

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



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

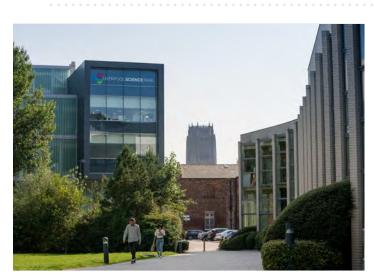
Provision for local gas cylinders in a secure environment

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 storeage

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 Al 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.

enquiries@sciontec.co.uk 0151 705 3400



