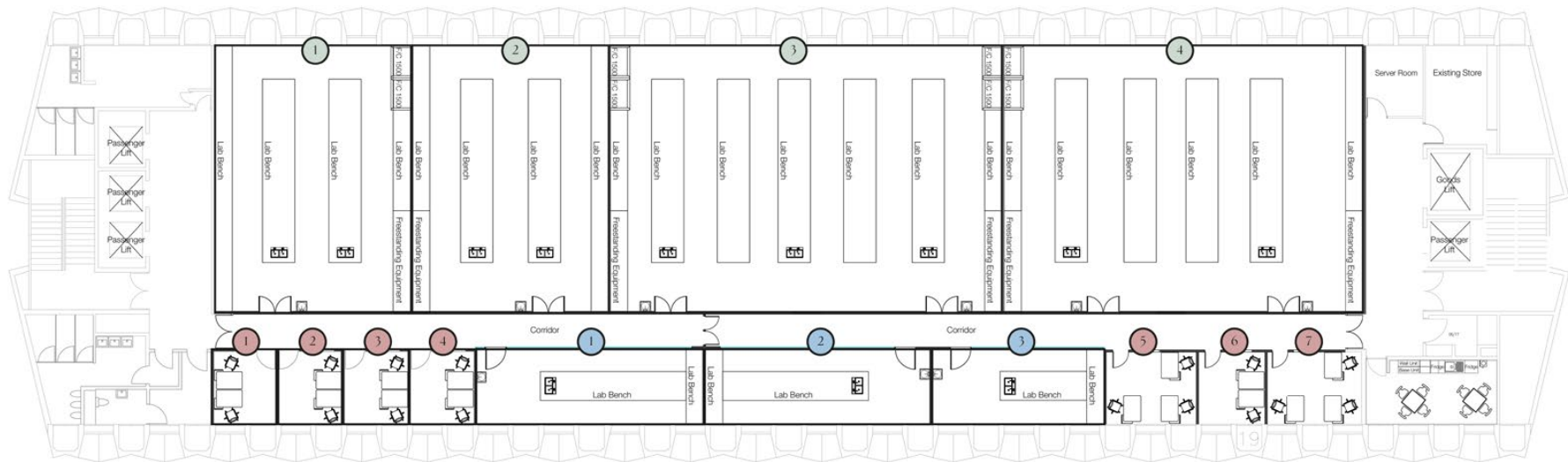
Specification

- Open-plan labs have capacity for up to 2x fume-cupboards per space (evenly distributed)
- Dual-duct ventilation provides heating & cooling at 6 air-changes per hour and circa 35W/m² +/- 3°C (If heat-gains exceed this, piping can be installed for supplementary VRF cooling)
- Vucathene high-density polypropylene drainage
- Metered 3-phase electricity
- Managed bottled-gas service, e.g. Nitrogen and Co₂, and can be piped to units as required
- Bulk liquid nitrogen storage on site and lifts suitable for regular top-up of Dewars for E.g. NMR or cryogenic storage
- Shared server-room space



6th Floor – Floorplan

Total: 9,200 sq ft



Unit	Laboratory				Bio Lab			Office						
	1	2	3	4	1	2	3	1	2	3	4	5	6	7
	sq ft	1,206	1,206	2,411	2,207	398	398	301	105	107	107	107	150	107
sq m	112	112	224	205	37	37	28	9.8	10	10	10	14	10	15
	Laboratory				Bio Lab			Office						

Hexagon Tower

Laboratories | Offices | Investment | Business Development

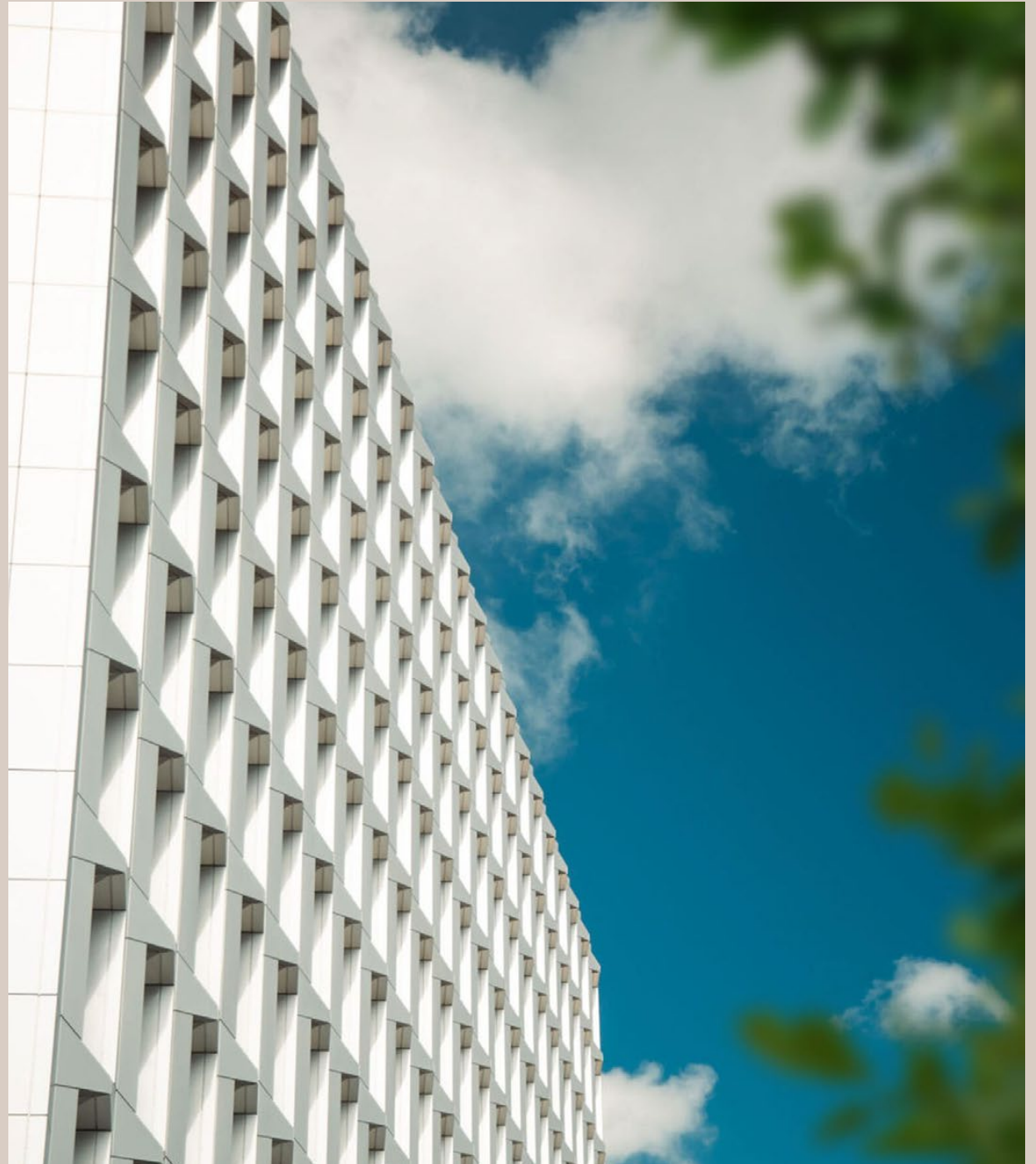
Hexagon Tower is a premier incubator in Manchester for growing life science businesses, recognised for its sense of community and collaboration opportunities.

Available on flexible terms

- Fully furnished options available (depending on lease terms)
- On-site parking
- Café restaurant – The Hive
- Shared kitchen areas
- Gym & fitness classes
- High speed internet
- Unique common areas
- Shared outdoor spaces
- Bike storage
- Showers & hair dryers
- Meeting rooms
- Good transport links
- In-house reactive maintenance team
- Cleaning services
- External chemical storage facility
- Hazardous waste disposal
- Fully accessible
- Post and parcel service

[View Available spaces to rent](#)

[Learn more about Hexagon Tower](#)



Cat 2 Labs & Offices

6th Floor

at Hexagon Tower

Contact

Address	Pioneer		Carter Jones	Track Real Estate	
Crumpsall Vale Blackley Manchester M9 8GQ	Claire Morton	Jeroen Houtzager MRICS	Matt Lee	Jamie Bottomley	Pioneer
	+44 (0)1642 438 004 c.morton@thepioneergroup.com	+44 (0)7970 315 587 j.houtzager@thepioneergroup.com	+44 (0)7815 469 115 matt.lee@carterjonas.co.uk	+44 (0)7788 975 465 Jamie.Bottomley@trackrealestate.co.uk	thepioneergroup.com

Disclaimer: Pioneer Group for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of Pioneer Group has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.