

**INVEST
LIVERPOOL
CITY REGION**

YOUR TICKET TO THRIVE.

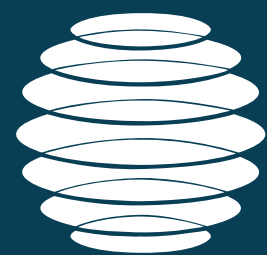
Think big. Be bold.
Make it happen.



sciontec



HEMISPHERE



**LIVERPOOL
CITY REGION**
COMBINED AUTHORITY

METROMAYOR
LIVERPOOL CITY REGION



HEMISPHERE ONE



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INTRODUCING HEMISPHERE ONE

Welcome to HEMISPHERE One, Liverpool's newest labs building. Being developed by Sciontec, a triple-helix partnership between Bruntwood SciTech, Liverpool City Council, Liverpool John Moores University and the University of Liverpool.

With planning secured and due to be onsite later this year, this stunning new building will be ready to occupy in 2028.





CONNECTED. COMPETITIVE. COLLABORATIVE.

Investment & Support Incentives

The Liverpool City Region (LCR) Health and Life Sciences Innovation Zone Programme is a ten year £160m programme of activity.

The objective of the programme is to accelerate the development of the health and life sciences sector to stimulate private sector investment. LCR has identified key investments in research and development, innovation infrastructure, skills, employment and business support.

We are eager to engage with global life sciences companies to co-develop this internationally significant investment project to support both their aspirations and those of Liverpool City Region.

HEMISPHERE One is being supported by the LCR Innovation Zone, part of the Government's Investment Zone programme.





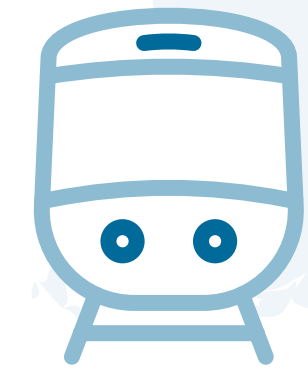
AT A GLANCE.

This is the time, and this is the place.



274k

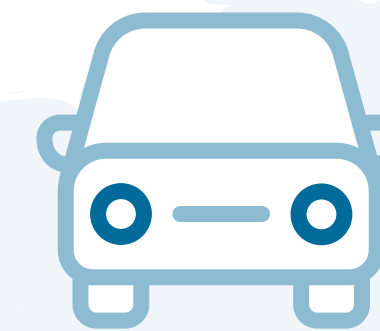
enrolments in **Higher Education** Institutions



2

hours to London, **10** national **terminals** linked to Liverpool Port

6



million **people** within 60 minutes

£43 bn

Gross Value Added (GVA) for the Liverpool City Region



2



international **airports** within 45 minutes

1.6m

people live here



7th

best city in the world (Time Out)





WHAT WE OFFER.



Top talent

Skilled, diverse workforce of **6 million people** within an hour's reach, strong training pipelines, and tailored support packages.



Innovate at scale

Accelerate R&D in cutting-edge facilities like Liverpool Science Park, CENTRAL TECH and Sci-Tech Daresbury, home to transformative breakthroughs.



Global market access

A UK-leading port and logistics base, two international airports, and extensive rail and motorway links, **we connect you** to customers locally and worldwide.



Join global players

Stellantis, Ford, Jaguar Land Rover, Pharmaron, Kyndryl and Taylor Wessing are here, part of **thriving industry clusters** driving long-term success.



Maximise value

Commercial property is up to **42% more cost-efficient than UK** and EU counterparts, benefiting your bottom line.



Unlock funding

Access a range of investment incentives, innovation funds, and business-friendly regulation, designed to help you **scale with confidence**.



INNOVATION HOTSPOT.

A commercially competitive, low-risk hub for financial, business and professional services and a leading centre for health and life sciences, powered by digital and engineering innovation.

Biotechnology powerhouse

Powerhouse for **biotechnology** manufacturing, in Speke, with world-class facilities creating next-generation therapies.

Prime location

Prime location for translational studies bringing research and innovation to patients on the health campus in the Knowledge Quarter Liverpool Innovation District.

Leading in AI & quantum

Leader in AI and quantum innovation, with cutting-edge research centres like the Hartree Centre and Sci-Tech Daresbury positioning our region at the forefront of emerging technologies.

Global gateway

A global gateway, with excellent connectivity and access to international markets, providing an ideal location to expand your reach and impact.



Digital strengths

Home to the UK's most powerful **supercomputer** dedicated to industrial R&D.



Clinical expertise

Largest concentration of **specialist hospitals** outside of London.



Investment in innovation

5% of LCR's **economic output** will be spent on R&D by 2030.



Life sciences innovation zone

Expecting to attract up to **£800m in investment** over the next 10 years, creating 8,000 more jobs.



Key infectious disease hub

Driving the UK's highest concentration of infection R&D worth **£2bn** each year.

EXPLORE OPPORTUNITIES HERE



EXPLORE OPPORTUNITIES HERE.



YOUR TICKET TO THRIVE

Infectious diseases:

- Prevention
- Diagnostics
- Treatment

Cancer:

- Cancer vaccines
- Clinical trials
- Diagnostics

Mental health:

- Digital health
- Neurology
- Clinical trials

Biotechnology:

- Biopharmaceuticals
- Vaccines
- Advanced therapies
- Manufacturing innovation

Healthcare technology:

- Diagnostics
- Digital and eHealth
- AI and data analytics
- Prototyping

HIGH-QUALITY TALENT

YOUR TICKET TO THRIVE



HIGH-QUALITY TALENT.

An expanding pipeline of scientists, technologists, business professionals and creatives is ready to support your growth.

With 63,000+ annual enrolments from leading universities, you can partner locally to shape curricula and access talent at source.

Universities, higher-education institutions, training providers, and our high-value manufacturing catapults help meet complex workforce needs, giving you a skilled, future-ready hiring base.

“Tapping into the *phenomenal talent* and world-leading skill set that’s *prevalent...in Liverpool* has been of *huge benefit...*”



INVEST IN BIOTECHNOLOGY.

Healthcare is shifting from one-size-fits-all to personalised treatment.

The UK is leading this transformation, investing early in advanced therapies and pioneering biotechnology. As demand grows for innovation and clinical trials, there's a clear opportunity for companies to step in, shape the future, and scale.

We offer a strong foundation for biotech success, with a robust R&D environment, advanced manufacturing ecosystem, and integrated supply chain. Backed by competitive digital and logistics infrastructure, the region continues to attract significant investment, including Bristol Myers Squibb's new £35m lab in Wirral, a 50% expansion on its existing footprint.



Biopharmaceuticals

Develop new drug delivery technologies through collaboration with the University of Liverpool's Centre of Excellence for Long-acting Therapeutics.

Integrate into the supply chain of one of the largest biopharmaceutical manufacturing hubs in Europe.



Vaccines

Manufacture your **vaccines** in one of the largest knowledge hubs for infectious diseases in Europe.

Access a unique pool of vaccine manufacturing talent and knowledge ensuring high productivity rates.

De-risk your vaccine development with end-to-end support from the Infection Innovation Consortium (iiCON).



Advanced therapies

Expand the number of cell and gene therapies available to those with rare and untreated diseases.

Understand immune responses that can affect the product safety and efficacy of advanced therapies through collaboration with the University of Liverpool.

Find flexible, GMP grade space for clinical work and manufacture at our NHS Advanced Therapies Unit in Speke.



Manufacturing innovations

Reduce your **carbon impact** by changing your manufacturing processes by collaborating with LCR's engineering and materials science centres of excellence.

Reduce costs and inefficiencies by digitising and automating your manufacturing processes through collaboration with the University of Liverpool's Virtual Engineering Centre.



LEADING UNIVERSITIES, EXCEPTIONAL TALENT.



Top 20

UK university
for FPBS related
courses

University of Liverpool

- The region is home to a **UK top 20 university**, ranked among the top 150 globally, with 91% of its research rated as “world-leading” or “internationally excellent.”
- In 2024, it was **ranked 1st in the UK** for course content standards. It also ranks 11th in the UK for Accounting and Finance and 18th for Business and Management. With a wide range of high-calibre courses in Business, Finance, and Management, it offers a strong pipeline of skilled talent to support the growth of your FPBS operations.
- A member of the prestigious Russell Group of Universities, it is also ranked 72nd in the global top 100 for Life Sciences and Medicine.



2nd

Top university in the UK for Sport & Exercise Science

Liverpool John Moores University

- With **26,000 students** and partnerships spanning 17 global institutions, and 5th in the UK for numbers of students studying through its Global Partner Network.
- Ranked **2nd** in Uni Compare's 2025 Top 100, and in the top 10 for both course quality and employability, it delivers a strong pipeline of Business, Finance, and Management graduates, offering the talent needed to fuel your FPBS growth.
- LJMU is ranked as a world leader in Sport and Exercise Science, achieving 6th globally in the QS World University Rankings 2024.



YOUR INVESTMENT, FULLY SUPPORTED



YOUR INVESTMENT, FULLY SUPPORTED.

Our dedicated inward investment team offers end-to-end support to help you land, grow, and thrive in Liverpool City Region.



Account manager

Your **dedicated** single point of contact from start to finish.



Recruitment support

Helping you find the **talent** you need.



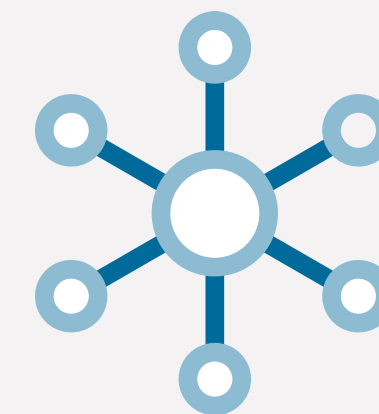
Property sourcing

Relocating made simple.



Business services

Introductions to **expert** providers.



Local connections

Tap into our strong **partner network**.

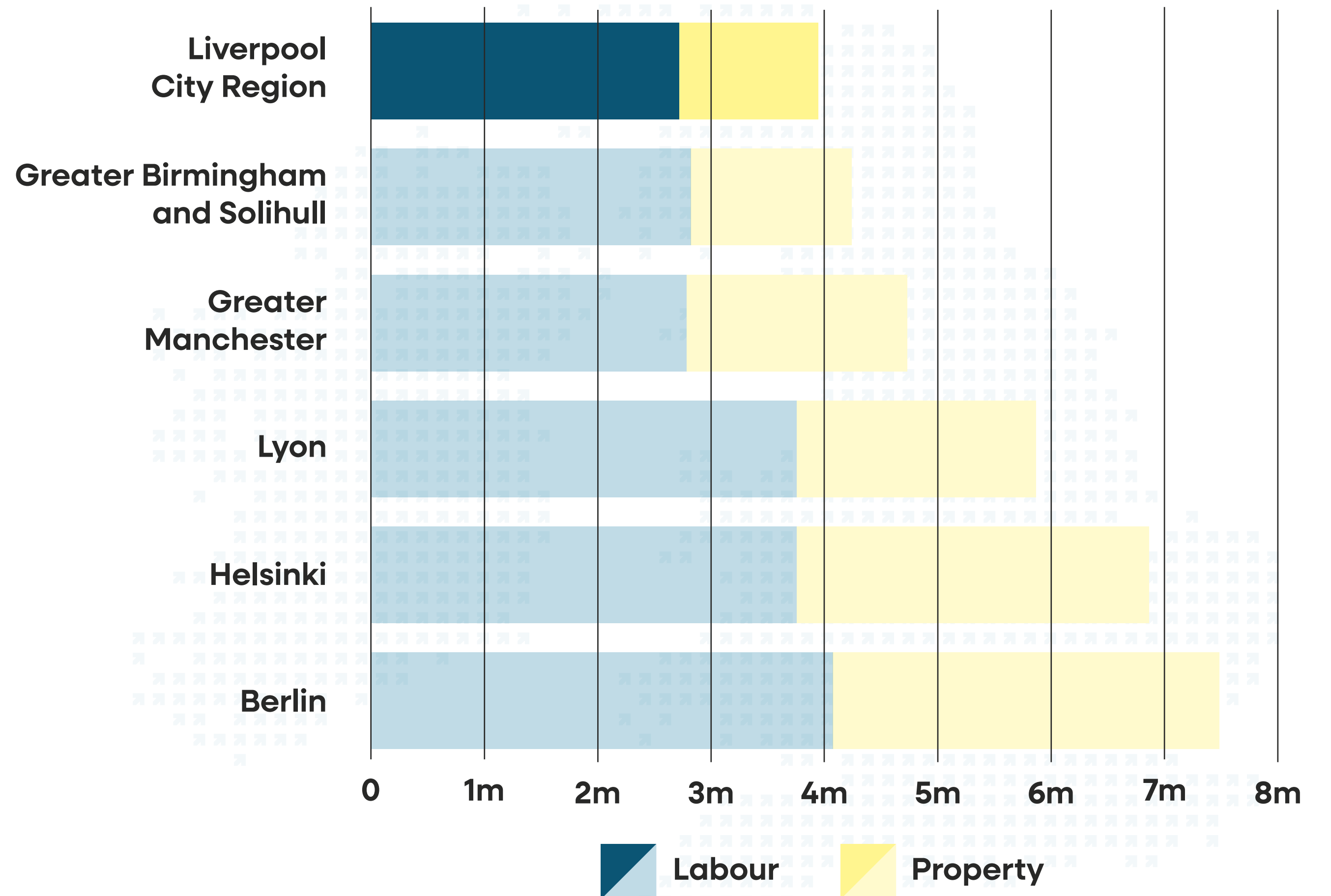


Export support

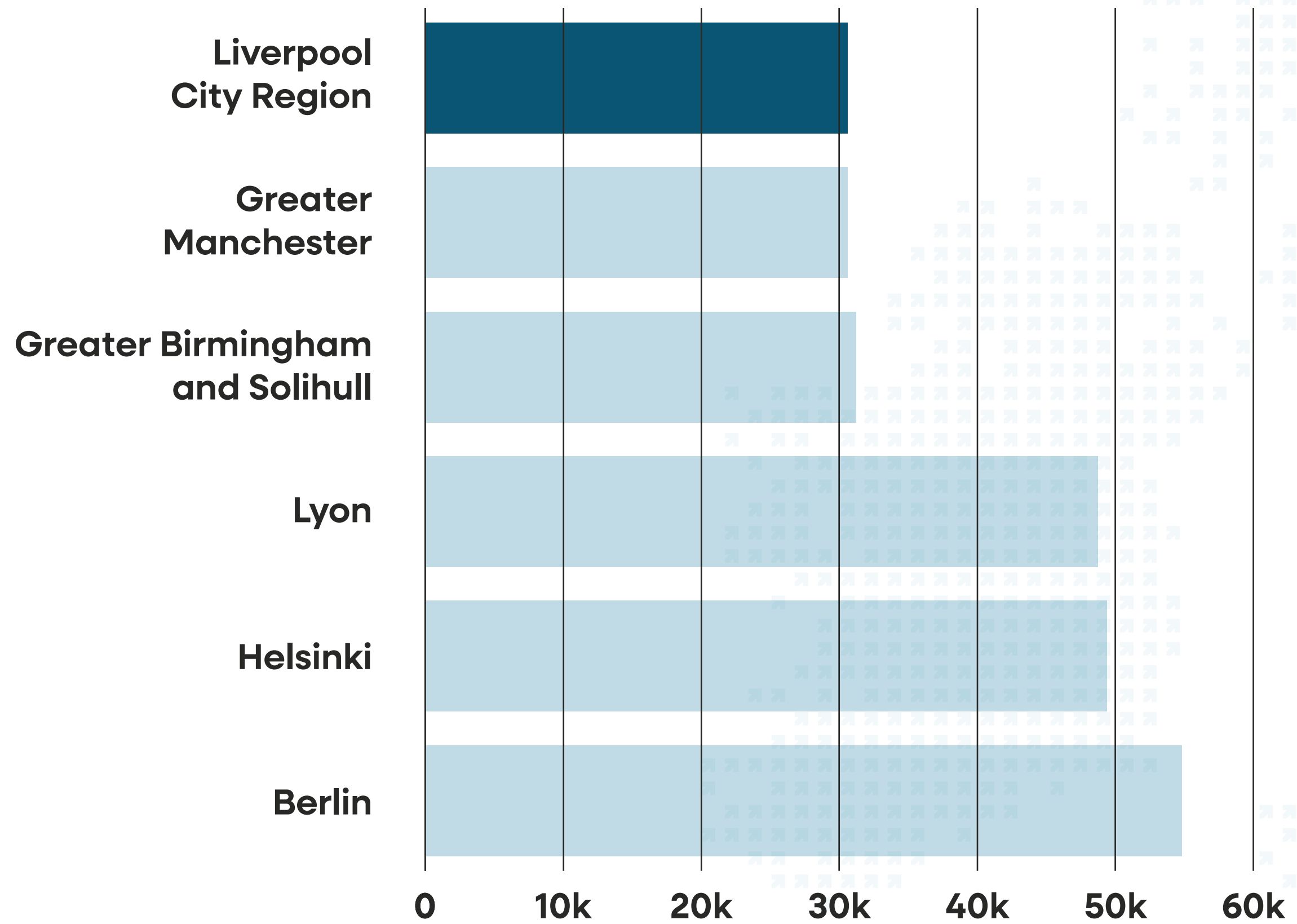
Guidance to reach **global** markets.



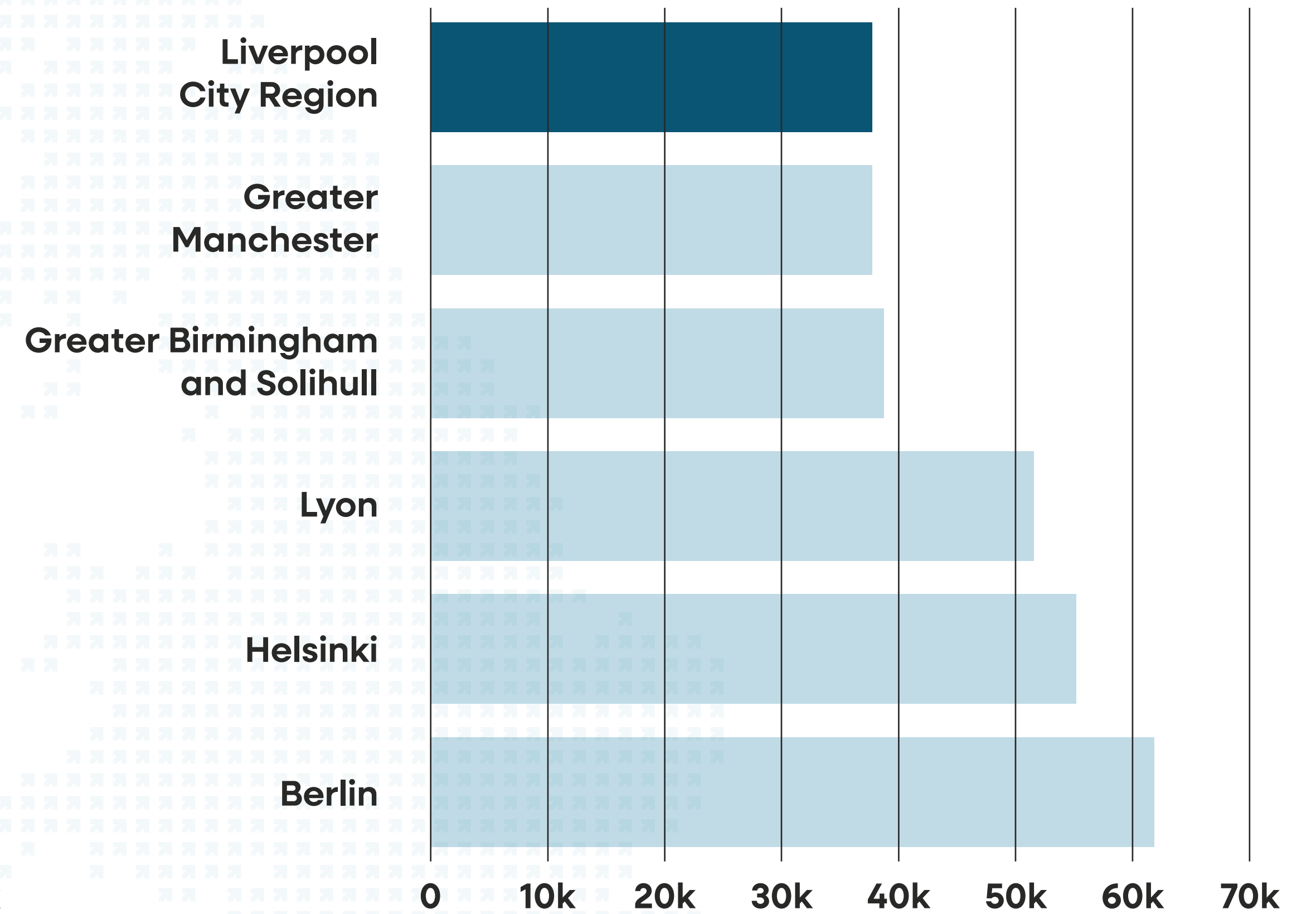
Indicative total annual operating costs (£) of a 100 headcount Life Sciences and Healthcare operation



Indicative total cost (£) for a Laboratory Manager



Indicative total cost (£) for a Scientist



(Based on fDi Benchmark default sector profile for "Life Sciences and Healthcare")



LIVERPOOL LABS AND WORKSPACE WITH GLOBAL IMPACT

HEMISPHERE One is a 110,675 Sq Ft (net total), purpose-built lab and innovative workspace development in Liverpool city centre, which will provide a bespoke home for cutting-edge commercial and academic laboratories and offices, where the world's sharpest minds can harness the potential power of their ideas.



AN OVERVIEW OF HEMISPHERE ONE



Located in Paddington Village, the **8-storey new-build** will sit at the heart of the Knowledge Quarter Liverpool innovation district, and can provide up to **50,000 Sq Ft of bespoke bio labs**.

HEMISPHERE One will also feature Sciointec's popular mix of offices, serviced space and coworking, providing a unique range of contemporary, high-specification workspaces to support the needs of innovation businesses of all shapes and sizes.

HEMISPHERE and the wider **Paddington Village site** will also offer a range of amenities reflective of a pioneering 21st Century development. These include a café, cycle storage with charging for electric bicycles, and shower facilities, combined with a range of accessible green spaces to support the wellbeing of our occupiers and their teams.

With RIBA Stage 4 complete and planning already granted, **completion is expected in 2028**.



AN OVERVIEW OF HEMISPHERE ONE



HEMISPHERE ONE



110,675
Net total Sq ft



8
Floors



In summary, Sciontec can offer:



A landmark location
Paddington Village,
Knowledge Quarter Liverpool



A bespoke space
Up to 50,000 sq ft of
bespoke bio labs



Fast delivery
With RIBA Stage 4 complete and
planning already granted we can
be on-site later this year





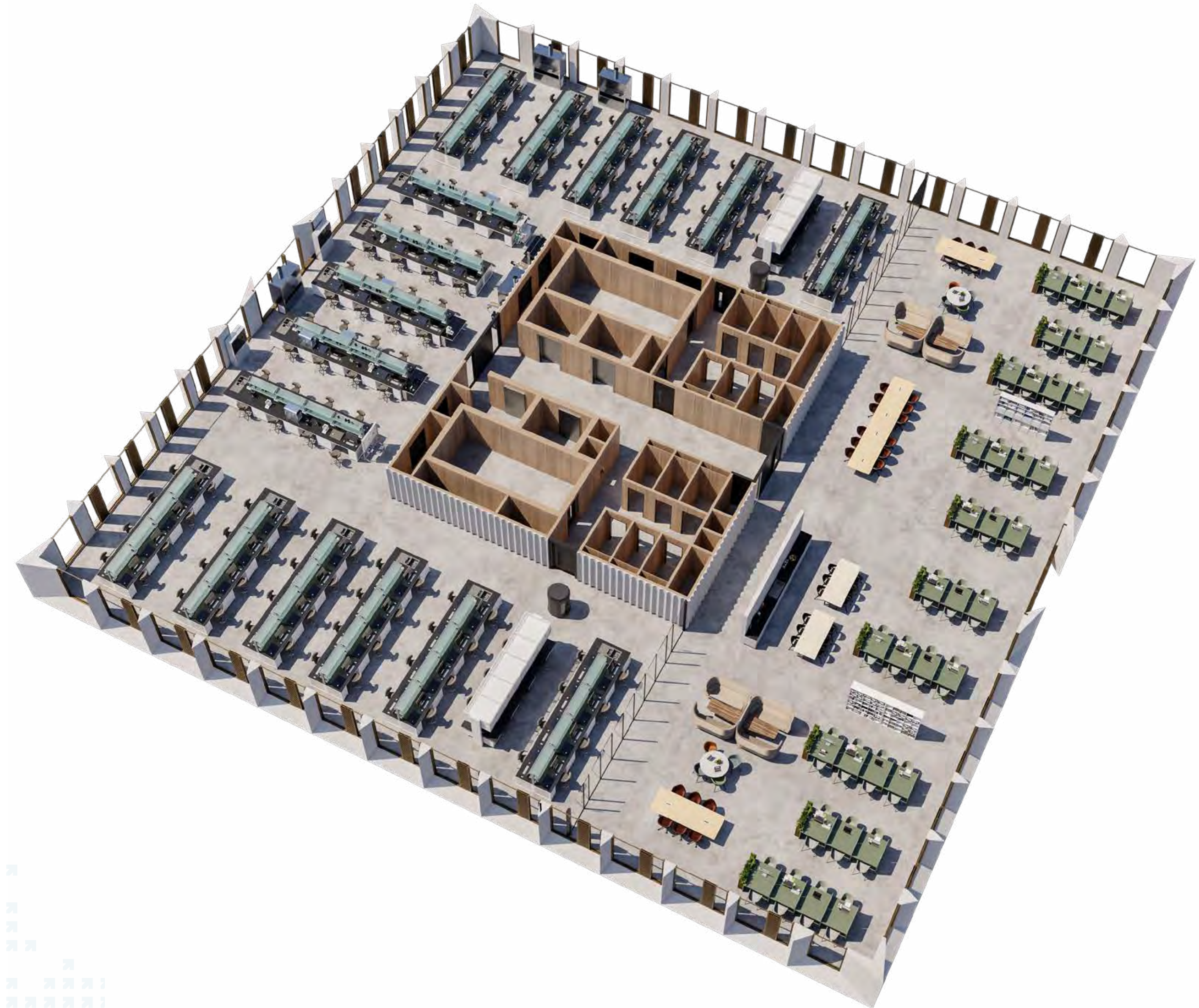
LABORATORIES

The upper three floors of HEMISPHERE One are designed to accommodate cutting-edge laboratories, complete with wash up and write up facilities and adjoining collaboration space.

These labs offer a vital home for scaling businesses while drawing global investment to the region.

Occupants can benefit from direct proximity to HEMISPHERE One's research community and the city's elite health and life sciences cluster.

Inside, each floor integrates flexible workspaces with dedicated collaboration zones, kitchenettes, and informal lounges designed for modern, high-growth teams.



An example layout - 7th floor



16,032
Sq Ft



132
Workstations



BACKGROUND ON SCIONTEC



DESIGNED FOR SCIENCE, DEVELOPED BY SCIONTEC

At Sciontec, we're not just building spaces; we're crafting the future of innovation, and we genuinely believe we've got something truly special at HEMISPHERE One.

sciontec



BACKGROUND ON SCIONTEC



Sciontec Developments Limited (Sciontec), which is owned by Bruntwood SciTech, the University of Liverpool, Liverpool John Moores University, and Liverpool City Council, owns and operates the successful Liverpool Science Park and newly opened CENTRAL TECH, manages Sciontec AI at The Spine, and is developing new, world-class science and technology facilities across Liverpool City Region.

Sciontec's innovation centres provide high quality workspaces for around 100 companies in Liverpool city centre, working predominantly within the health and life sciences, digital technology, AI and robotics, manufacturing, and innovation-led sectors.

This dynamic mix of customers, ranging from university spin-outs, right up to multinational organisations occupying full floors, makes Sciontec's business ecosystem the perfect place to expand into, thanks to the unrivalled partnership and **collaboration opportunities amongst the buildings' world-leading neighbours.**



➤ A WORLD-LEADING INNOVATION DISTRICT

HEMISPHERE One is located in Knowledge Quarter Liverpool (KQ Liverpool) a 450-acre urban innovation district, which covers more than half of the city centre. It brings together world-class universities, hospitals, and over 400 businesses across sectors such as science, healthcare, technology, and culture.



A WORLD-LEADING INNOVATION DISTRICT



Fuelled by culture and powered by knowledge, the **KQ Liverpool ecosystem thrives thanks to its collaborative outlook and partnership networks.**

The KQ Liverpool Board comprises Bruntwood SciTech, the University of Liverpool, Liverpool John Moores University, Liverpool City Council, Liverpool School of Tropical Medicine, and NHS University Hospitals of Liverpool Group, which has a **collective focus on collaboration, sustainability, and inclusivity making it a dynamic place to study, work, and innovate**, as well as helping to shape the city's future and economy.

Sciontec is the spin-out property development company for KQ Liverpool, providing the outstanding workspaces for the brightest minds to call home. As a Sciontec customer at HEMISPHERE One, you would not just be another occupier in a building, you would be a part of the wider KQ Liverpool community and be supported by its soft landing and free-to-access business growth programmes.





LIVERPOOL CITY COUNCIL'S FLAGSHIP DEVELOPMENT SITE



PADDINGTON VILLAGE

HEMISPHERE One will sit at the centre of Paddington Village, Liverpool's new innovation-led, city-centre business district, with places to work, live, stay, eat and socialise, right in the heart of the Knowledge Quarter Liverpool Innovation District.



LIVERPOOL CITY COUNCIL'S FLAGSHIP DEVELOPMENT SITE



Liverpool City Council's flagship development site, Paddington Village, is an urban village that has **Science, Technology, Education and Health** within its DNA.

Being Developed in two phases, Paddington Central is already proudly home to an NHS Community Diagnostic Centre, The University of Liverpool International College, the stunning Novotel Liverpool Paddington Village flagship hotel, a Multi-Storey Car Park and The Spine - the northern headquarters of the Royal College of Physicians and the inaugural location for Sciontec's all-inclusive (AI) workspace.

Phase 2 will see the development of Paddington South, in which The University of Liverpool plans to locate its Artificial Intelligence Materials Hub for Innovation (AIM-HI), due to complete in 2031.





A WORLD-LEADING INNOVATION DISTRICT

KQ Liverpool Innovation District

Innovation sites

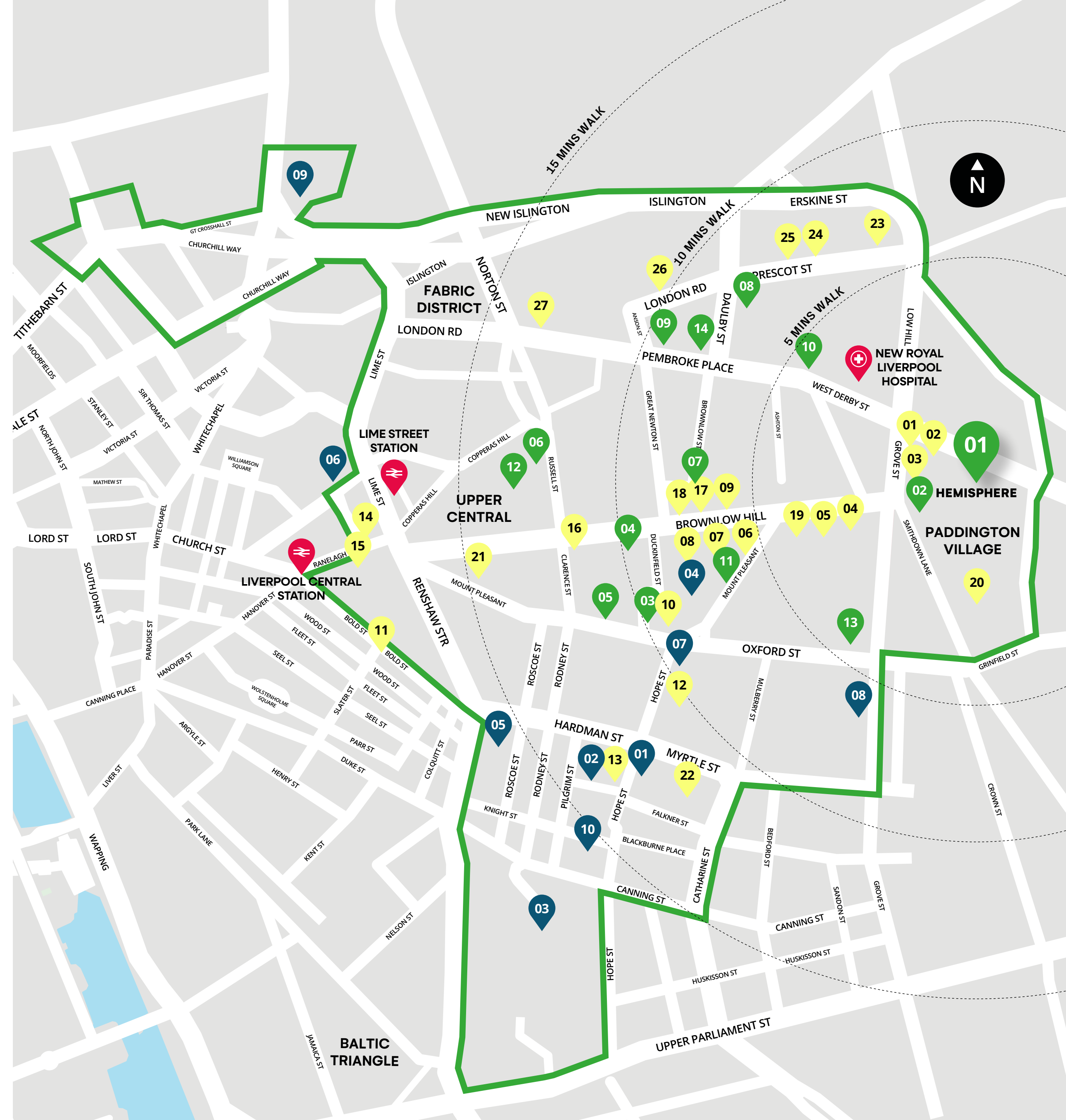
- 01 HEMISPHERE One
- 02 The Spine
- 03 Liverpool Science Park iC1
- 04 Liverpool Science Park iC2
- 05 Liverpool Science Park iC3
- 06 CENTRAL TECH
- 07 Digital Innovation Facility
- 08 Accelerator
- 09 Liverpool School of Tropical Medicine
- 10 Clatterbridge Cancer Centre
- 11 University of Liverpool Foundation Building
- 12 LJMU Student Life Building
- 13 Materials Innovation Factory
- 14 Pembroke House

Landmarks

- 01 Liverpool Philharmonic Hall
- 02 Unity Theatre
- 03 Liverpool Cathedral
- 04 Metropolitan Cathedral
- 05 St Luke's "Bombed Out" Church
- 06 St George's Hall
- 07 Everyman Theatre
- 08 The Tung Auditorium
- 09 LJMU Byrom Street Campus
- 10 LIPA (Liverpool Institute for Performing Arts)

Amenities

- 01 The Base Cafe (The Spine)
- 02 Spaces at The Spine
- 03 Bean & Kensington Bar (Novotel)
- 04 Subway
- 05 Caffè Nero
- 06 Costa Coffee
- 07 Greggs
- 08 Tesco
- 09 The Waterhouse Café
- 10 Miles Coffee (LSP)
- 11 Bold Street (restaurants and cafes)
- 12 Pen Factory
- 13 Hope Street Hotel
- 14 McDonald's
- 15 Pure Gym
- 16 Starbucks
- 17 ATM
- 18 Tesco
- 19 Post Office
- 20 Paddington Village Car Park
- 21 Mount Pleasant Car Park
- 22 The Art School Restaurant
- 23 Tesco
- 24 Greggs
- 25 Subway
- 26 LIDL
- 27 Post Office





LET'S EXPLORE WHAT'S POSSIBLE TOGETHER.

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FIND OUT MORE:
KQ LIVERPOOL



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LIVERPOOL CITY REGION

