

# Labs at LSP

## Stunning CAT 2 Laboratories in the heart of Liverpool City Centre.

**Available now.** Centrally located within Liverpool Science Park's third innovation centre is a highly sought after CAT 2 lab.



By  
**sciontec**



**SIZE:**  
528 sq ft + 546 sq ft write up space



**RENT:**  
£25.00 per sq ft



**SERVICE CHARGE:** £9.25  
per sq ft



**ON-SITE VISITOR CAR PARKING**



### SPECIFICATION

Ventilation system to Containment Level 2 standard  
Fume exhaust system connected to local fume cupboards  
Trade & laboratory water provision  
Provision for local gas cylinders in a secure environment  
3 phase power provision  
Standby generator back-up to freezer store and specific lab outlets  
Fitted benching under fume hood line  
Access to communal wash up suite with autoclave, dishwasher, drying cabinet and ice machine

### ON-SITE AMENITIES

Complimentary meeting rooms  
Coffee shop  
Communal kitchen facilities  
Secure bike storage  
Newly refurbished shower facilities  
Onsite car parking options  
Fitness suite  
State of the art customer lounge area

## SEE YOURSELF HERE?

This sought after lab is the last within the Sciontec family, which owns and operates Liverpool Science Park and CENTRAL TECH, manages the Sciontec AI workspace in The Spine, and is developing new, world-class science and technology facilities, including HEMISPHERE One and Two at Paddington Village.

## NEW TO THE UK?

Benefit from 6 months rent free and business support to help you get established with our Soft Landing programme, KQ Base.

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**0151 705 3400**

