

The Garden Suite

GROW YOUR BUSINESS AT LIVERPOOL SCIENCE PARK



By **sciontec**

Introducing the Garden Suite

THE GARDEN SUITE: GROW YOUR BUSINESS AT LIVERPOOL SCIENCE PARK

As the last remaining space within iC2 of Liverpool Science Park, the Garden Suite, is in a highly sought after location on Brownlow Hill at the heart of the Knowledge Quarter Liverpool (KQ Liverpool) Innovation District.

With c.3000 sq ft of high-quality, plug-and-play space overlooking the stunning Metropolitan Cathedral, the Garden Suite is available to move into right away. Plus, occupiers will be in good company as iC2 is already home to a fantastic mix of organisations, including the University of Liverpool and Liverpool John Moores University.

With a BREEAM Rating of Excellent, onsite parking (chargeable), meeting and breakout spaces, visitor parking, bike store and showers, iC2 also has excellent transport links, is within close proximity to the university talent pool and offers direct access to the innovation and growth services provided by the KQ Liverpool team.

Occupiers of this space will also have access to a fitness studio and our popular onsite coffee shop, Land, which are within our other buildings (only a short two minutes walk away).



The possibilities are endless

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AN EXAMPLE FITOUT

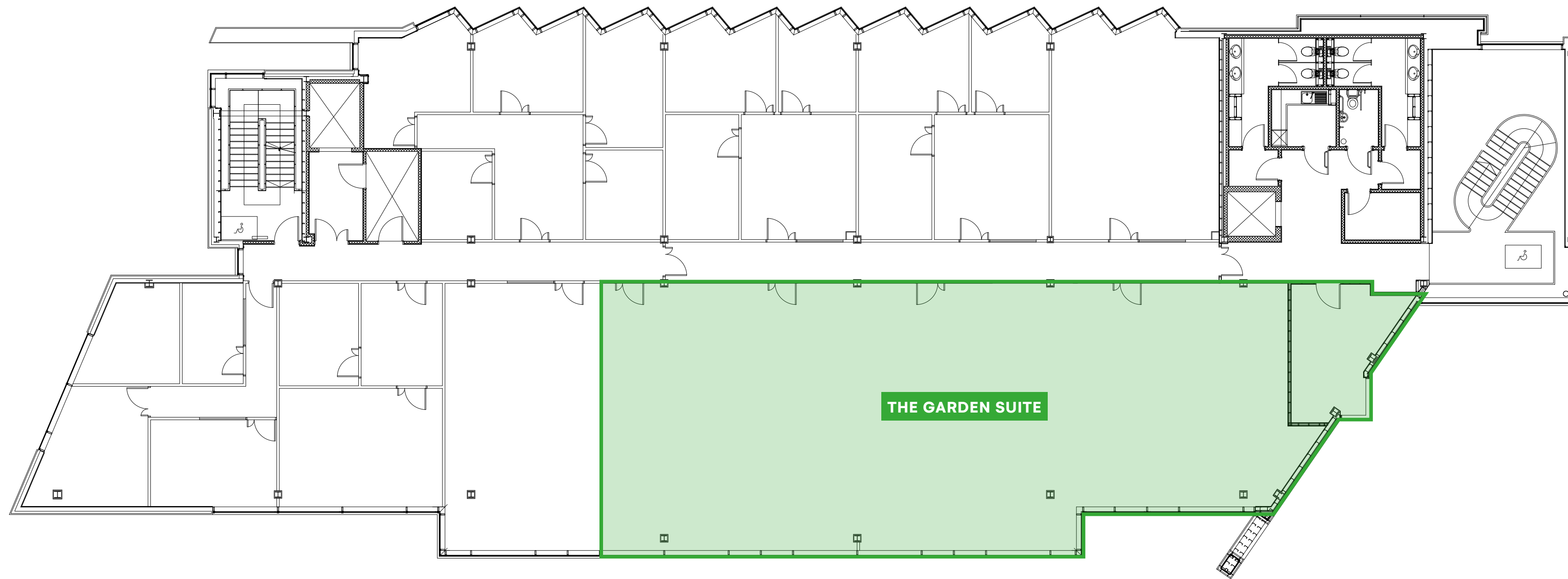
Whilst this space is ready for you to move into right away, when it comes to the Garden Suite the possibilities are (almost) endless.

Here you can see just one example of how you could transform the space.

Space to inspire

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THE GARDEN SUITE



c. 3,000
TOTAL SQ FT



2ND FLOOR
IC2, BROWNLOW HILL

The Garden Suite currently benefits from raised access flooring, suspended ceilings, comfort cooling system, internal glazing with privacy screening and large windows spanning the entire length of the space.

However, we look forward to creating a look that is bespoke to your business.

The space in numbers

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Below is our commercial offer for The Garden Suite and an overview of the high-level specification you can expect here at Liverpool Science Park.



SIZE:
c. 3,000 sq ft



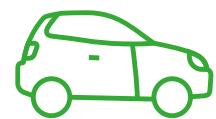
RENT:
£22.00 per sq ft



SERVICE CHARGE:
£9.35 per sq ft



ELECTRICITY:
In suite electricity costs are reconciled quarterly and are payable in advance



CAR PARKING:
£1,750 per space per annum



ON-SITE AMENITIES

- Coffee Shop
- Car Parking
- Fitness Suite
- Bike Racks/Shower Facilities
- Communal Kitchen Facilities
- Complimentary Meeting Rooms

SPECIFICATION

- Comfort Cooling System
- DDA Compliant
- Fully Accessible Raised Floors
- Floor To Ceiling Glazing
- Suspended Ceilings
- Privacy Screening



KQ Liverpool

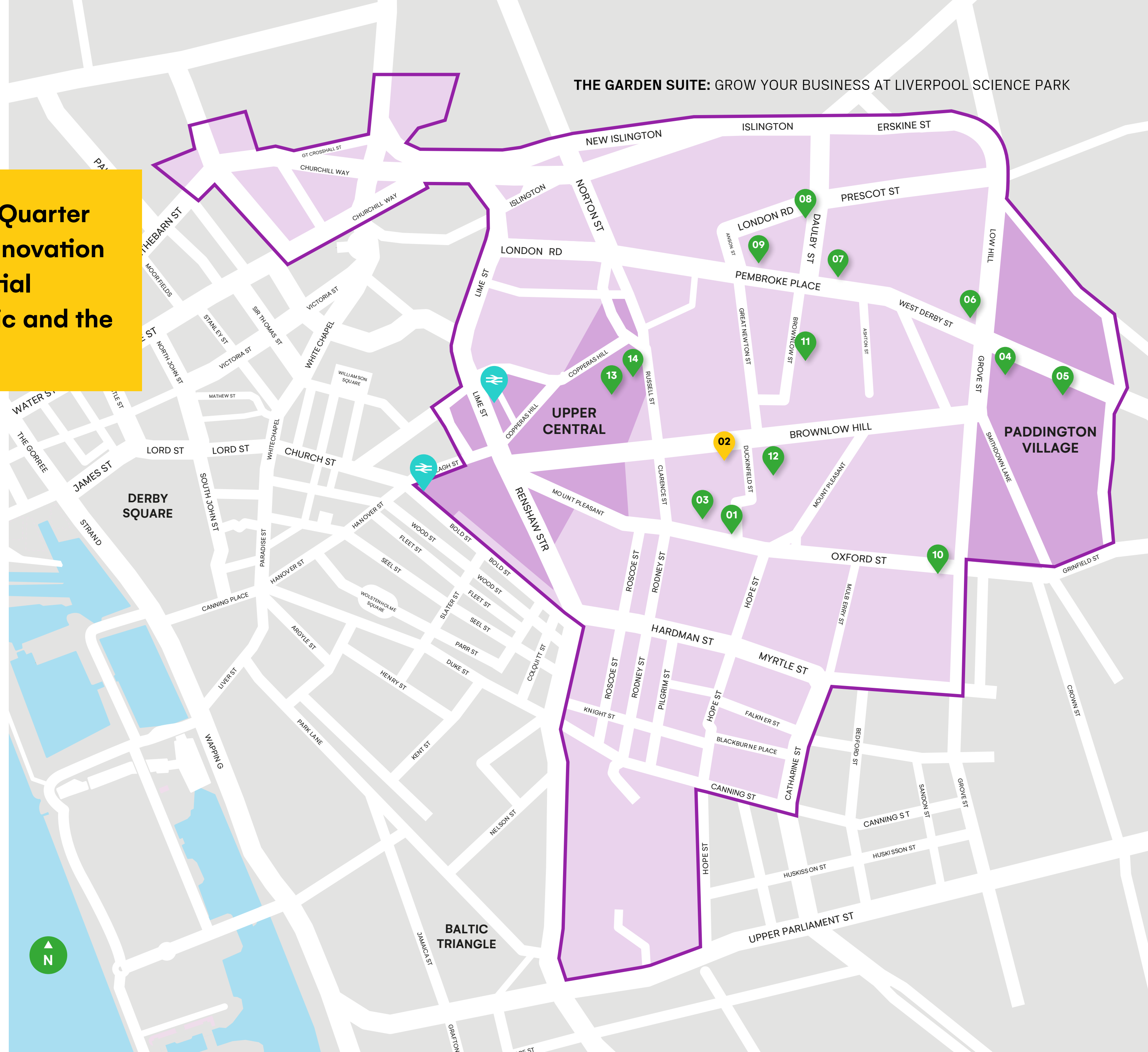
Liverpool Science Park sits at the heart of Knowledge Quarter Liverpool (KQ Liverpool), which is a 450-acre urban Innovation District, and home to some of the world's most influential players in science, health, technology, education, music and the creative and performing arts.

Key

- 01 LIVERPOOL SCIENCE PARK IC1
- 02 LIVERPOOL SCIENCE PARK IC2
- 03 LIVERPOOL SCIENCE PARK IC3
- 04 THE SPINE
- 05 HEMISPHERE
- 06 NEW ROYAL LIVERPOOL HOSPITAL
- 07 CLATTERBRIDGE CANCER CENTRE
- 08 ACCELERATOR (INC. IICON)
- 09 LIVERPOOL SCHOOL OF TROPICAL MEDICINE
- 10 MATERIALS INNOVATION FACTORY
- 11 DIGITAL INNOVATION FACILITY
- 12 UOL FOUNDATION BUILDING
- 13 LIMU STUDENT LIFE BUILDING
- 14 SENSOR CITY



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In and around LSP

The Garden Suite space at LSP is within walking distance of the city's two main train stations — Lime Street and Central — which will connect you to the underground train and the mainline into Manchester within a matter of minutes.

There are also countless cafés, restaurants, delis, bars, takeaways and shops right on the doorstep.



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	LIVERPOOL ONE 10 Minutes	WATERFRONT 24 Minutes
	M53 MOTORWAY 11 Minutes	M62 MOTORWAY 8 Minutes
	LIVERPOOL AIRPORT 25 Minutes	MANCHESTER AIRPORT 50 Minutes
	MANCHESTER 45 Minutes	BIRMINGHAM 2 Hours
	MANCHESTER 35 Minutes	LONDON 2 Hours
	CENTRAL EUROPE 2 Hours	EAST COAST USA 8 Hours

- 01 LAND COFFEE
- 02 SUBWAY
- 03 CAFFÉ NERO
- 04 COSTA
- 05 GREGGS
- 06 TESCO EXPRESS
- 07 THE WATERHOUSE CAFÉ
- 08 BASE CAFÉ
- 09 EVERYMAN THEATRE & CAFE
- 10 PEN FACTORY
- 11 HOPE STREET HOTEL
- 12 KENSINGTON BAR / BEAN COFFEE
- 13 MCDONALDS
- 14 PURE GYM
- 15 STARBUCKS
- 16 UOL SPORTS AND FITNESS CENTRE
- 17 ATM
- 18 TESCO EXPRESS
- 19 POST OFFICE
- 20 POST OFFICE

Liverpool Science Park

At Liverpool Science Park (LSP) we create clusters of companies who complement one another rather than compete. Our community is built on people, with startups, blue-chips and everything in between, all working collectively to create opportunities which lead to exciting things.

For over a decade, LSP has been home to a variety of incredible companies. Our first innovation centre opened in 2005, and since then we have grown to three purpose-built buildings offering modern, high-specification facilities to our companies, just five minutes' walk from Liverpool City Centre.

As well as being close to the Liverpool John Moores University (LJMU) and University of Liverpool campuses, LSP is proud to be home to LJMU's Astrophysics Research Institute as well as the University of Liverpool's Institute for Global Health and its containment level two labs.

Aside from our central location, our progressive links with each institute are strengthening and our companies are reaping the benefits of that. LSP plays host to a community of like-minded and ambitious innovators, developers, creators and scientists. We provide purpose-built office and lab space, with the assurance that all of the companies which call LSP their home, each contribute something special to our community.



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Community benefits

Each and every person that occupies our spaces has access to our high-quality facilities, including our free-to-use meeting rooms, social and business event space, fitness classes and, not to mention, the use of our prestigious Liverpool address.

Location

Being situated directly next to Liverpool Metropolitan Cathedral and adjacent to vibrant Hope Street, ensures that LSP is accessible for any thriving business. For those using public transport to commute to work, Liverpool's Lime Street and Central Stations are a ten-minute walk away.

Flexibility

Flexibility is what makes LSP unique. Not only are our office, lab, and starter spaces flexible upon joining or when you need a bigger space, our agreements are also bespoke to each company.



Meeting Rooms

As a Sciontec customer, you get free access to our meeting rooms in LSP. They come as standard for all co-working space, office and lab customers. Additionally, we have dedicated collaboration and break-out spaces for impromptu meetings.

Connectivity

LSP is connected to a primary fibre circuit, which has the capacity to accommodate speeds of 1 Gbps. LSP's complete IT infrastructure is managed remotely through industry-leader, essensys, who provide customers with resilient, multi-tiered and scalable IT offerings, specifically for commercial use.

Well-Being

Promoting customer well-being is a core focus of LSP. We have secure bicycle storage and showers on site to support sustainable commuting, and all of our customers have access to our free to use fitness studio.

On-Site Parking

LSP has 47 parking spaces across its three buildings, which are available for customers to rent, as well as five parking spaces for use by visitors. In addition, we are also able to offer discounted annual season tickets at the Mount Pleasant multi-storey car park.

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Innovation and Growth Services

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We measure our success upon our customers' own achievements and helping to nurture and grow your business is of utmost importance to us.

That is why KQ Liverpool, our strategic partner, is always on hand to offer wrap-around support to each and every company that takes space with us.



KQ Grow

KQ Grow is a bespoke package of business support that will guide you on your journey to growth. From marketing assistance from USP Creative to legal advice from Taylor Wessing, KQ Grow will connect you with our dedicated local expert advisors in a range of industries, providing access to complementary advice and services.

Designed to fill any gaps you may have in your resource with advice and guidance, KQ Grow will also ensure you are better connected to the business community across our City Region.

sciontec Reward

Sciontec Reward

Sciontec Reward is a community referral scheme providing tiered rewards for successful introductions of new customers to Sciontec locations within KQ Liverpool. As part of Sciontec Reward, if your referral goes on to sign a lease in any of our spaces, you will receive a voucher up to the value of £500.

Growing our customer base will lead to further innovation, creative research and development activity, and professional services support being undertaken in the heart of KQ Liverpool, and redeeming the referral vouchers will help boost spending at local retail, hospitality and leisure outlets.



Sciontec Developments Limited

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Sciontec Developments Limited (Sciontec) is the commercial spin out of Knowledge Quarter Liverpool (KQ Liverpool) and is owned by Liverpool John Moores University, the University of Liverpool, Liverpool City Council and Bruntwood SciTech.

The Garden Suite is the newest addition to the Sciontec portfolio, which owns and operates Liverpool Science Park, manages Sensor City, and is developing new, world-class science and technology facilities across the Liverpool City Region, including HEMISPHERE at Paddington Village.



Contact

We're looking for the perfect company to add to our incredible melting pot of innovation. So, if you like what you see and want to find out more, get in touch and Leanne will give you an exclusive tour of the space.

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**AVISON
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