







Alderley Park

Alderley Park at a glance

400  acre estate

£550m  invested since 1997

     
3,500 approx parking spaces

200    acres of parkland

 1.5m sq ft total space

   
Planning permission granted for up to 275 homes, gastropub with rooms, village shop, farm shop and hotel

Gym and indoor / outdoor sports facilities
     

150   
Over 150 companies in the BioHub Incubator

Up to 400,000 sq ft of office space 

233        
seater conference centre

4     
restaurants and cafes

   
Mere and waterways

  Good public transport links

Running walking and cycling routes  

 Cycle racks and showers 

 Waters open access lab

Alderley Park offers

World-class scientific assets

Open access laboratory*

High specification office space and industry-leading laboratory space

Incubation space for new and early-stage life science companies

Talent pool of 3,000 experienced staff

£42m Greater Manchester and Cheshire Life Sciences Fund

£5m Alderley Park Ventures Fund

Home to the Translational Centre for Anti-Microbial Resistance

Home to the Medicines Discovery Catapult

Life Science Enterprise Zone status

400 acres of parkland and woodland

Restaurants and cafés

Gym, leisure, indoor and outdoor sports facilities

233 seat international conference centre and meeting rooms
for up to 150 delegates

*(operated in partnership with BioCity and Waters)

A diverse biotech and life science cluster

With over 1.5m sq ft of premier scientific, laboratory, office and conferencing space, Alderley Park is the leading life science facility in the North of England and the largest R&D campus of its kind in the UK.

Alderley Park is one of the best-invested bioscience R&D sites in Europe. Its nationally significant assets include not only highly-specialised labs, offices and equipment, but also some of the worlds most skilled and experienced science professionals. With its environment, energy and power infrastructure all purposely-designed for a specialist life science facility, Alderley Park is unique both in its quality and scale.

Alderley Park is located just outside Manchester and is very well connected for such an idyllic parkland setting, boasting exceptional transport links. Located just 10 miles from Manchester Airport and 18 miles from Manchester city centre, it is at the heart of the North West motorway network, providing easy access by car across the whole of the UK. With two mainline rail stations within 20 minutes of the site, London is less than two hours away by train.



Well connected

Alderley Park is well connected to the Northern Powerhouse's life science community.

A part of Manchester Science Partnerships, Alderley Park offers unrivalled access to the expertise, networks and partnerships with leading academics and clinicians at Europe's largest academic clinical campus, including the University of Manchester and the Central Manchester Foundation Hospitals NHS Trust (CMFT).

Established relationships with N8 - the leading 8 research universities in the region, the Northern Health Science Alliance (NHTSA), MIDAS - Manchester's inward investment agency, Cheshire East Council's Skills and Growth company and UKTI provide access to the knowledge, skills investors and resources required for business creation and growth.

Alderley Park is a member of:

- **Bionow** - the life science membership organisation for the North of England
- **BioIndustry Association (BIA)**
- **Oxford Bio Network (OBN)**
- **One Nucleus**

Life Sciences in the Northern Powerhouse:

 **150,000+**
LIFE SCIENCES STUDENTS

 **1,000+**
LIFE SCIENCE BUSINESSES

 **38,000**
HIGHLY SKILLED STAFF

 **Top 2**
NHS TRUSTS FOR CLINICAL TRIALS - MORE THAN OXFORD CAMBRIDGE AND LONDON COMBINED

 **£272.6 bn**
OF NATIONAL FUNDING

The University of Manchester has the largest number of international students in the UK



There are 152,000 engineering and science students within a one hour drive



The region has one of the highest recruiting NIHR Clinical Research Networks



The Northern Health Science Alliance covers a 15m patient population



The Manchester Academic Health Science Centre includes Europe's largest cancer research and delivery centre and Europe's largest childrens hospital

A clear vision for the future

A vibrant and diverse bioscience community in an open innovation environment that will become a flagship location for life science sector growth.

Alderley Park is currently undergoing an exciting transformation. Not only will it continue to be one of the leading life science facilities in the UK but it will also become home to a community of forward-thinking businesses, together creating a new eco-system of innovators.

Upcoming developments:

- A collaborative and connected commercial community of up to 7,000 people
- 100,000 sq m of new scientific space
- Long-term capital investment programme with £30m for the first phase to 2018
- A high quality events and conference programme
- New gym, indoor and outdoor sports facilities
- Publicly accessible footpaths and bridleways
- Up to 275 homes, gastropub with rooms, village shop farm shop, hotel



Illustrative Masterplan of Alderley Park

Mereside Campus

The Mereside Campus is at the heart of Alderley Park's life science activity and is located next to Radnor Mere.

The complex itself provides a world-class scientific environment for the continued search for new medicines, consisting of superb chemistry and biological facilities, as well as the BioHub incubator which houses a growing community of biotech and life science SMEs.

In addition, the complex boasts modern offices, a stunning glass atrium, with coffee shops, networking areas and restaurant.



1 MILLION SQ FT OF BIOSCIENCE RESEARCH AND OFFICE SPACE



HIGH-SPECIFICATION CHEMISTRY AND BIOSCIENCE FACILITIES



CREATIVE BREAKOUT AREAS AND COLLABORATION SPACES FOR INFORMAL MEETINGS



MEDICINES DISCOVERY CATAPULT



THREE BREAKOUT ZONES WITH REFRESHMENTS AND CAFÉ-STYLE SEATING



HOT-DESKING POINTS WITH NETWORK AND WIFI CONNECTIONS



EXTENSIVE AUDIO VISUAL AND VIDEO CONFERENCING FACILITIES



TRANSLATIONAL CENTRE FOR AMR



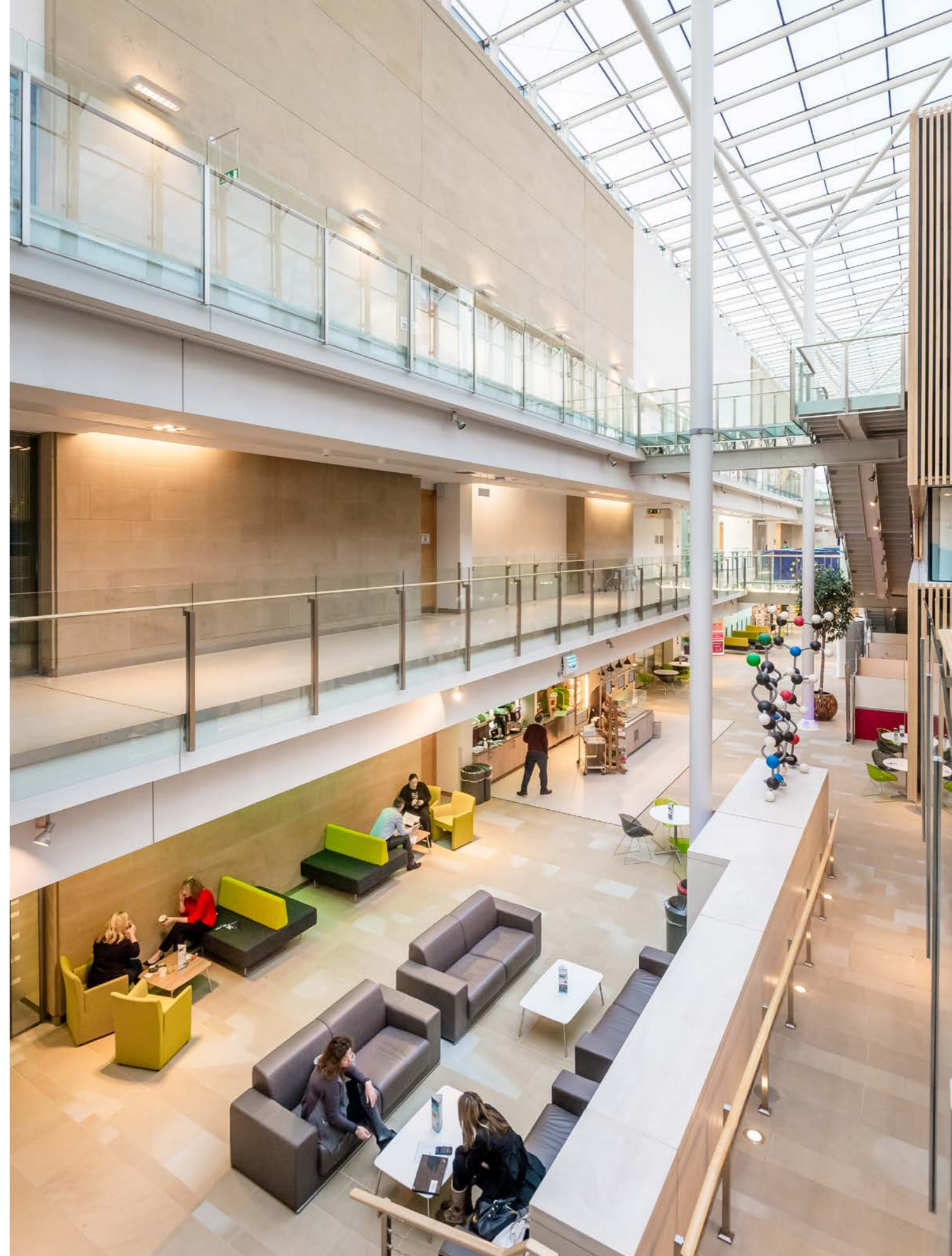
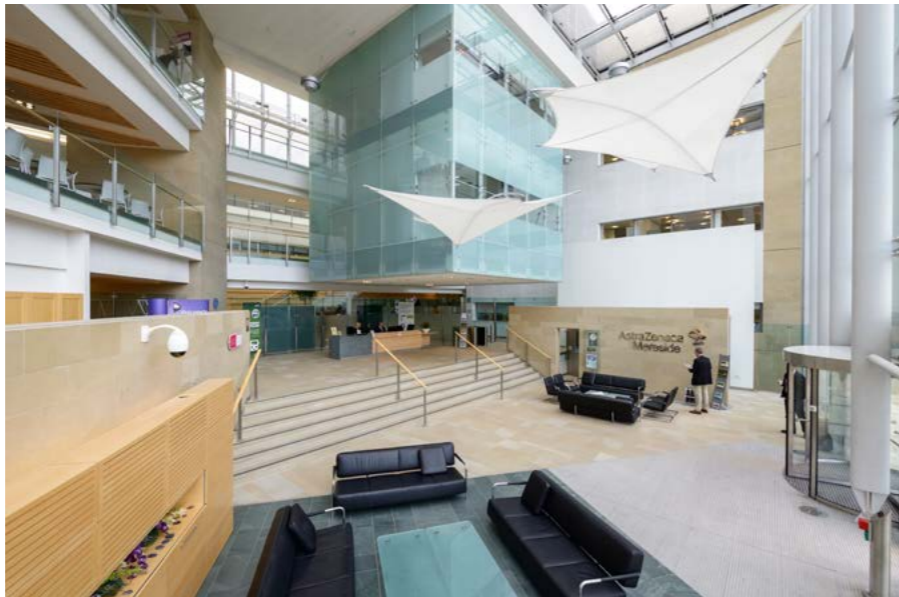
The Radnor Atrium

The Atrium forms a three-storey, 'street style' space which runs the whole length of Mereside West to create horizontal and vertical connections at all levels.

The atrium features ample meeting rooms, cafe spaces, break-out areas and access to the Mereside restaurant.

The fully glazed roof allows daylight to flood the space and, thanks to the use of natural floor and wall finishes gives the feeling of being connected to the outside environment.

The planting of trees and the use of piazza-style seating adds to the concept of an external 'street', with elegant staircases and high-level glazed walkways connecting a variety of social and meeting hubs throughout the space where people can meet, work and socialise. A café-style coffee shop adds to the general buzz of the street, whilst a research lounge provides more contemplative space for solo working or ad hoc meetings.



Alderley Park laboratory space

The laboratory space at Alderley Park offers some of the best invested R&D facilities in the country.

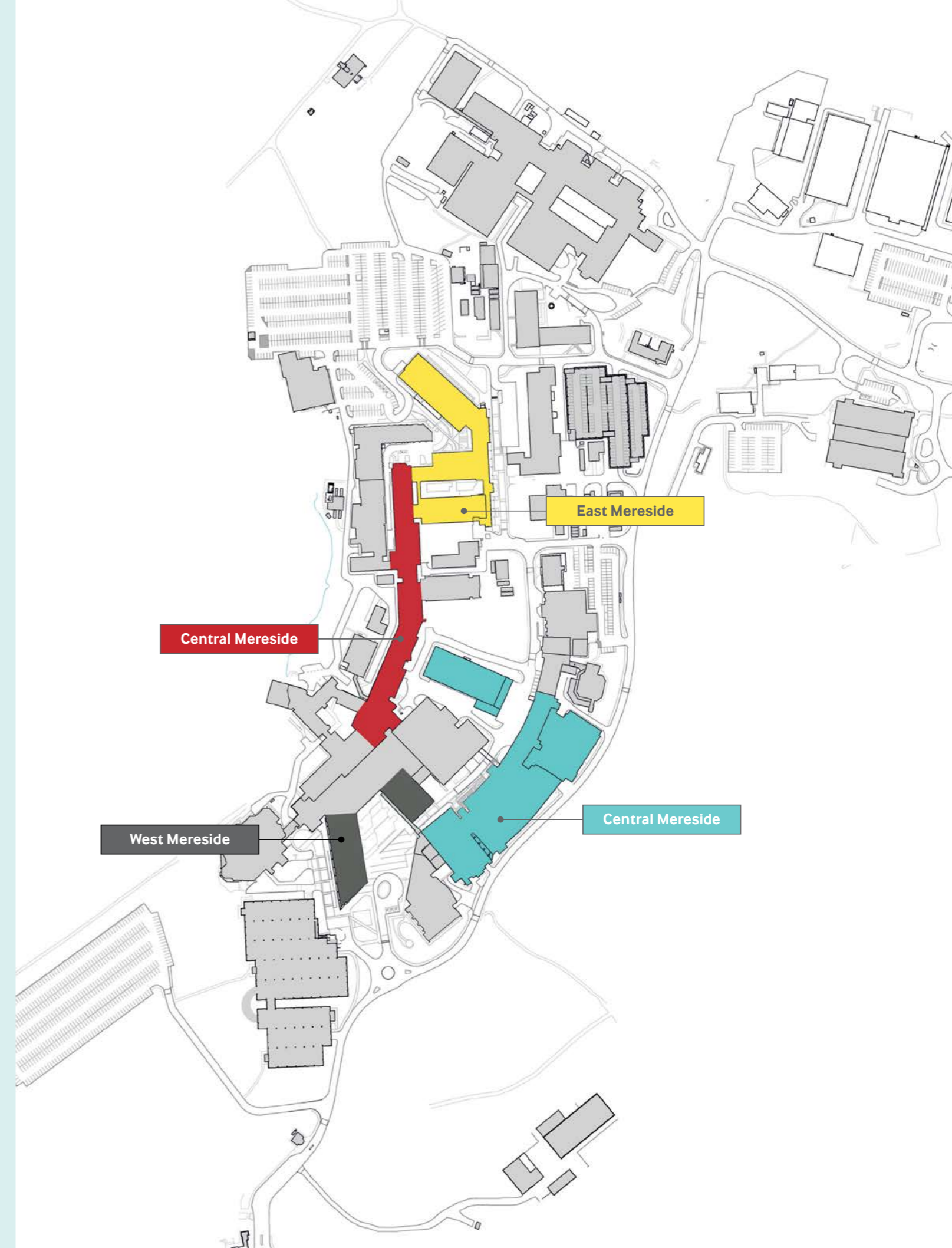
The laboratory space has been built to a consistent high operational standard across the site, based around several central laboratory areas which each have glass-separated office and write-up space to the front of the buildings and a service corridor to the rear.

Some of the laboratories have dedicated areas for specialised technologies, including a world-class preclinical imaging suite, an NMR suite, a compound library, high throughput screening facilities, a vivarium, DNA bank, cell culture labs and a process development suite.

All the Alderley Park laboratory spaces have been designed to handle potent materials and are equipped with extensive porting for data collection.

A central building management system with configurable alarms allows remote monitoring of business-critical systems around the clock, for example freezers, environmental parameters and critical systems failures.

Two key scientific components of the Mereside complex are buildings 33 and 35, which provide industry-leading facilities for chemistry, bioscience, drug metabolism, mass spectroscopy and nuclear magnetic resonance.



Facilities and capabilities

Alderley Park is home to the UK's largest life science ecosystem offering a wider range of bioscience capabilities than any other science park.

1.5m sq ft of fully equipped laboratory and office space, Alderley Park offers life science businesses unrivalled scale for growth and expansion.

Alderley Park is home to a translational ecosystem of SMEs, including CROs specialising in:

- Pre-clinical
- Clinical
- Safety/Tox
- CMC/Formulation
- Regulatory
- Chemistry
- Proteins

And Therapeutics companies specialising in Oncology and Anti-infectives.

Facilities and Capabilities:
• Chemistry, biology and pathology labs
• Open access lab supplied by Waters
• In-vivo suites
• cGMP class 10,000 and 100,000 cleanrooms
• Biobanking facility
• Tissue culture suites
• Biotech pilot plant (10x40L)
• Pre-clinical imaging suite (MRI, PET, CT, SPECT)
• Analytical suites
• Archiving facility
• 2 x High field NMRs – 700MHz and 500MHz
• Mass spectrometry
• Equipment validation services
• Media preparation



Life Science Enterprise Zone

Alderley Park is part of the Cheshire Science Corridor Enterprise Zone. Being part of a dedicated Enterprise Zone offers businesses:



Five year business rate relief for occupiers of up to £55,000 per year



Clear and supportive planning policy and a streamlined process with dedicated pre-application advice



Access to high quality business support



Commitment to enhance broadband infrastructure



Closer working with UKTI to attract more foreign investment



For more information about how your business can benefit from Enterprise Zone status visit www.cheshiresciencecorridorez.com

The BioHub Incubator

The BioHub Incubator enables start-up and early-stage bioscience companies to access the world-class facilities and resources available at Alderley Park.

Operated by the specialist life science incubation company BioCity, the BioHub is effectively a collaborative R&D centre, allowing new and growing bioscience businesses to benefit from the Park's high-specification research facilities and specialist incubation support services. These services include a business bootcamp for startup companies with follow on support and mentor programmes offering a comprehensive support package.

As a place to get started in bioscience, the BioHub enables new businesses to remain agile, providing office and lab space on a flexible basis and providing immediate access to the high-quality chemical and biological facilities that would normally be a prohibitively expensive business investment.

As well as high-quality laboratories and offices in a range of sizes, virtual workspace is available which allows independent scientists and small teams, who may not yet be ready to take on the costs of rented physical space, to benefit from accessing the space and the full benefits of being part of the community.

The BioHub is establishing a closely networked and supportive community of incubator businesses. Proactive advice and support in access to funding, shaping business plans to maximum effect and helping with client development are all areas where customers get additional value by being part of the BioHub Incubator at Alderley Park.



85,000 SQ FT OF FLEXIBLE OFFICE AND LAB SPACE ACCESSIBLE ON A PHYSICAL OR VIRTUAL BASIS



ACCESS TO HIGH QUALITY CHEMICAL AND BIOLOGICAL FACILITIES



EXISTING BIOSCIENCE START-UP COMMUNITY OF OVER 150 SMES WITH A PRESENCE ON-SITE



SPECIALIST INCUBATION AND INVESTMENT SUPPORT SERVICES



FLEXIBLE CHEMISTRY AND BIOSCIENCE SPACE



ACCESS TO €5M ALDERLEY PARK VENTURES FUND



A PROGRAMME OF BUSINESS LEARNING AND NETWORKING EVENTS TO STRENGTHEN THE ON-SITE COMMUNITY



MENTOR NETWORK OF OVER 90 EXPERIENCED SCIENTISTS



Parklands

Parklands is a beautiful, BCO award-winning self-contained office building with a commanding view over the surrounding park and its own access and parking facilities.

The space is divided over five floors and is currently designed as high-quality open plan working environments to accommodate over 800 workstations. The individual floors can be redesigned/subdivided if required to provide more discrete, self-contained working environments.

The ground floor currently provides a light and airy atrium that houses caféstyle catering facilities with meeting and conference facilities and informal collaboration spaces.



103,000 SQ FT OF OFFICE SPACE



LARGE GROUND FLOOR ATRIUM



COFFEE SHOP AND DELI-BAR



DEDICATED ENTRANCE/EXIT



LIFT



OPEN-PLAN WORKSPACE CAN BE SUB-DIVIDED



MEETING ROOMS



INFORMAL COLLABORATION SPACES



CAR PARKING



DEDICATED, MANNED RECEPTION



Re-development

Situated on the eastern edge of Mereside, this re-development is a highly flexible addition to the existing facilities in Mereside.

The re-development will create a variety of spaces suitable for either laboratory, office or manufacturing. A central circulation corridor will also allow easy access to meeting rooms, neighbouring occupiers, catering facilities and the new public courtyard. The location is excellent, with open views across the neighbouring wood and farmland, and easy access to all on-site facilities, including the Conference Centre.

The re-developed building is being re-modelled to create a new covered internal stepped courtyard providing catering facilities for the eastern end of the Mereside site. In addition, substantial new entrances will open the two ends of the building, providing strong visual impact, and access to both the site loop road and into the core of the Mereside Campus.



 300,000 SQ FT OF NEW OFFICE, LABORATORY OR LIGHT MANUFACTURING SPACE

 MEETING ROOMS

 COMMUNAL ATRIUM AND INTERNAL COURTYARD

 NEW ENTRANCES AND LINKS TO MERESIDE CAMPUS

 RETAIL AND CAFE

 EXTENSIVE VIEWS OVER WOODLANDS AND FARMLAND



The Conference Centre

The Alderley Park Conference Centre is set amongst the beautiful parkland and is designed to host the highest level of international conferences and events.

Alongside its superb 233 seat auditorium, it offers comprehensive corporate hospitality facilities, including dining, wireless connectivity, breakout areas and exhibition space.

The adaptable conference centre also has three large meeting rooms which can be opened into one large multifunctional space catering for upto 150 people and further four meeting rooms suitable for up to 10-15 people.

A comprehensive array of audio-visual and video conferencing facilities also allows for simultaneous presentations/ conferences with other delegates nationally and internationally.

Our dedicated Events Manager will help you to plan your event and ensure everything runs smoothly.



FULL SUITE OF PRESENTATION FACILITIES AND EQUIPMENT



233 SEAT AUDITORIUM AND MEETING ROOMS FOR 50-150 DELEGATES



BREAKOUT ROOMS FOR 10-15 AND BUSINESS LOUNGE



RANGE OF CATERING OPTIONS



MULTI-PURPOSE SPACES THAT CAN BE USED SINGLY OR IN COMBINATION, IN THEATRE OR CLASSROOM STYLE



ADJOINING EXHIBITION SPACES



FULL AV AND WI-FI



NATURAL DAYLIGHT THROUGHOUT



A well connected and easily accessible location



Manchester Airport (10 miles)

Manchester City Centre (18 miles)

Alderley Park

Road network

← Liverpool (35 miles)

A well connected and easily accessible location

Alderley Park offers a highly accessible location providing easy access to all parts of the UK, Europe and beyond.

Travel by air

Alderley Park is located within 20 minutes drive time on uncongested roads to Manchester Airport which serves more destinations than any other airport in the UK. This top 20 international airport handles over 22m passengers every year to over 220 worldwide destinations allowing comprehensive direct flight access to Europe, the US and the Far East - including direct routes to China, Abu Dhabi and Singapore.

More than any other regional UK airport, Manchester has multiple direct daily flights to the main U.S. hub airports including New York and Chicago and eastern hubs.

It has multiple daily connections to European capital and regional airports including 18 flights to Germany a day, nine flights to Paris, eight to Amsterdam and five to the Flemish Diamond.

Other international airports at Liverpool, Leeds, and Birmingham are located within 90 minutes resilient drive time of Alderley Park, as is East Midlands airport - a global freight hub facility for both DHL and UPS serving the U.S., mainland Europe and rest of the world destinations on a 24 hour basis.

Travel by road

Alderley Park is conveniently located on both the UK's North/South and East/ West motorway network. The main M6 motorway is just 20 minutes' drive away on uncongested roads. The cities of Liverpool and Leeds can be reached within one hours' drive time, with Birmingham two hours drive time from site.

On-site car parks at Alderley Park can accommodate approximately 3,500 vehicles.

Travel by rail

Manchester is a key rail hub on the West Coast mainline linking London with Scotland as well as being the main arterial rail link between England, Wales and Scotland. Paris and Brussels are just four hours away via the London St Pancras Eurostar.

Substantial investment in transport infrastructure such as HS2 over the coming years will further enhance these rail connections, reducing journey times to London to just one hour.

Destination	Trains p/hr	Journey Time
London	3	2 hr
Edinburgh	1	4 hr
Newcastle	2	3 hr
Oxford	2	3 hr
Bristol	2	3 hr
Birmingham	2	1 hr 20 min
Liverpool	3	1 hr 10 min
Leeds	3	1 hr 30 min
Sheffield	2	1 hr 20 min
Cardiff	1	2 hr 50 min

Manchester Airport flies to around **225** destinations around the world



A great place to live and work

With historic records going back to the 11th century, Alderley Park offers a superb natural environment that has deep links to the past – links that are still obvious to this day.

An authentic history

The first known record of the Alderley area was in the Domesday Book of 1086, but it wasn't until 1390 that 'The Parks of the Lords of Alderley' were first mentioned.

In 1572, Alderley Park became the family seat of the Stanley family when Sir Thomas Stanley, constructed the first Alderley Hall. This building was extensively remodelled before being destroyed by fire in 1779. A new building, Alderley House, was built in 1818, followed a year later by Tenants Hall.

The Stanley family sold the estate in 1938 and, after the Second World War, ICI applied for planning permission to build research laboratories on the site. The global chemical giant made Alderley Park the headquarters of its pharmaceutical division, which later became AstraZeneca.

With many modern additions in recent years, there are still a number of Grade II-listed buildings on the Park, including Tenants Hall, the Dovecote and the Courtyard, all of which have been preserved in harmony with their surroundings.

Health and leisure facilities

Alderley Park boasts a well-equipped sports complex, enabling site occupiers to take advantage of a wide range of health and fitness facilities.

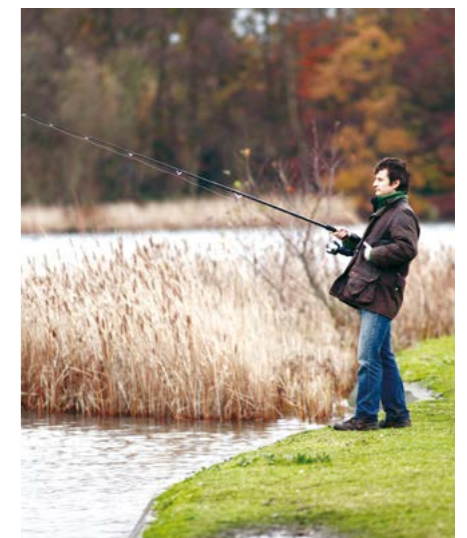
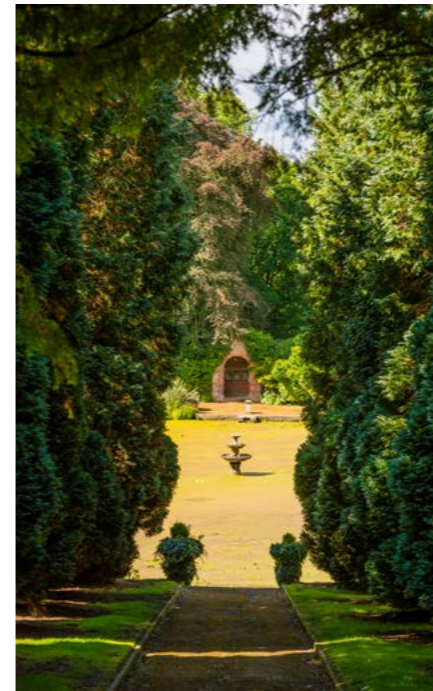
From a full-sized sports hall, to cricket pitches, tennis and squash courts, there are plenty of opportunities to keep active with both indoor and outdoor activities.

Membership to the gym will also give access to tailored fitness classes, a spin studio, personal training, fitness checks, health testing, physiotherapy services and sports massage.

Farm and woodland areas

Alderley Park remains home to a working farm and today the farm is managed as part of the overall running of the Alderley Park estate, adding significantly to the environment and atmosphere of the Park as a whole.

The historic woodlands are another important feature, including the Beech Woods around Radnor Mere, which were planted by Sir Thomas Stanley around 1621. There are networks of informal woodland paths and cycle routes through other areas of the Park, forming a rich floral habitat for hundreds of native species.



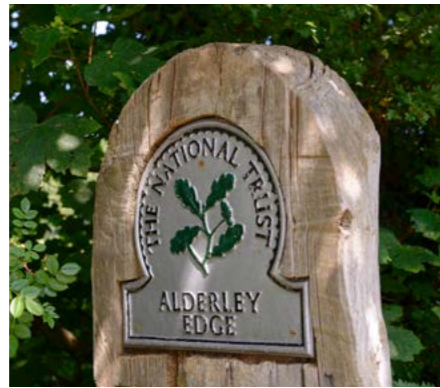
A great place to live and work

Alderley Park is set in one of the most desirable areas in the North of England. Not only is the Cheshire countryside an area of outstanding natural beauty, it also boasts some of the best schools, housing, shopping and leisure facilities in the region.

The high quality of life is reflected in the large number of well-qualified people opting to settle down in the area, particularly after graduating from many of the regions top-flight universities. The area offers a wide range of outdoor activities with access to the Peak District, numerous parks and nature reserves.

Manchester is a popular and attractive city and consistently tops national and international city surveys. Accolades include Britain's most vibrant city (Experian 2013), the Number one City in the UK (Trinity Mirror Survey 2013) and Best City in the UK to Live for three consecutive years (Economist Intelligence Global Liveability Study) ahead of New York, Rome, Milan and Singapore.

Cheshire East has recently been named as 'the happiest place to live in England'. It has been polled as the fifth happiest place in the whole of the UK in the Office for National Statistics' happiness survey – and was placed number one outside Scotland. The survey of more than 300,000 people across Britain found East Cheshire was only second to Scottish island regions and the Scottish Highlands. The study, carried out by the Office for National Statistics, asked people to rate their happiness on a scale of one to 10 in the three-year study between 2012-2015, with 0-4 classed as 'low' and 9-10 as 'very high'.



A great place to live and work

Manchester is ranked the best UK city (outside London) for the availability of retail and leisure parks with four national parks within an hour's drive.

It has an excellent city centre retail offer that includes Manchester Arndale - the UK's largest inner city shopping mall, Selfridges, Harvey Nichols along with key attractions in the city-region such as the award winning Trafford Centre.

The city-region has a thriving creative, new media and digital sector as well as a strong programme of cultural events, concerts and exhibitions such as the biennial Manchester International Festival. Major venues include the Manchester Arena, The Lowry, the Palace Theatre, The Bridgewater Hall, National Football Museum, the Whitworth Art Gallery, HOME, the Museum of Science and Industry and The Factory.

The continued success and profile of Manchester United and Manchester City in the Premier and Champions leagues; the opening of the National Football Museum in 2012; the Ashes returning to Emirates Old Trafford in 2013; and a regular programme of high profile sporting events such as NBA Basketball and the Great City Games all serve to reinforce the city's profile as a major location for hosting national and international sporting events. Facilities such as the National Cycling Centre at Manchester Velodrome, the Manchester Aquatics Centre and regional gymnastics and tennis centres all attract visitors to Manchester.

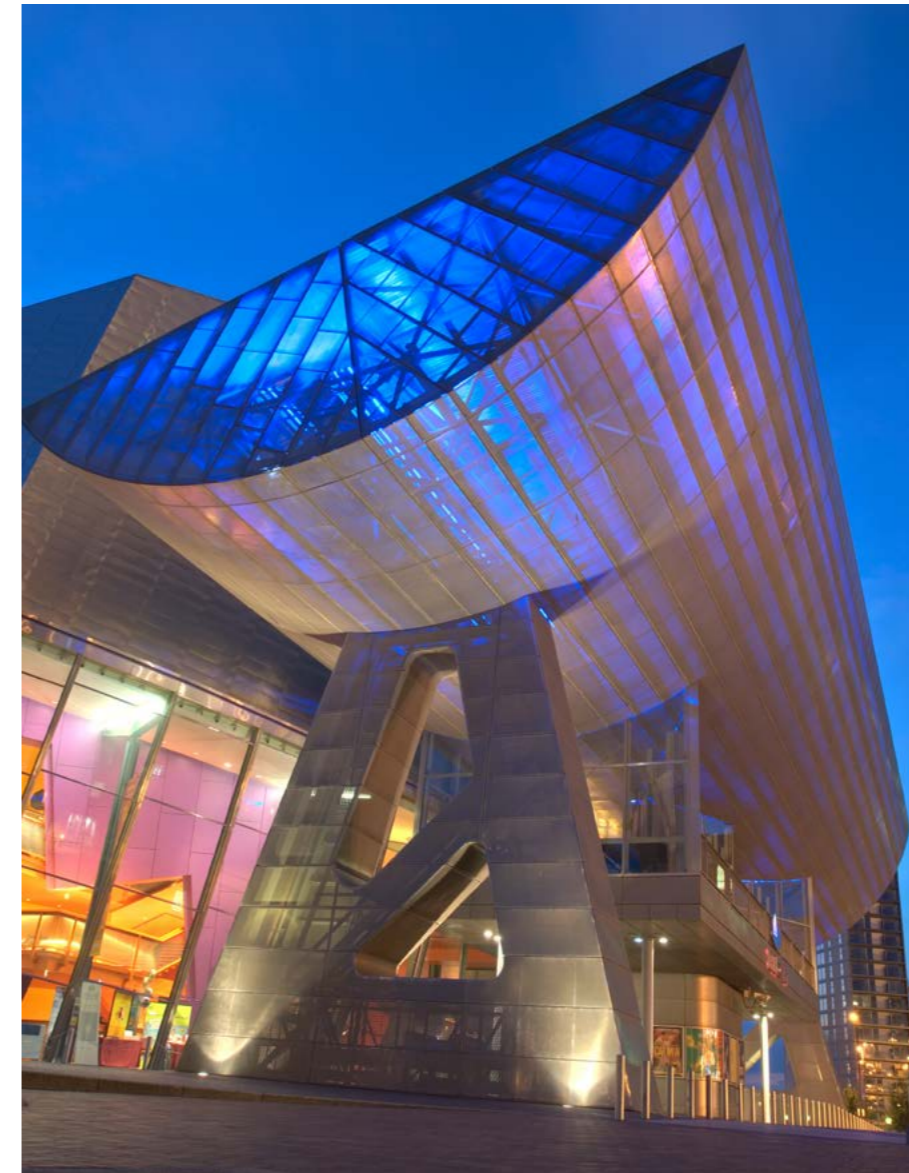


Image © Trafford Council

