

bruntwood
SciTech

greenhneys

at Manchester Science Park

Where science
and life collide

greenheys

at Manchester Science Park



Based on the Oxford Road Corridor at the centre of Manchester's knowledge quarter



Part of the biggest clinical academic campus in Europe



Collaboration with the University of Manchester, Manchester Metropolitan University, University of Salford and Manchester University NHS Foundation Trust



131,000 sq ft of lab and write-up space



150 companies working in medtech, diagnostics, digital health, cyber security, genomics, cleantech and advanced materials and precision medicine



Direct access to over 20,000 STEM graduates each year



20 minute walk from Manchester Oxford Road train station and situated on local bus routes



Redefining the possible

Diverse in specialism, scale and sector, our customers include start-ups, scale-ups and global companies. They work in biolabs, chemistry labs, offices, workshops and studios. Their expertise spans every frontier of science and technology.



Oxford Road Station
20 Minute walk from
Oxford Road train station to
Manchester Science Park

City Centre

Piccadilly
Station

Graphene Engineering
Innovation Centre (GEIC)

Manchester Engineering
Campus Development (MECD)

University of Manchester Faculty
of Science and Engineering

High Voltage Lab

Dalton Nuclear Institute

Photon Science Institute

Henry Royce
Institute

Manchester Royal Infirmary

Manchester Royal Eye Hospital

St Mary's Hospital

Royal Manchester Children's Hospital

The Christie NHS
Foundation Trust (2.5 miles) >

Manchester Centre
for Genomic Medicine

Citylabs Campus

Manchester Science Park

Manchester institute
of Biotechnology (UoM)

National
Graphene
Institute

University of
Manchester

Manchester
Metropolitan
University

Manchester Royal Infirmary

MMU New Science &
Engineering Faculty

Alliance Manchester
Business School

Oxford Road Corridor
Innovation District



greenheys

- University of Manchester Incubator Building
- NIHR/Wellcome Trust Clinical Research Facility
- NIHR/Wellcome Trust Children's Clinical Research Facility
- NIHR Clinical Research Network (GM)

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Opening
Summer
2026



CGI - Reception

Home to UK Biobank



“I’m very pleased that UK Biobank has chosen to move here as it is yet more evidence of how Manchester has become one of the world’s leading hubs for science and innovation. UK Biobank will be joining the community of stellar research organisations that are already working with the University of Manchester to make a difference across the UK and around the world.”

Professor Dame Nancy Rothwell

President and Vice-Chancellor of the University of Manchester and member of UK Biobank’s Board



UK Biobank’s biological samples, laboratories, headquarters and around half of its 250 staff will move to the new facility.



Relocation to Greenheys will provide UK Biobank with new opportunities for collaboration with multi-disciplinary researches and industry.



CGI - Reception

Shape your worklife

With vibrant community events throughout the year, as well as a gym, park, cafe and even a pub, Manchester Science Park is where people and plans come together.





Where breakthrough begins

What we have in common isn't what we do. It's how we do it. With science, with technology, with imagination and with each other, we're creating a better future at Manchester Science Park.

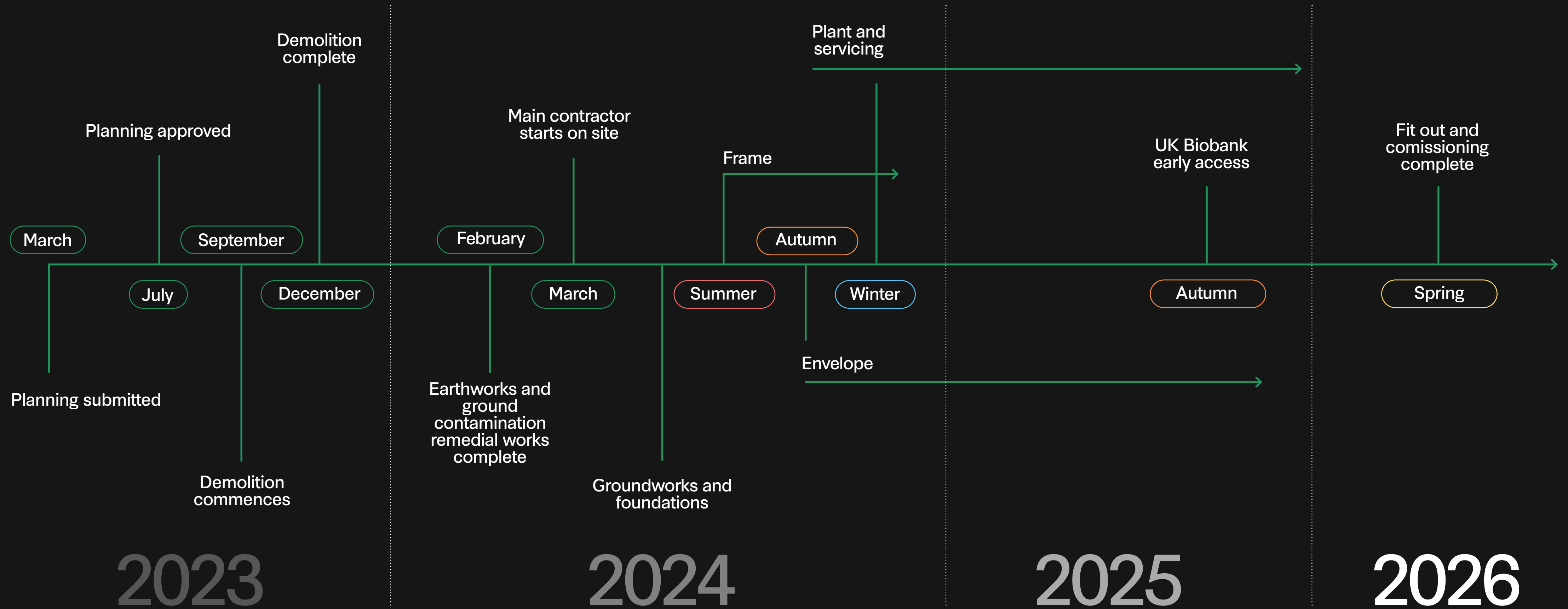
greenheys specifications

	4th/5th Floor Lab ready - write up & labs	3rd Floor Fully fitted - write up	Fully fitted - lab	Ground Floor Specifications
Structure & Shell	4.23m slab to slab heights, 2.8m floor to suspended ceiling, 1.0m ceiling voids Structural loading capability per upper floor - 5kN/m ² Vibration multiplying factor design criteria: <4.0			<ul style="list-style-type: none"> • Loading bay/goods in area and goods lifts • Gas storage • Clinical waste and chemical store
Furniture	Subject to customer requirements	Furnished and unfurnished suites available	<ul style="list-style-type: none"> • Eyewash • Sinks • Trespa benching to some suites 	
Mechanical	<p>Base build HVAC infrastructure to support 8 ACH</p> <p>3 phase power</p> <p>Lab grade lighting and ceiling tiles</p> <p>Capacity for 1 fume hood cabinet/1,000 sq ft</p> <p>Central fume extract system with risers</p> <p>HVAC central infrastructure</p> <p>Centralised lab gases: CO₂, N₂ & CA piped into the building and installed in central riser positions and left with valve connections in the riser for future tenant extensions/connections</p>	<p>As per lab ready</p> <p>+ 8 AC/H to lab areas only</p> <p>+ extract ducting to suites, fume hood cabinets</p> <p>+ 12 l/s air flow (write-up only)</p>		





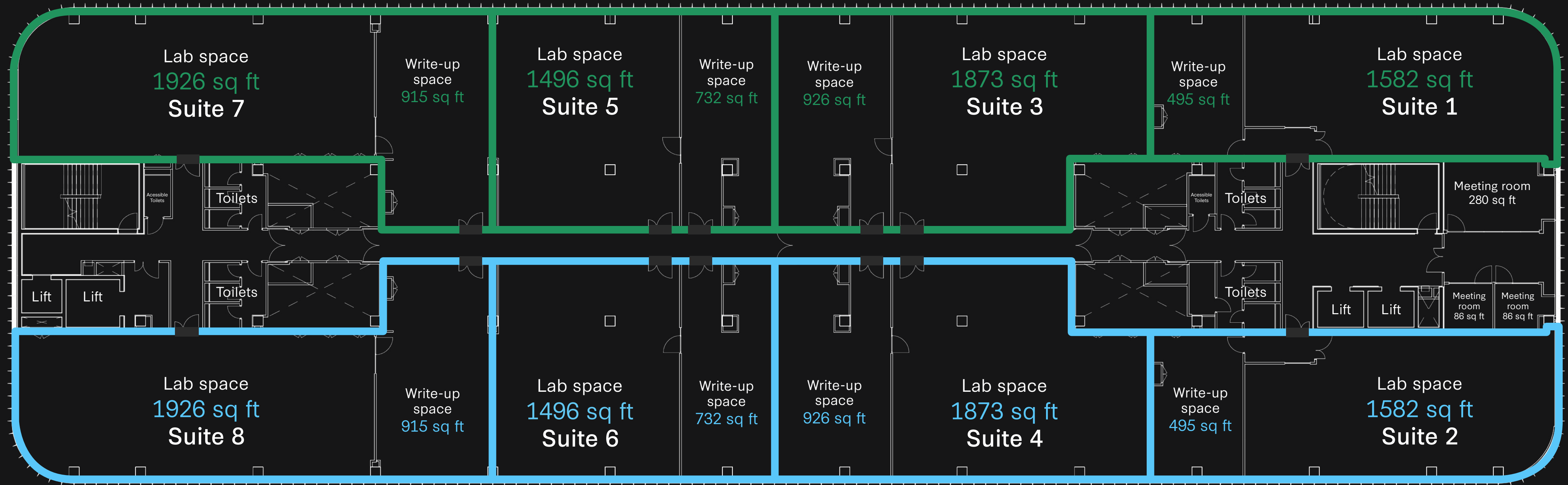
greenheys development plan



3rd Floor

— Fitted lab and office suites

— Cat A lab and office suites



Detailed Sq Ft

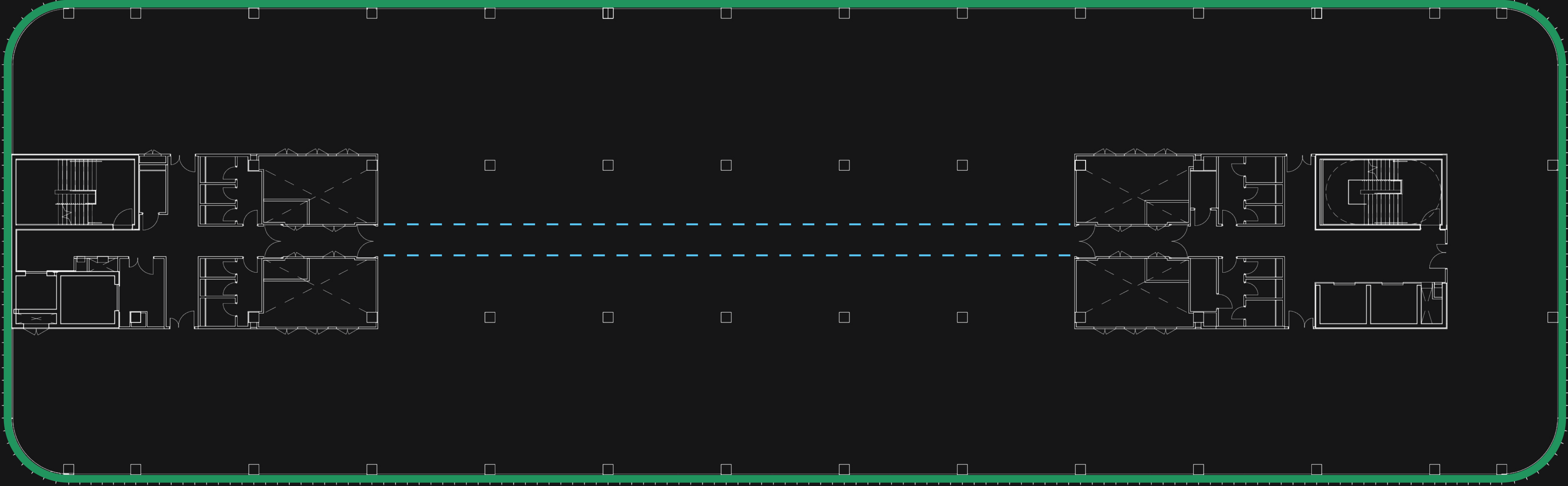
Suite 1	2,077 sq ft
Suite 3	2,799 sq ft
Suite 5	2,228 sq ft
Suite 7	2,841 sq ft

Suite 2	2,077 sq ft
Suite 4	2,799 sq ft
Suite 6	2,228 sq ft
Suite 8	2,841 sq ft





4th & 5th Floors



Floor plate = 21,955 sq ft
Bespoke split options for lab and office space available

Be part of a thriving community

We're committed to creating a thriving community for our customers, forging business connections and delivering growth support.

We bring people together to provide access to skills & talent, funding, specialist services, and so much more.

We offer a variety of events all year round as part of our community programme at Manchester Science Park, including Meet Your Neighbour sessions, thought leadership panels, competitions, festive and summer socials and wellbeing-led activities.



Manchester Science Partnerships

Manchester Science Partnerships is a strategic public, private, academic, clinical partnership organisation focused on growing Manchester's knowledge economy.

Shareholders include:

bruntwood
SciTech

 **MANCHESTER**
CITY COUNCIL

MANCHESTER
1824
The University of Manchester

 **Manchester**
Metropolitan
University


Manchester University
NHS Foundation Trust



Contact us

Joshua Whiteley

Commercial Director

joshua.whiteley@bruntwood.co.uk

0333 323 2237

Joseph Venables

Associate Commercial Director

joseph.venables@bruntwood.co.uk

0333 323 2237



Jamie Bottomley

Director Track Real Estate Ltd

jamie.bottomley@trackrealestate.co.uk

0778 897 5465



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