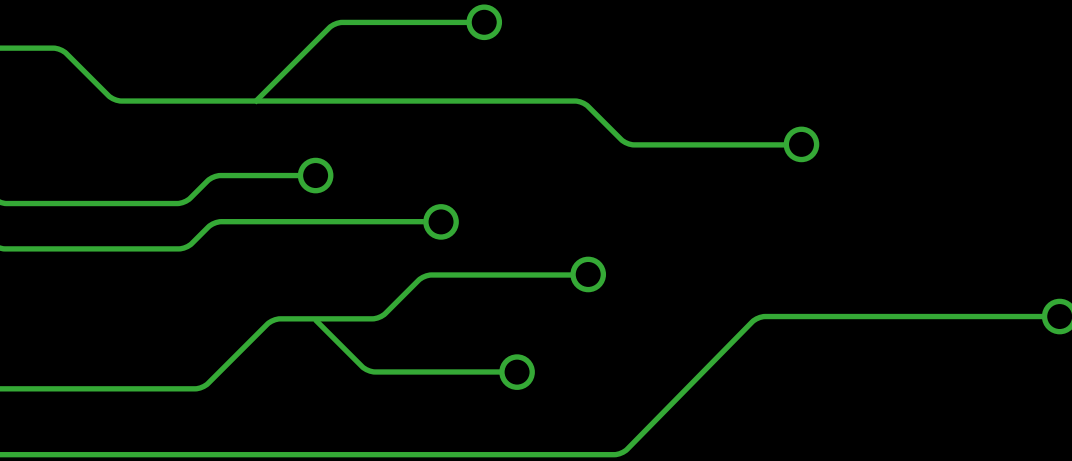




AT THE CENTRE OF INNOVATION



Why CENTRAL TECH?

- C** **CENTRAL** — LOCATED ONLY MINUTES FROM CENTRAL AND LIME STREET STATIONS
- T** **TECHNOLOGY** — A CENTRE FOR ADVANCED MANUFACTURING TECHNOLOGIES
- E** **ENTERPRISE** — A HOME FOR SPIN OUTS, STARTUPS AND SMES
- C** **CONNECTIVITY** — A PART OF THE LCR CONNECT FIBRE NETWORK
- H** **HEALTH** — A HOTBED FOR HEALTH AND DIGITAL INNOVATION



A global hub for innovation, technology, and digitalisation

CENTRAL TECH is located in the Knowledge Quarter Liverpool (KQ Liverpool) innovation district and provides a dynamic home for innovation-led businesses.

An icon in its own right, and recognised for its impressive gold facade, CENTRAL TECH is the latest addition to the Sciontec portfolio.

Sciontec Developments Limited (Sciontec), who already own and operate the successful Liverpool Science Park, is breathing new life into the innovation centre and welcoming a host of dynamic companies into the aspirational workspace.

CENTRAL TECH offers a collaborative community environment, where businesses engaged in technology and digitalisation can thrive, including those specifically working within advanced manufacturing technologies, sustainability, sensors and the Internet of Things.





Take a look around

CENTRAL TECH is designed to provide its occupiers with a light and spacious working environment, which encourages creativity and enhances wellbeing.

Each of the workspaces throughout the building's four levels are centred around a striking atrium, complete with an impressive video wall.

In addition to the offices, CENTRAL TECH has lab spaces, kitchens on each floor, a board room and plenty of indoor and outdoor meeting spaces.

Oh, and have we mentioned the roof terrace, with fantastic views over the city? All building occupiers will have access to the communal third floor lounge and shared external roof terrace space, which is ideal for summer BBQs and networking receptions.



Workspaces left, right and centre

The 27,000 sq ft (GIA) city centre tech building includes a wide range of flexible workspaces, including private office suites, co-working facilities, prototyping labs, meeting rooms, and breakout spaces.

Sciontec AI (All Inclusive) is our approach to serviced office space. Whether you simply have working from home fatigue, or need a flexible space to collaborate with colleagues, Sciontec AI can provide the perfect environment for your business.



sciontec AI



Which option will work for you?

Flexi Space Membership:

Perfect for anyone who just needs a space to plug-in and go. By taking a Flexi Space weekly membership with us, you will have access to a desk, chair, locker and WiFi as standard.

What's more you'll be sharing the space with other like-minded, innovative entrepreneurs and will have the option to move around or grow your business as and when you need to.

4-week advance payment required

4-week cancellation policy

Project Team Space:

Are you part of a project team that is temporarily looking for a space to collaborate? Our Project Team Space will provide you and your colleagues with a dedicated area to work and feel inspired.

You'll be allocated a permanent bank of desks, chairs and lockers and given access to WiFi within the main open plan part of the floor.

1-month advance payment required

1-month cancellation policy

Private Space:

If you need something a little larger or more private then this is the option for you. Again, each person will have a desk, chair, locker and WiFi but all in the confines of your own little haven.

And, don't worry, we have a variety of offices available should you need a bigger space in the future.

1-quarter advance payment required

Managed Space:

This is the daddy of all workspaces and offers you and your team a larger, fully furnished office, meeting rooms, breakout space and a kitchenette.

Whilst this is the largest space on offer, there are plenty of options to move within the building and wider portfolio should you need to in the future.

Every Sciontec AI customer has access to ultrafast WiFi through the LCR Connect network, meeting rooms, breakout spaces and a kitchenette.

Unique private office space with a view

CENTRAL TECH'S top floor is home to a newly available private office suite, complete with an adjoining roof terrace, meeting room, breakout space and kitchenette.

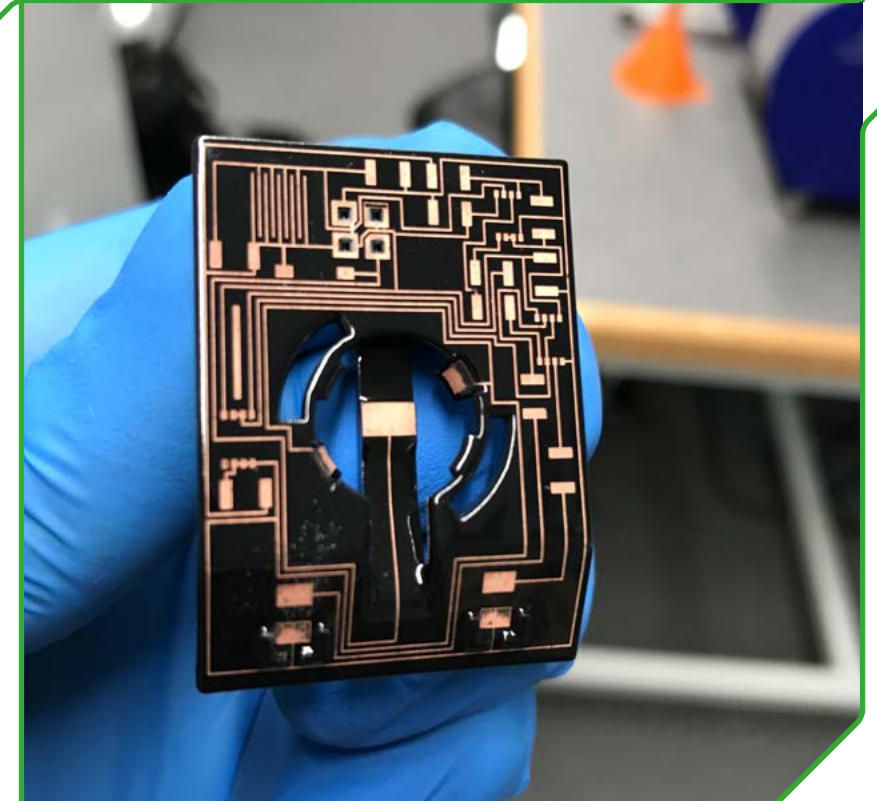
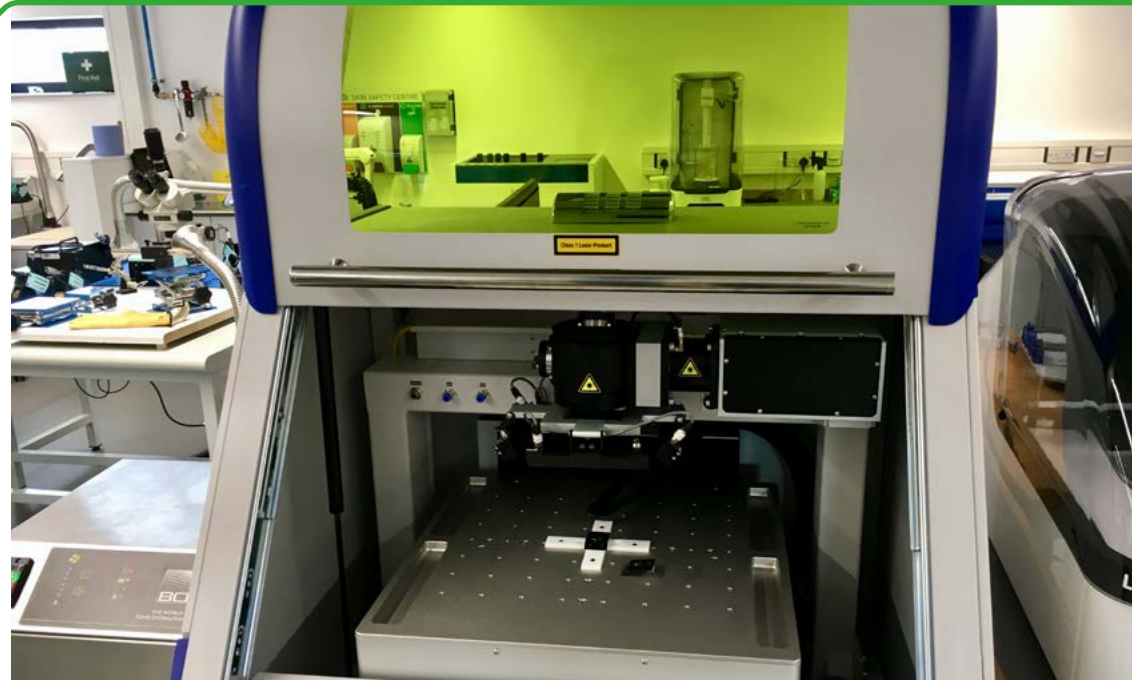
This unique 2,635 sq ft workspace provides a team of up to 40 people with an exciting place to meet, work and socialise, and its panoramic views across Liverpool and beyond add an extra special level of appeal.



Prototyping Labs for innovators

Located on the Ground Floor of CENTRAL TECH are two labs, focused on Mechanical and Electronic prototyping. Each lab includes a range of state-of-the-art equipment for 3D printing, milling and lathe cutting, environmental chamber testing, PCB fabrication and much more.

The lab suites are available to rent inclusive of the prototyping and engineering kit, unless otherwise advised.



Academic Support & Knowledge (ASK)

Each customer in the building can tap into the Academic Support & Knowledge (ASK) initiative, which connects you to a specialist team or expert at the University of Liverpool or Liverpool John Moores University.

By providing initially free access to key university departments we can support your research and innovation objectives and help you to grow or scale up your business.





Communal facilities

CENTRAL TECH has everything you need all under one roof.

Each floor features a kitchenette, with boiling and chilled water taps, plus complimentary fruit, breakfast cereals and hot drink refreshments.

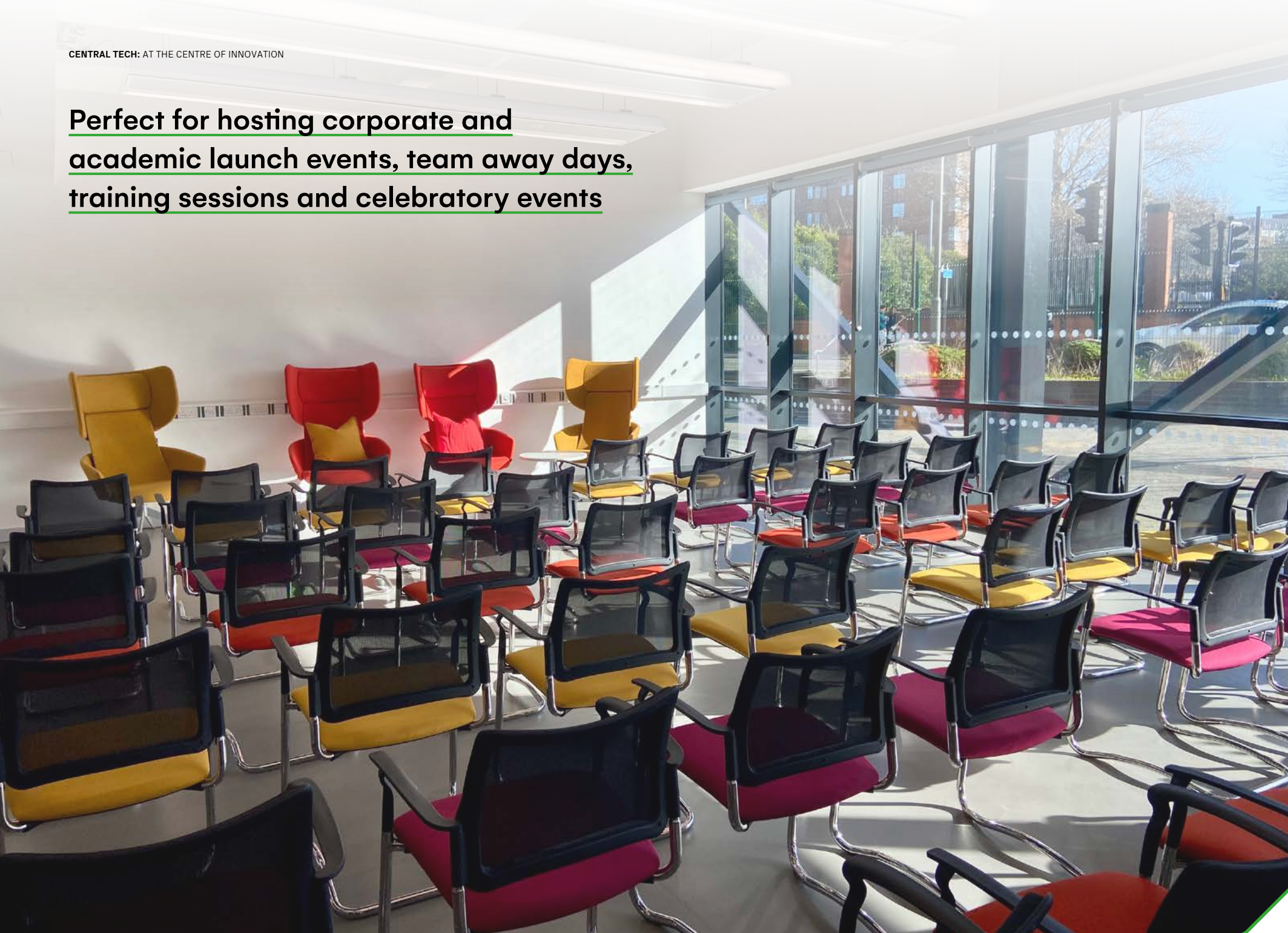
With individual unisex WCs, shower rooms and cycle storage, plus biophilic design principles, the building is also well equipped to facilitate sustainable commuting and promotes occupier wellbeing.

There are a number of meeting rooms throughout the building, including a large boardroom, which Sciontec customers are able to book through the dedicated Customer Portal.

The top floor also boasts an enviable roof terrace which all occupiers can take advantage of.



Perfect for hosting corporate and academic launch events, team away days, training sessions and celebratory events

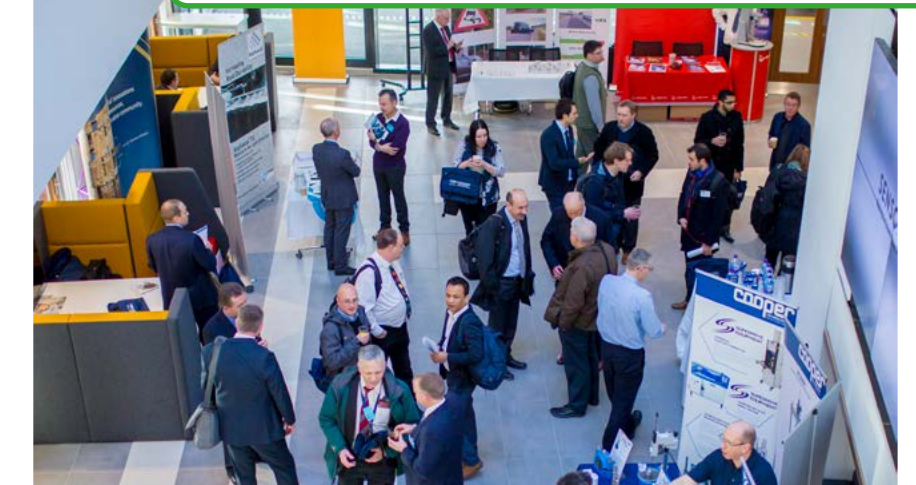


An event space for all occasions

The private ground floor space functions perfectly as a self contained events area, with room for up to 60 people.

The adjoining breakout area in the spacious atrium is ideal for exhibitions and product showcases, as well as offering delegates a further space to network.

The event space has all of the AV facilities required to hold audio/visual presentations, along with access to the building's ultrafast internet connectivity.



Nearby amenities







CENTRAL TECH could not be better placed.

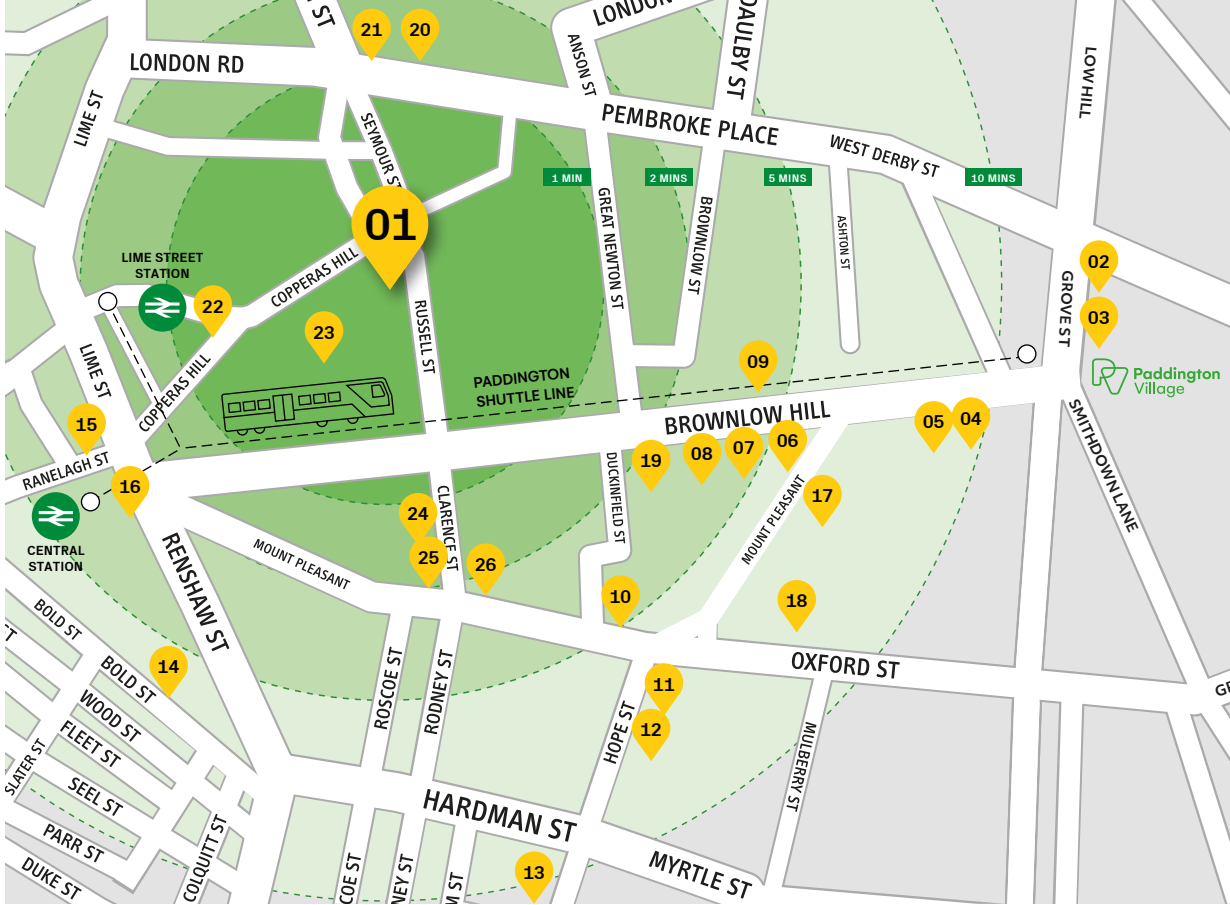
The innovation centre is within walking distance of the city's two main train stations - Lime Street and Central - which will connect you to the underground train and the mainline into Manchester within a matter of minutes.

There are also countless cafés, restaurants, deli's, bars, takeaways and shops right on the doorstep, as well as the vibrant retail and leisure offer in the city centre.

What's more, CENTRAL TECH sits within close proximity to Liverpool Science Park and LJMU's Student Life building, both of which house a cafe and gym/fitness studio.



	LIVERPOOL ONE 6 MINUTES	WATERFRONT 15 MINUTES
	M53 MOTORWAY 7 MINS	M62 MOTORWAY 14 MINS
	LIVERPOOL AIRPORT 25 MINS	MANCHESTER AIRPORT 50 MINS
	MANCHESTER 45 MINS	BIRMINGHAM 2 HOURS
	MANCHESTER 35 MINS	LONDON 2 HOURS
	CENTRAL EUROPE 2 HOURS	EAST COAST USA 8 HOURS



What's around

- 01: CENTRAL TECH**

02: Bean Coffee & Kensington Bar (Novotel)

03: Base Café (The Spine)

04: Subway

05: Caffé Nero

06: Costa

07: Greggs

08: Tesco Express

09: The Waterhouse Café
- 10: Land (LSP)

11: Everyman Theatre & Cafe

12: Pen Factory

13: Hope Street Hotel

14: Bold Street

15: McDonald's

16: Pure Gym

17: Starbucks

18: UoL Sports and Fitness Centre
- 19: ATM

20: Tesco Express

21: Post Office

22: Tesco Express

23: Core Café (LJMU Student Life Building)

24: Clarence News

25: Taste of Halloumi

26: The Reader



Core Café

At the Student Life Building

A short two minute walk from CENTRAL TECH is the LJMU Core Café, within the stunning Student Life Building on Copperas Hill.

This popular coffee shop is situated on the ground floor and offers a selection of hot and cold drinks, sandwiches, paninis and healthy snacks, as well as a variety of hot food including freshly baked savoury pastries, pizzas and soups.

Core Café is on a mission to provide customers with great value, sustainable food, and beverages, whilst providing environments that promote relaxation, socialising and networking, while fuelling the body and mind.

So, if you're looking for somewhere to work, host an informal meeting, or take a break with colleagues, this is the perfect place to go.



OPENING TIMES

Term time: Monday to Friday, 8am to 5pm

Non term time: Monday to Friday, 8am to 4pm

FACILITIES

Free Wi-Fi / Soft seating



Looking for a gym nearby?

Well, we've got you covered! All customers based at CENTRAL TECH can use the state-of-the-art gym, within the LJMU Sports Building at a discounted rate.

With 120 training stations, the gym is just a hop, skip and a jump away within the next building.



KQ Liverpool

A world-leading innovation district.



KQ Liverpool 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 CENTRAL TECH, 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

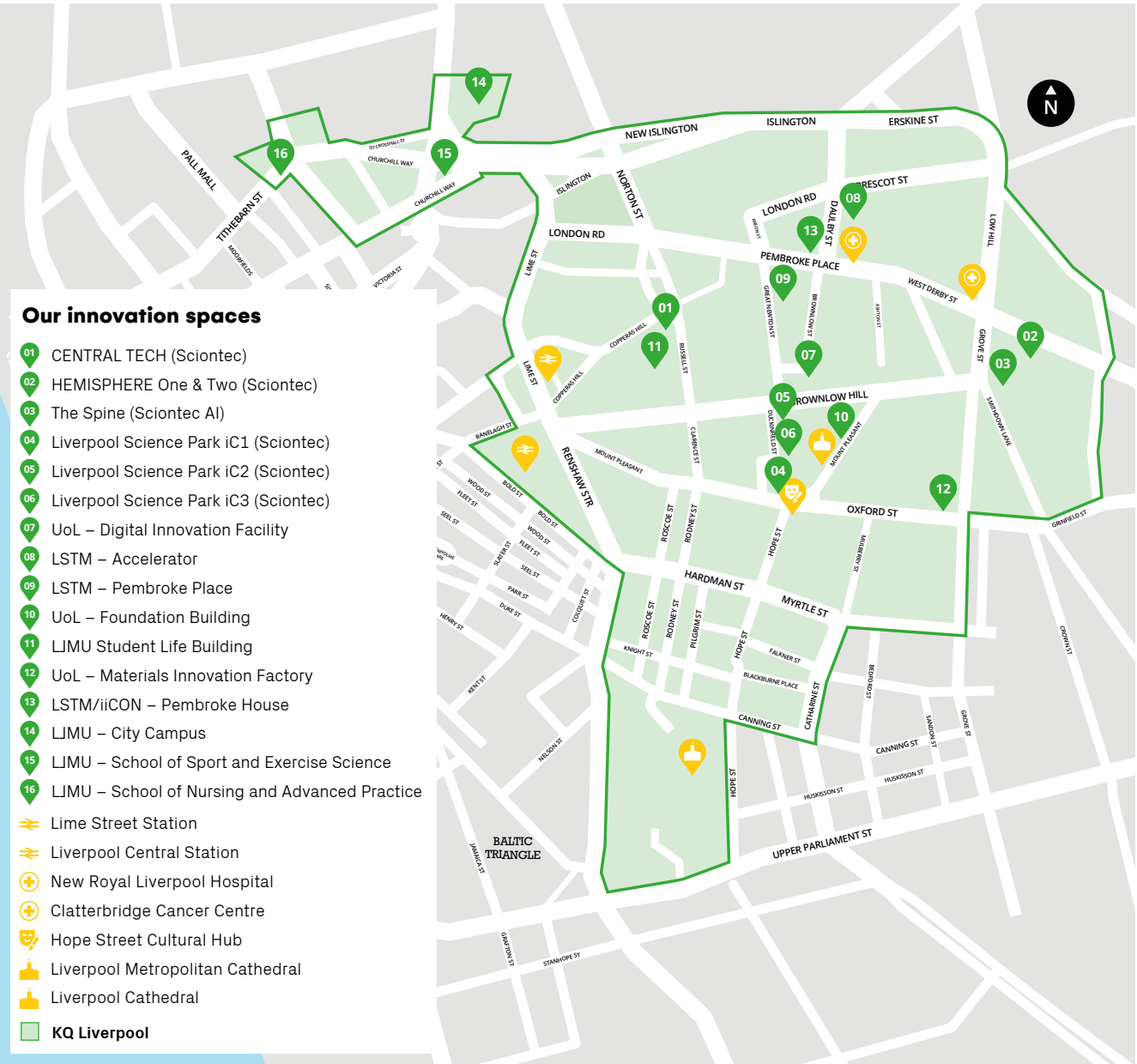
The KQ Liverpool ecosystem thrives thanks to its collaborative outlook and partnership networks. This active collaboration is delivered through a number of bespoke initiatives.

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:



Our innovation ecosystem



Connecting the dots at CENTRAL TECH

Helping businesses to navigate
the talent pool.

KQ Liverpool is 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. As such, it is a key driver of the city region's knowledge economy and a hub for world-leading innovation.



This is the very 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 connect you with students from their first year 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 an immersive technology background could be linked directly with Liverpool John Moores University's School of Computer Science and Mathematics, in which 80% of its research outputs are rated as being world leading or internationally excellent.

KQ Liverpool also works closely with its partners across the innovation district to deliver its KQ Future Innovators Programme, which welcomes school pupils from across the city region and encourages them to learn more about the various innovation opportunities that exist on their doorstep.



Technical Specification

Building



- Smart Building Management System
- Three-storey glazed façade providing cover over entrance and additional solar control
- Photovoltaic panels on the roof
- Wheelchair compliant glass entrance lobby with automatic sliding doors
- 1 x 8-person 630kg passenger lift serving all floors
- 1 x 17-person 1,275kg goods lift serving all floors
- Managed access and egress to the building, coupled with a CCTV system
- Insulated solid concrete floors generally, with full access raised floor to third floor
- Visitor and disabled car parking



Workspace



- BREEAM 'Excellent' rating
- Grade A workspace
- LCR Connect ultrafast network
- Low energy LED lighting
- Floor to ceiling height of 3.1m
- Fully accessible metal plank ceilings with recessed lighting and ventilation grilles to circulation spaces
- Exposed soffits with accessible plasterboard bulkheads and energy efficient chilled beams to rooms
- All doors provided with Salto, 'hotel' key/ card type access system
- Highly energy efficient metal framed window system with internal roller blinds for glare control

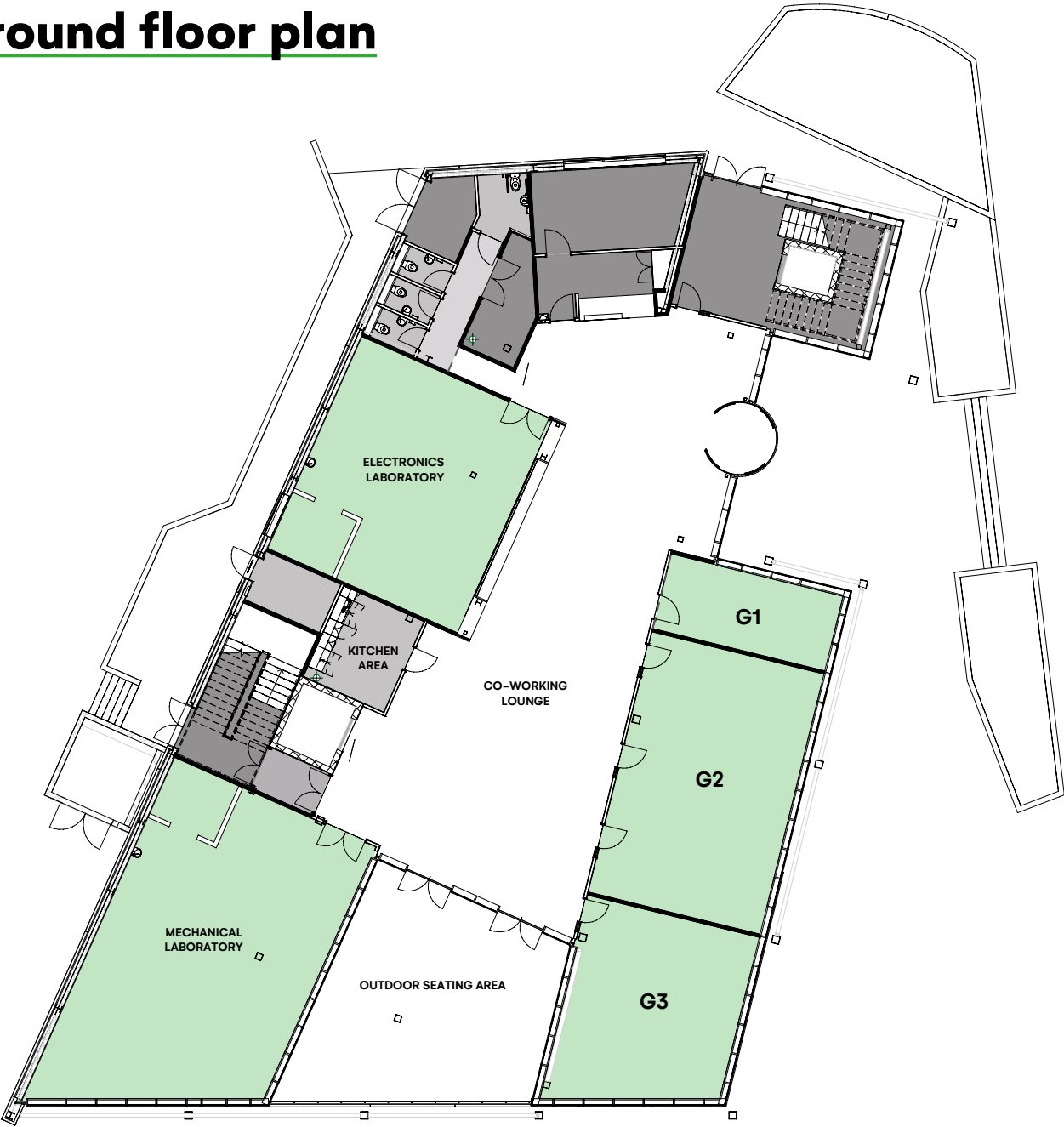
Wellbeing and Sustainability



- Energy efficient chilled beams
- Biophilic design principles
- Undercover bike racks
- Lockers
- Showers
- Complimentary refreshments
- Double glazed façade modulates solar gains and reduces cooling requirements
- Spacious triple height atrium with large area of roof light
- Customer portal



Ground floor plan



 Seating Area

 Laboratories

 Bicycle Storage

 Kitchen Area

Suite Name	Use	Capacity / Size
G1	Meeting room	8 person
G2	Event space	60 person
G3	Office	12 person
Mechanical Lab	Lab	1,221 sq ft / 113 sq m
Electronics Lab	Lab	823 sq ft / 76 sq m

First floor plan



Opportunity for
sole occupancy
of this floor!

 Offices

 Customer Lounge

Suite Name	Use	Capacity / Size
F1	Office	8 person
F2	Office	8 person
F3	Office	6 person
F4	Office	14 person
F5	Office	8 person
F6	Office	8 person
F7	Office	4 person
F8	Office	4 person
F9	Office	10 person
F11	Office	4 person
F10	Office	4 person
F12	Office	8 person

Second floor plan



Offices







Boardroom

Suite Name	Use	Capacity / Size
S1	Office	8 person
S2	Office	8 person
S3	Office	6 person
S4	Office	14 person
S5	Boardroom	12 person
S6	Office	8 person
S7	Office	8 person
S8	Office	5 person
S9	Office	5 person
S10	Office	10 person
S11	Office	10 person

Third floor plan



There is an exciting opportunity for the 3rd Floor to be let as single occupancy, with the private suite containing workspace, breakout space, toilets, kitchenette and roof terrace.

-  Private Office Suite
-  Private Roof Terrace
-  Communal Break Out Space
-  Communal Roof Terrace

Suite Name	Use	Capacity / Size
T1	Office	2,635 sq ft / 245 sq m

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, CENTRAL TECH, manages Sciontec AI at The Spine, and is developing new, world-class science and technology facilities across Liverpool City Region, including HEMISPHERE One & Two at Paddington Village.

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.

Want to know more?

Let's do this together.

To find out more about how Sciontec can provide the perfect environment for your business at CENTRAL TECH, please contact:

enquiries@sciontec.co.uk

sciontec



EUROPEAN UNION
European Regional Development Fund