



**HEMISPHERE**

LIVERPOOL LABS AND WORKSPACE  
**WITH GLOBAL IMPACT**



# A Place for Pioneers

**Demand for laboratory space within the Knowledge Quarter Liverpool (KQ Liverpool) innovation district has grown consistently in recent years and the inception of the Liverpool City Region Investment Zone has created an even greater impetus for change.**

KQ Liverpool will be the engine room for the delivery of the Investment Zone plans, which intend to create a “production superpower” in life sciences and pharmaceuticals in the city region over the next five years.

With existing commercial laboratories at Liverpool Science Park continuing to operate at full capacity, there is a clear and significant requirement for new, high-quality laboratory space.

Sciortec's solution is a pair of purpose-built developments, connected at ground level in Paddington Village, Liverpool City Council's flagship development site, in the heart of KQ Liverpool.

HEMISPHERE One and HEMISPHERE Two will provide a bespoke home for cutting-edge commercial and academic laboratories, where the world's sharpest minds can harness the potential power of their ideas.

Across the combined HEMISPHERE site, occupiers will have access to a unique combination of data labs, bio labs and innovation labs, alongside incubator and grow-on space.

HEMISPHERE will also offer a range of amenities reflective of a pioneering 21st Century development. These include a wellness suite, cycle storage with charging for electric bicycles, and shower facilities, combined with a range of accessible green spaces to support the wellbeing of our occupiers and their teams.

The Department of Levelling-Up, Housing & Communities is supporting Liverpool City Council's investment proposal to create a world-leading science and innovation hub, including provision to deliver HEMISPHERE One.

# Space fit for a science superpower

The government's plan to cement the UK's place as a science and technology superpower by 2030 is mirrored by the Liverpool City Region's drive to supercharge its innovation powerhouse credentials.

HEMISPHERE One will be home to data, bio and innovation labs, whilst also including the City Region's newest Net-Zero Carbon workspace.

The latest plans for HEMISPHERE One also include Sciontec's flexible, all inclusive, workspace product, Sciontec AI – which has already proven to be a huge success at neighbouring building The Spine.

HEMISPHERE Two will, subject to planning consent, be made up of 126,000 sq ft of incubator, grow on and commercial lab space, and contain some of the world's most advanced chemistry labs over its eight floors.



**Paddington Village,  
Knowledge Quarter Liverpool**



**240,092 sq ft net total space**



**HEMISPHERE One – Planning  
Consent Granted**

**HEMISPHERE Two – Outline  
planning under the Paddington  
Village SRF (Strategic  
Regeneration Framework)**



# Paddington Village

Liverpool's new innovation-led city-centre business district.

**Paddington Village is a new destination for businesses to thrive in the KQ Liverpool Innovation District.**

**Liverpool City Council's flagship development site, Paddington is an urban village that has Science, Technology, Education and Health within its DNA. With places to work, live, stay, eat and socialise, Paddington Village is being developed in two phases, with the first phase already well underway.**



## The beating heart of KQ Liverpool

Paddington Village began to rise from the ground back in 2017 and is now proudly home to The University of Liverpool International College, a medical centre, a brand new Multi-Storey Car Park and The Spine, home to the northern headquarters of the Royal College of Physicians.

It is also home to Novotel Liverpool Paddington Village, a stunning new 221-bed hotel, which includes 39 Studio Apartments perfect for those longer stays.

Plans for the remaining plots are advancing at pace, with HEMISPHERE One and Two and a residential development completing this phase of Paddington Village.

At the centre of all of this will be an expansive public square, complete with trees, biophilia, street furniture and numerous places for people to relax and enjoy the Liverpoolian sunshine.



It will also double up as an events space, for anything from farmers markets to concerts, with all of the required infrastructure in place to turn any occasion into a real 'moment'.



# Connecting the dots at Paddington

Helping businesses to navigate the talent pool.

Home to the original Red Brick and internationally renowned Russell Group University (the University of Liverpool), one of the UK's top five young universities (Liverpool John Moores University) and the first institution in the world dedicated to tropical disease research (Liverpool School of Tropical Medicine), KQ Liverpool is a key driver of the Liverpool City Region's knowledge economy and a hub for world-leading innovation.



At HEMISPHERE, you are at the heart of Liverpool's knowledge community, with direct links to leading institutions and adjacent campuses with in excess of 70,000 students.

Through the universities based within KQ Liverpool, we can offer partnerships with incoming businesses that would connect you with students from their first year right through to graduation. With options for summer internships and year in industry placements, this can give businesses unrivalled access to the country's best graduates.

For example, a company wanting to access graduates with a scientific background could be linked directly with the Academic Director of the University of Liverpool's Materials Innovation Factory, an £81 million facility at the forefront of advanced materials research, design and development.



# A world-leading innovation district



Paddington Village sits at the heart of 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.

Ultimately KQ Liverpool is a place that is greater than the sum of its parts. A place that brings together like-minded businesses, academics, clinicians and scientists for the greater good.



As a Sciontec customer at HEMISPHERE One and Two, you would not just be another occupier in a building, you would be a part of the wider KQ Liverpool community and have the flexibility to move around within our portfolio.

## Innovation & Growth Services

The KQ Liverpool ecosystem thrives thanks to its collaborative outlook and partnership networks. This active collaboration is delivered through a number of bespoke initiatives.

The dedicated KQ Liverpool team works to facilitate these connections, create bespoke business support programmes and run a series of events, which is all provided at no cost to the businesses that benefit from them.



FIND OUT MORE:



# HEMISPHERE ONE



**113,997**  
Net total Sq ft



**8**  
Floors

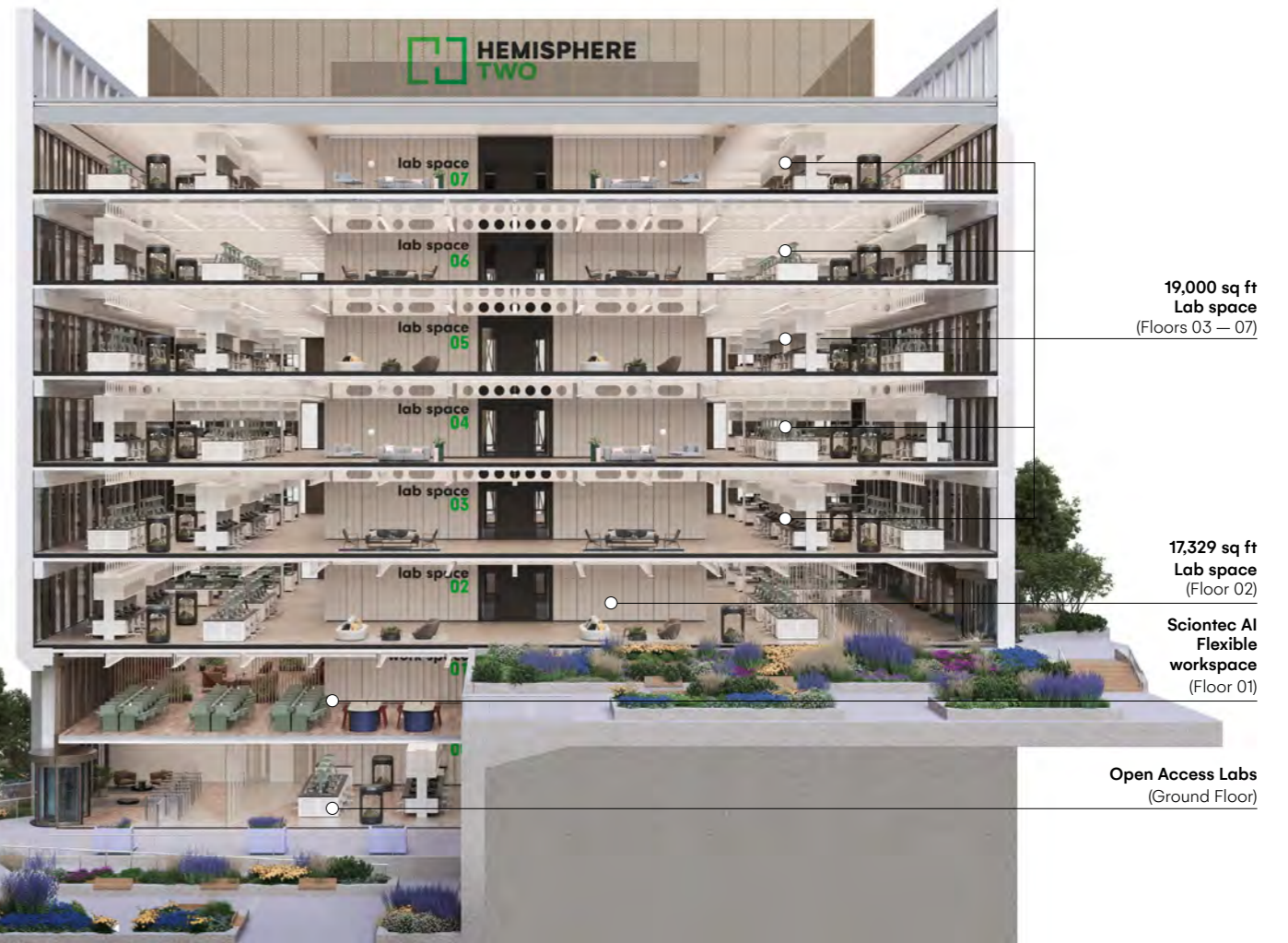
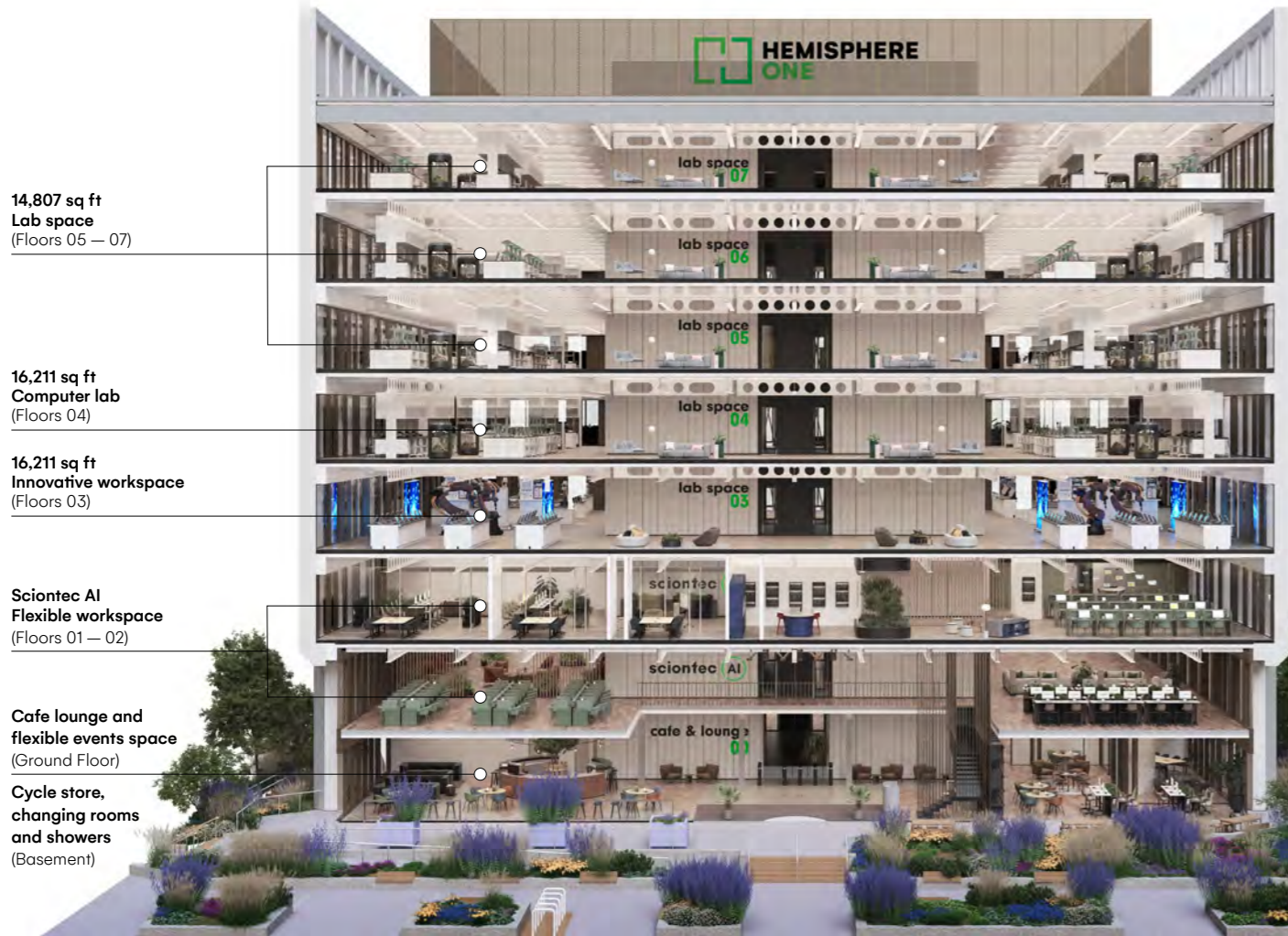
# HEMISPHERE TWO



**126,095**  
Net total Sq ft



**8**  
Floors





# Thinking Forward

HEMISPHERE One and Two are designed with a focus upon sustainability and to the principles of a Net Zero Building in operation, with several environmental design features integrated to maximise their sustainability. It is intended to achieve a 'WELL' Building Platinum Standard, BREEAM rating of 'Excellent' and a WiredScore Certification.

## We are not holding back.

Complementing its iconic neighbour, The Spine, HEMISPHERE will be designed to showcase a different part of the human anatomy.

Taking its name from the two sides of the human brain, where the right-hand cerebrum is creative and imaginative and the left academic and logical, HEMISPHERE will embody these characteristics, making it not only creative and imaginative, but also logical and post- pandemic resilient.

HEMISPHERE's revolutionary design reflects those distinctions, with each building having its own individual personality and aesthetic while remaining fused through shared connections that allow the transfer of ideas and discoveries.



WELL Platinum



BREEAM Excellent



WiredScore

# Thought provoking design

The main entrance to the building will be from Paddington Square to the south and once inside the building the double height foyer will lead to a host station, central core, back of house facilities, café, dining space and a fully equipped wellness studio.

The image to the right gives an indicative view of the ground floor of HEMISPHERE One, which will be closely reflected in HEMISPHERE Two.

We are planning to include an Innovation Lab, building on the success of our facility at Liverpool Science Park. It will be a shop window to the world for net zero carbon innovation and technology.

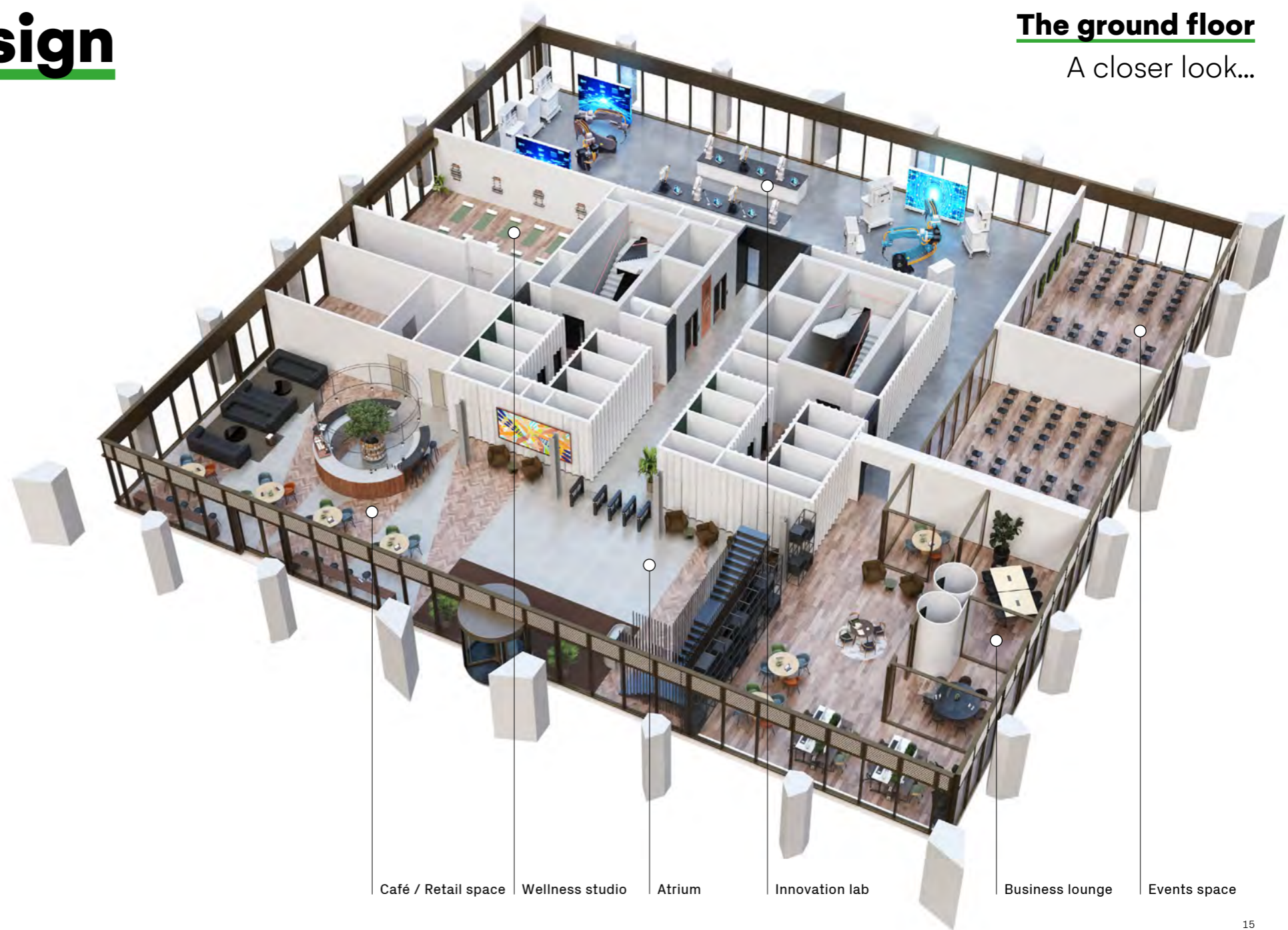
Unique workstations have also been created using biophilic principles, bringing the outside in and blurring the lines between internal and external spaces. These unique spaces, known as internal planted glasshouses, will become private formal meeting rooms within the ground floor, providing privacy within a unique working environment.

Whilst these spaces will be critical in supporting small scale collaboration, our stunning, multi-purpose event space will be available for all of our customers to use when they need something bigger, or a little different.

From full team briefings to product launches, or cooking demonstrations to puppy yoga classes, This is our approach to event space. It will be flexible, adaptable and agile.

Floor / Space	Size (net)
Atrium	1,722 sq ft / 160 sq m
Café / Retail space	1,615 sq ft / 150 sq m
Innovation lab	3,552 sq ft / 330 sq m
Events space	2,260 sq ft / 210 sq m
Wellness studio	861 sq ft / 80 sq m
Business lounge	1,722 sq ft / 160 sq m

## The ground floor A closer look...





# Lab space like no other

In addition to the stunning workspaces on the lower floors, HEMISPHERE will be home to data, bio and innovation labs.

HEMISPHERE will offer a total of 199,841 sq ft of laboratory space across two phases, designed to meet soaring demand for city centre based laboratories, catalysed by the growth and scale of expertise within the health and life sciences sectors in Liverpool City Region.


As well as housing LCR Investment Zone projects, HEMISPHERE will provide capacity for KQ Liverpool's existing lab occupiers who are looking to scale.

Owned and developed by Sciontec, the space will comprise incubator, grow-on and mature lab space, with complementary write-up, office and meeting spaces throughout.

Occupants will benefit from an Open Access Lab, as well as shared facilities including cycling provisions, community break-out areas and a double height entrance lobby with a mezzanine.



 **3.9m**  
Floor to ceiling

 **4.5m**  
Slab to slab

 **6-20 ACH**  
Ventilation capability

# From Inception to Innovation

Located at the heart of a bustling innovation community in Paddington Village, HEMISPHERE will provide a purpose-built home for cutting-edge commercial and academic laboratories.

Alongside the market-facing laboratory space will be a number of LCR Investment Zone projects including:

## Centre for Excellence for Long-Acting Therapeutics (CELT)

CELT will be a truly world-leading UK-based knowledge asset. Expanding the University of Liverpool's world-leading long acting therapeutic work, this new multi-disciplinary hub will create globally impactful academic insights and commercial innovations in long-acting therapeutics that will target clinical needs not currently addressable using conventional medicines.

## Civic Health Innovation Zone (CHI-Zone)

Located in HEMISPHERE One, CHI-Zone aims to help deliver a vibrant LCR HealthTech economy through innovation, research, development and evaluation.

## National Biofilms Innovation Centre (NBIC)

A multi-million pound Investment Zone project expanding the University of Liverpool's world-class interdisciplinary research and industry partnerships to deliver breakthroughs and exploit biofilms in HEMISPHERE One.



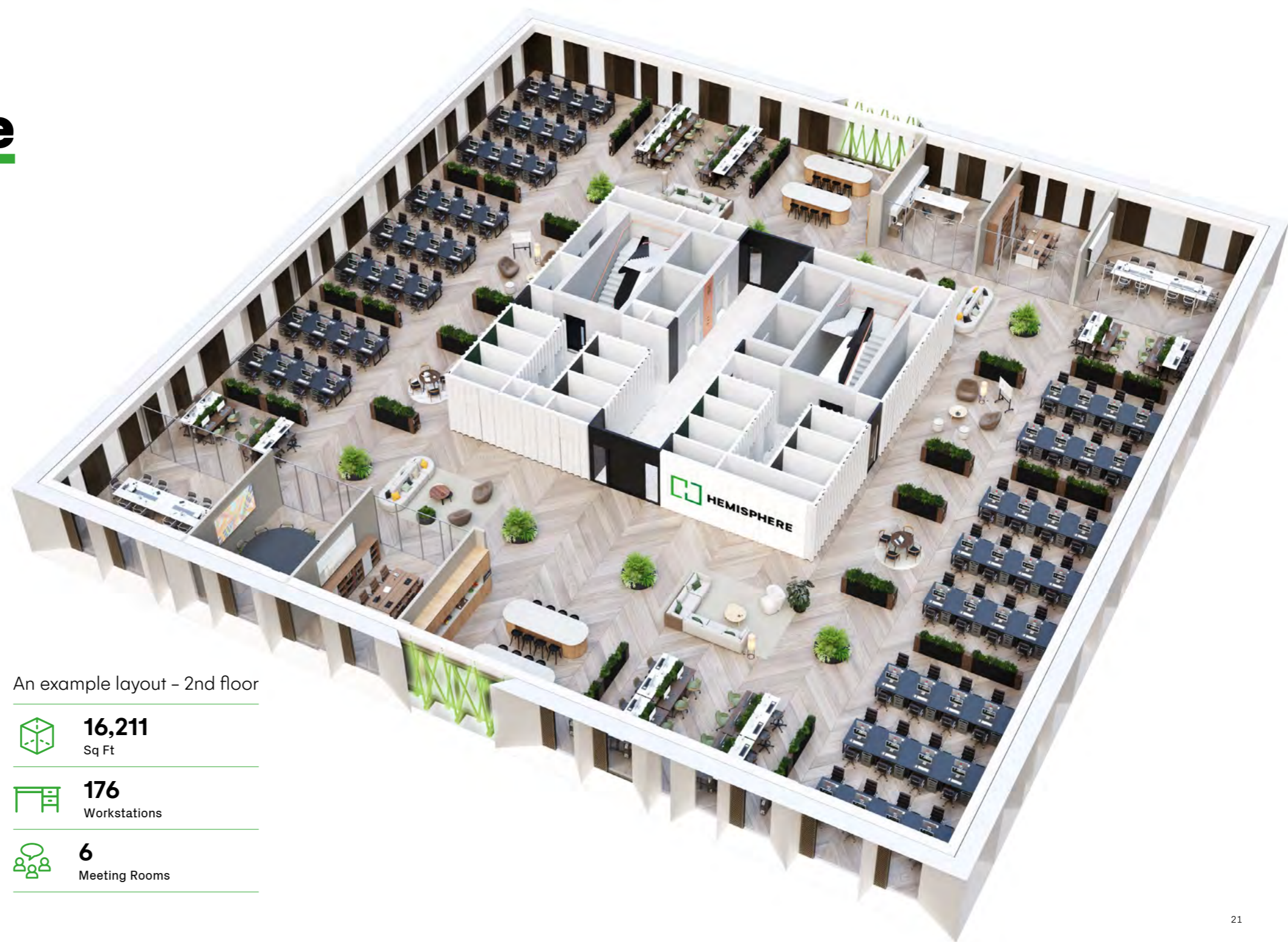
# Flexible workspace

HEMISPHERE will also feature Sciontec's serviced space product, Sciontec AI (All Inclusive), which offers a unique range of contemporary, high-specification office and write-up space to support the needs of innovation businesses of all shapes and sizes.

Impressive 16,000 sq ft flexible floor plates can accommodate anything from a single desk to an all-singing, all-dancing private office for up to 176 people, with ample space for workstations, meeting rooms, reception space, breakout areas and kitchen and dining facilities.

All spaces will receive a CAT-A finish so the space is ready and waiting for occupiers to design a place that works for them. Gone are the days where adapting, dividing or splitting a building is too costly to consider.

Every Sciontec AI customer gets access to WiFi, meeting rooms, breakout spaces and a kitchenette, at no extra cost.



An example layout - 2nd floor



**16,211**  
Sq Ft



**176**  
Workstations



**6**  
Meeting Rooms



# Healthy from head to toe

We're passionate about creating places that actually improve our customers' physical health, mental wellbeing and productivity, which is why we are committed to building HEMISPHERE to achieve a Platinum WELL Standard.

However, it doesn't stop there, there are a number of other features throughout the building to help us on our mission.

In the basement of the building there will be a cycle hub, which has been designed to celebrate cyclists of all abilities (and enthusiasm). The bicycle store includes space for a generous 166 bicycles, and a variety of storage options will be provided for different types of bikes, including E-charging points.

Leading directly from the undercroft is a staircase, which provides access to the showers, lockers and vanity space. These facilities not only cater for the needs of those who travel to work by bike, but also for those who may wish to get changed and go straight out from work or attend a class in the wellness studio, which is located on the ground floor and has direct access to the stunning outdoor spaces.

Furthermore, there will be fresh towels available for you to use, so gone are the days of trying to dry your damp towel before the next use.



Electric Charging Point and Bicycle Service Station



Fresh towels & toiletries



12 Showers



166 Cycle spaces & lockers

# Taking the inside out

HEMISPHERE will be surrounded by 8m of public green space and rather than taking the outside in, will take the inside out.

With outdoor workspace and spaces for exercise and relaxation, HEMISPHERE will provide somewhere for both occupiers and the general public to enjoy.

The positioning and design of the ground floor amenities will also encourage people to interact, explore and embrace the city.

Extra attention will be given to outdoor spaces, connecting them seamlessly with the ground floor and reception area, ensuring that there is sufficient shade and shelter from the elements.

This space will create a raised podium, defining the difference between private and public areas. The level difference allows for terrace seating to the front, whilst planting and trees create privacy and a natural canopy to allow for greater usability in differing weather conditions.



# Technical Specification

All floors will be fully optimised to allow occupiers to design a space that meets their own bespoke requirements.

## Building



Smart Building Management System

WiredScore Certification

24-hour access

Double-height entrance

Onsite café/retail space

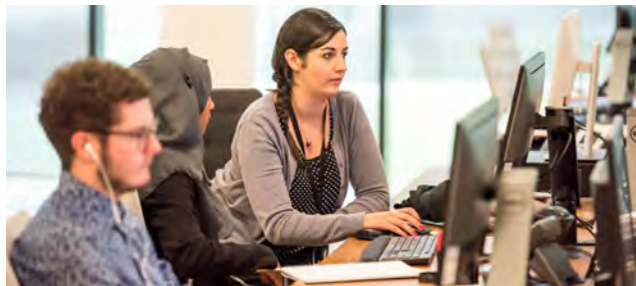
Multi-purpose events space

Secure basement parking & EV Charging

4 x 17 person lifts

Customer portal

Air source heat pump



## Health & Wellbeing



166 bike spaces

E-bike charging points

166 lockers

Heated lockers

12 showers

Changing cubicles & vanity units

Complimentary towels and toiletries

Bicycle service station

Fully equipped wellness studio

External wellness areas

## Lab Space



Full air-conditioning

Trade & Laboratory Water Provision

Laboratory Ventilation System to Containment Level 2 Standard

Fume exhaust system connected to local fume cupboards

Provision for local gas cylinders in a secure environment

3 phase power provision in laboratories

Standby generator back-up to freezer store and specific lab outlets

Category 5e data cabling throughout

Generous allowance for local power and data outlets

Goods Lift



## Office



Platinum WELL

BREEAM 'Excellent'

EPC Rating A

Exposed soffit with LED lighting

Floor to ceiling height: 2.9m

Full access raised floor

Assumed occupancy 1 per 10m<sup>2</sup>

Smart building intelligent lighting controls

Option for openable windows on selected lower floors



# Where innovation meets culture

□ KQ Liverpool Innovation District

## Innovation sites

- 01 HEMISPHERE One and Two
- 02 The Spine
- 03 Liverpool Science Park iC1
- 04 Liverpool Science Park iC2
- 05 Liverpool Science Park iC3
- 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 LIMU Student Life Building
- 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
- 07 St George's Hall
- 07 Everyman Theatre
- 08 Sport Liverpool
- 09 LIMU 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 Tesco
- 09 The Waterhouse Café
- 10 Land Coffee (LSP)
- 11 Bold Street (restaurants and cafes)
- 12 Pen Factory
- 13 Hope Street Hotel
- 14 McDonald's
- 15 Pure Gym
- 16 Starbucks
- 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



# Getting here, there and everywhere



Paddington Village is within walking distance of the city's main train stations — Lime Street and Central Station — which will connect you to the underground train and the mainline into Manchester within a matter of minutes. Lime Street is also the region's hub for national travel, with journey times to London of just over two hours.

Paddington is only a short drive away from all of the main arterial motorway routes, with the multi-storey car park providing ample electric charging points and accessible bays.

Close to 50 different bus services pass through stops situated across KQ Liverpool. During core commuter hours, high frequency services provide a last mile connection between Liverpool City Centre's main bus and rail hubs and Paddington Village.

The Paddington Shuttle pilot also provides last mile connectivity between Paddington Village and Lime Street and Central stations at peak hours, by tapping into the existing Arriva 7 and 79 bus services. Operating seven days a week, the 79 and 7 run from around 6am to just after midnight. During core commuter hours, the frequency of the 79 is every 8-10 minutes.

Working with Liverpool City Region Combined Authority, the longer term vision is to bring forward a new bus rapid transit system connecting all of KQ Liverpool (including Paddington Village) to the main train and bus stations and the retail core.

	<b>LIVERPOOL ONE</b> 10 MINUTES	<b>WATERFRONT</b> 24 MINUTES
	<b>M53 MOTORWAY</b> 11 MINS	<b>M62 MOTORWAY</b> 8 MINS
	<b>LIVERPOOL AIRPORT</b> 25 MINS	<b>MANCHESTER AIRPORT</b> 50 MINS
	<b>MANCHESTER</b> 45 MINS	<b>BIRMINGHAM</b> 2 HOURS
	<b>MANCHESTER</b> 35 MINS	<b>LONDON</b> 2 HOURS
	<b>CENTRAL EUROPE</b> 2 HOURS	<b>EAST COAST USA</b> 8 HOURS



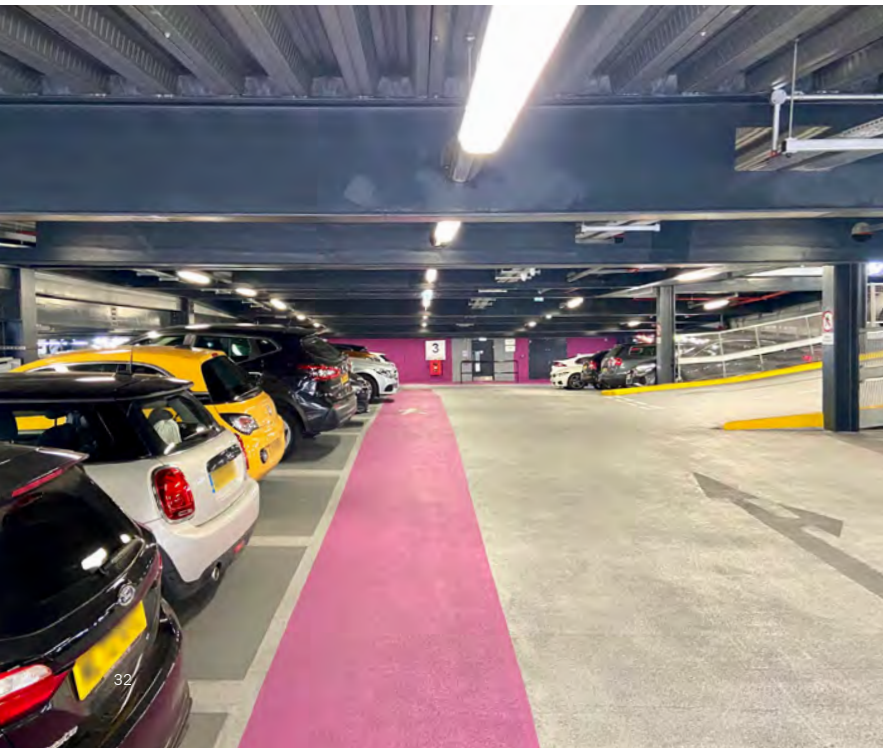


# Multi-storey car park and energy centre

Owned and operated by Liverpool City Council, the new 1,250 space multi-storey car park at Paddington Village has a modern high quality internal specification and is just a two minute walk from HEMISPHERE.

With a large number of disabled spaces, 12 electric parking bays and bicycle and motorcycle parking over 14 storeys, it can also be used as a park-and-ride hub for workers and visitors alike.

The ground floor also houses a new highly efficient energy centre, which generates and distributes heat for the whole of the 30-acre Paddington Village site.



**1,250**

Parking spaces



**12**

EV parking bays



**Bicycle**

and motorcycle parking



**24/7**

open 24 hours / 7 days



# Sciontec Developments Limited

The Sciontec vision is to develop and operate the most innovative science and technology buildings in the world.

## Sciontec Developments Limited

Registered number: 11570273

Registered address: Liverpool Science Park, 131 Mount Pleasant, Liverpool, L3 5TF



**sciontec**



**Sciontec Developments Limited (Sciontec) is the commercial spin out of KQ Liverpool.**

Owned by Liverpool John Moores University, the University of Liverpool, Liverpool City Council and Bruntwood SciTech, it operates Liverpool Science Park, manages Sensor City and Sciontec AI at The Spine, and is developing new, world-class science and technology facilities across Liverpool City Region.

**Sciontec**  
[Sci-on-tec]

*noun*

1. The culmination of science, innovation and technology.
2. Also Scion - the detachment of a young shoot or bud for replanting.

# Like what you see?

Let's do this together.

If you're interested to discover more about HEMISPHERE  
or take lab space with Sciontec, then please get in touch.

[enquiries@sciontec.co.uk](mailto:enquiries@sciontec.co.uk)

## sciontec

**CBRE**

0151 224 7666  
[www.cbre.co.uk](http://www.cbre.co.uk)



**Knight  
Frank**

0161 833 0023  
[KnightFrank.co.uk](http://KnightFrank.co.uk)

**bruntwood**  
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**Liverpool**  
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LIVERPOOL**



**LIVERPOOL  
CITY REGION**  
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**METROMAYOR**  
LIVERPOOL CITY REGION



**Liverpool**  
A World of Possibilities