

The Garden Suite

PREMIUM SPACE, LANDMARK LOCATION



By **sciontec**

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 innovations.



THE GARDEN SUITE: PREMIUM SPACE, LANDMARK LOCATION



Facilities and Amenities

THE GARDEN SUITE: PREMIUM SPACE, LANDMARK LOCATION

LSP offers a wealth of facilities and amenities to benefit your business, including an on-site fitness suite, Miles Coffee Shop, EV charging points, meetings rooms and event space.

FITNESS SUITE



MILES COFFEE SHOP



EV CHARGING POINTS



MEETING ROOMS AND EVENT SPACE



Introducing the Garden Suite

THE GARDEN SUITE: PREMIUM SPACE, LANDMARK LOCATION

As the last remaining space within Liverpool Science Park, The Garden Suite offers not only an exceptionally high quality refurbished space, but also stunning views of iconic Liverpool landmarks, including the Metropolitan Cathedral and Victoria Clock Tower.



SIZE:

c. 1,913 sq ft



RENT:

£24.00 per sq ft



SERVICE CHARGE:

£9.10 per sq ft



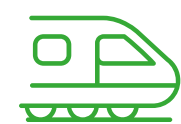
CONNECTIVITY:

LSP is connected to a primary fibre circuit, which has the capacity to accommodate speeds of up to 10 gbs



ON-SITE CAR PARKING:

Competitive rates for car parking



LOCATION:

Liverpool's Lime Street and Central Stations are just a ten-minute walk away.



SPECIFICATION

Comfort Heating and Cooling

Bike Racks/Shower Facilities

DDA Compliant

On-site Fitness Suite

Communal Kitchen Facilities

Coffee Shop Facilities

Complimentary Meeting Rooms

Fully Refurbished

Fully Accessible Raised Floors

Fitted Kitchen

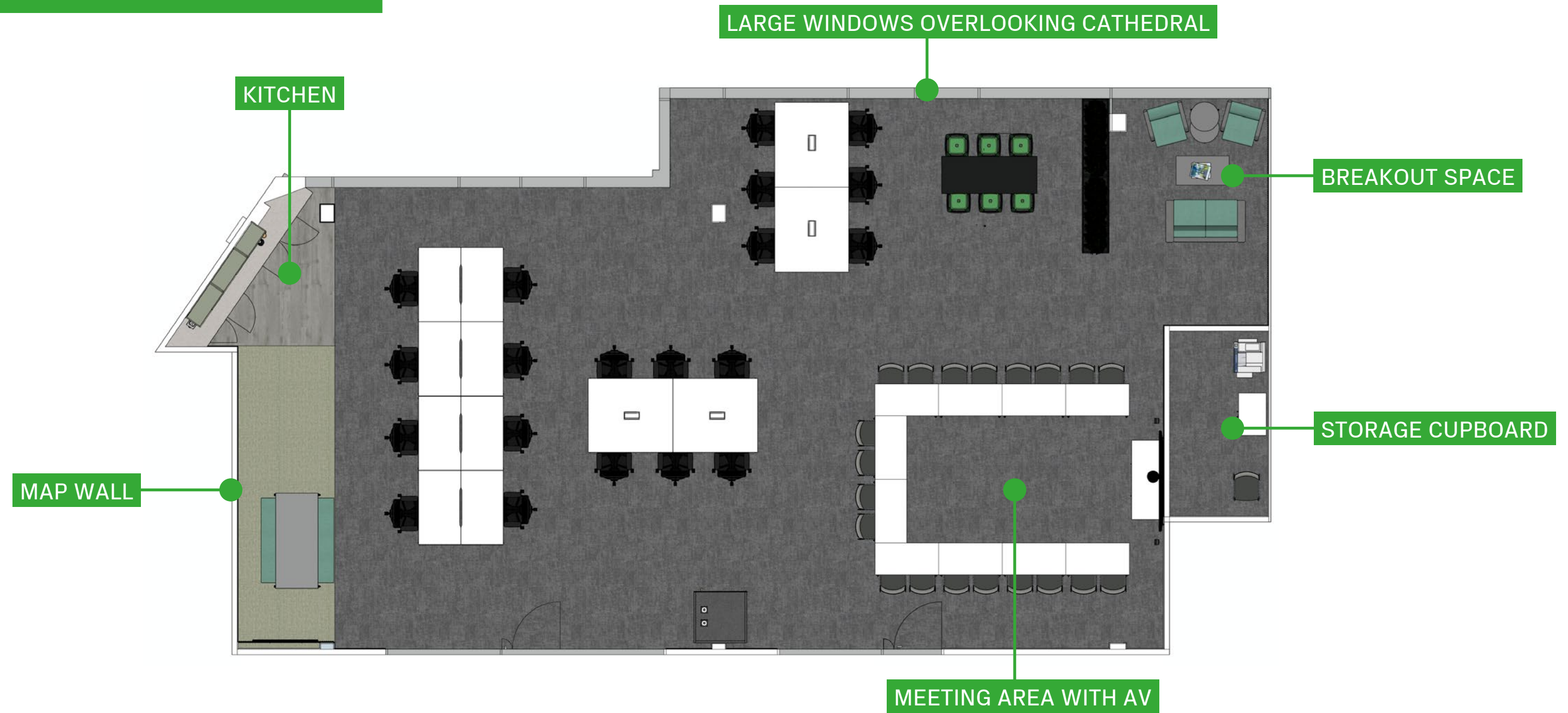


The possibilities are endless

THE GARDEN SUITE: PREMIUM SPACE, LANDMARK LOCATION

While The Garden Suite is ready for you to move in right away, it can also be reconfigured to suit your bespoke needs.

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're happy to work with you to adapt the space, ensuring it feels just right for your team.



Where innovation meets culture

□ KQ Liverpool Innovation District

Innovation sites

- 01 Liverpool Science Park iC2
- 02 Liverpool Science Park iC1
- 03 Liverpool Science Park iC3
- 04 HEMISPHERE One and Two
- 05 The Spine
- 06 Sensor City
- 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 and Core Café
- 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 Sport Liverpool
- 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 Subway
- 09 The Waterhouse Café
- 10 Miles Coffee Shop (LSP)
- 11 Bold Street (restaurants and cafes)
- 12 Pen Factory
- 13 Hope Street Hotel
- 14 McDonald's
- 15 Pure Gym
- 16 Union Brew
- 17 ATM
- 18 Tesco
- 19 Post Office
- 20 Paddington Village Car Park
- 21 Mount Pleasant Car Park
- 22 The Art School Restaurant
- 23 Roski Restaurant



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 we will arrange an exclusive tour of the space.

.....

Leanne Katsande

leanne@sciontec.co.uk

07707 128 802

.....

Liverpool Science Park IC1

131 Mount Pleasant

Liverpool

L3 5TF

.....



By
sciontec