

**INVEST
LIVERPOOL
CITY REGION**



sciontec



HEMISPHERE

YOUR TICKET TO THRIVE.

Think big. Be bold.
Make it happen.



**LIVERPOOL
CITY REGION**
COMBINED AUTHORITY

METROMAYOR
LIVERPOOL CITY REGION





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INTRODUCING HEMISPHERE ONE.

Welcome to HEMISPHERE One, Liverpool's newest labs building. Being developed by Sciontec, a triple-helix partnership between Bruntwood SciTech, Liverpool City Council, Liverpool John Moores University and the University of Liverpool.

With planning secured and due to be on-site early 2027, this stunning new building will be ready to occupy in 2028.

This development is a true game-changer for the city, marking a transformational moment for Liverpool. As a key step in completing Liverpool City Council's flagship Paddington Village site, it accelerates the growth of the KQ Liverpool innovation district – a globally recognised hub for science, innovation and discovery.





AT A GLANCE.

This is the time, and this is the place.



274k

enrolments in **Higher Education** Institutions



2

hours to London, **10** national **terminals** linked to Liverpool Port

6



million **people** within 60 minutes

3rd



at the **European Capital of Innovation 2026 Awards**

2



international **airports** within 45 minutes

1.6m



people live here

7th



best city in the world (Time Out)



WHAT WE OFFER.



Top talent

Skilled, diverse workforce of **6 million people** within an hour's reach, strong training pipelines, and tailored support packages.



Innovate at scale

Accelerate R&D in cutting-edge facilities like Liverpool Science Park, CENTRAL TECH and Sci-Tech Daresbury, home to transformative breakthroughs.



Global market access

A UK-leading port and logistics base, two international airports, and extensive rail and motorway links, **we connect you** to customers locally and worldwide.



Join global players

Stellantis, Ford, Jaguar Land Rover, Chery, Pharmaron, Kyndryl, Bristol Myers Squibb and Unilever are here, part of **thriving industry clusters** driving long-term success.



Maximise value

Commercial property is up to **42% more cost-efficient than UK** and EU counterparts, benefiting your bottom line.



Unlock funding

Access a range of investment incentives, innovation funds, and business-friendly regulation, designed to help you **scale with confidence**.

HIGH-QUALITY TALENT

YOUR TICKET TO THRIVE



HIGH-QUALITY TALENT.

An expanding pipeline of scientists, technologists, business professionals and creatives is ready to support your growth.

With 63,000+ annual enrolments from leading universities, you can partner locally to shape curricula and access talent at source.

Universities, higher-education institutions, training providers, and our high-value manufacturing catapults help meet complex workforce needs, giving you a skilled, future-ready hiring base.

“Tapping into the *phenomenal talent* and world-leading skill set that’s *prevalent...in Liverpool* has been of *huge benefit...*”



LEADING UNIVERSITIES, EXCEPTIONAL TALENT.



66th

In the TIME Magazine 'World Top Universities of 2026' list

University of Liverpool

- The region is home to a UK top 20 university, ranked among the top 150 globally, with 91% of its research rated as “world-leading” or “internationally excellent.”
- In 2024, it was ranked 1st in the UK for course content standards. It also ranks 11th in the UK for Accounting and Finance and 18th for Business and Management.
- A member of the prestigious Russell Group of Universities, it is also ranked 72nd in the global top 100 for Life Sciences and Medicine.



1st

Top university in the UK for Sport & Exercise Science

Liverpool John Moores University

- With **26,000 students** and partnerships spanning 17 global institutions, and 5th in the UK for numbers of students studying through its Global Partner Network.
- Ranked **2nd** in Uni Compare's 2025 Top 100, and in the top 10 for both course quality and employability, it delivers a strong pipeline of Business, Finance, and Management graduates, offering the talent needed to fuel your FPBS growth.
- LJMU is ranked as a world leader in Sport and Exercise Science, achieving 6th globally in the QS World University Rankings 2024.





LIVERPOOL LABS AND WORKSPACE WITH GLOBAL IMPACT.

HEMISPHERE One is a 150,000 sq ft (Gross Total), purpose-built lab and innovation workspace development in Liverpool city centre, which will provide a bespoke home for cutting-edge commercial and academic laboratories and offices, where the world's sharpest minds can harness the potential power of their ideas.



AN OVERVIEW OF HEMISPHERE ONE



Located in Paddington Village, the **8-storey new build** will sit at the heart of the Knowledge Quarter Liverpool innovation district, and can provide up to **50,000 Sq Ft of bespoke bio labs and 60,000 Sq Ft of workspace.**

HEMISPHERE and the wider **Paddington Village site** will also offer a range of amenities reflective of a pioneering 21st century development. These include a café, cycle storage with charging for electric bicycles, and shower facilities, alongside a range of accessible green spaces designed to support the wellbeing of occupiers and their teams.

With RIBA Stage 4 complete and planning already granted, **completion is expected in 2028.**



AN OVERVIEW OF HEMISPHERE ONE



HEMISPHERE ONE



110,675
Net total Sq ft



8
Floors



In summary, Sciontec can offer:

A landmark location
Paddington Village,
Knowledge Quarter Liverpool

A bespoke space
Including up to 50,000 sq ft
of bespoke bio labs

Fast delivery
With RIBA Stage 4 complete and
planning already granted we can
be on-site early next year



AN OVERVIEW OF HEMISPHERE ONE



LABORATORIES.

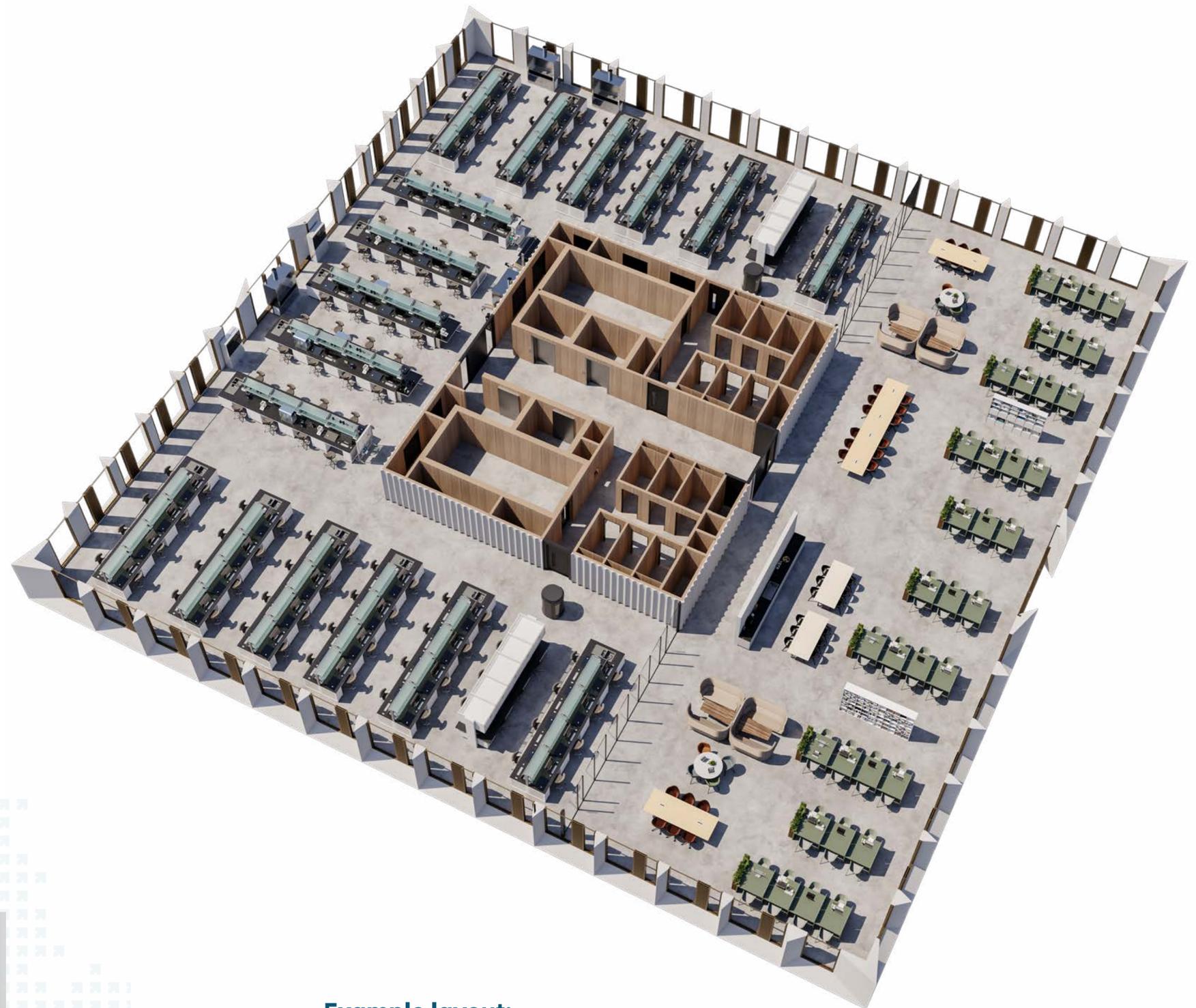
SINGLE OCCUPIER LAYOUT

The upper three floors of HEMISPHERE One are designed to accommodate cutting-edge laboratories, complete with wash up and write up facilities and adjoining collaboration space.

These labs offer a vital home for scaling businesses while drawing global investment to the region.

Occupants can benefit from direct proximity to HEMISPHERE One's research community and the city's elite health and life sciences cluster.

Inside, each floor integrates flexible workspaces with dedicated collaboration zones, kitchenettes, and informal lounges designed for modern, high-growth teams.



Example layout:

7th Floor – Single Occupier



16,032

Sq Ft



LABORATORIES.

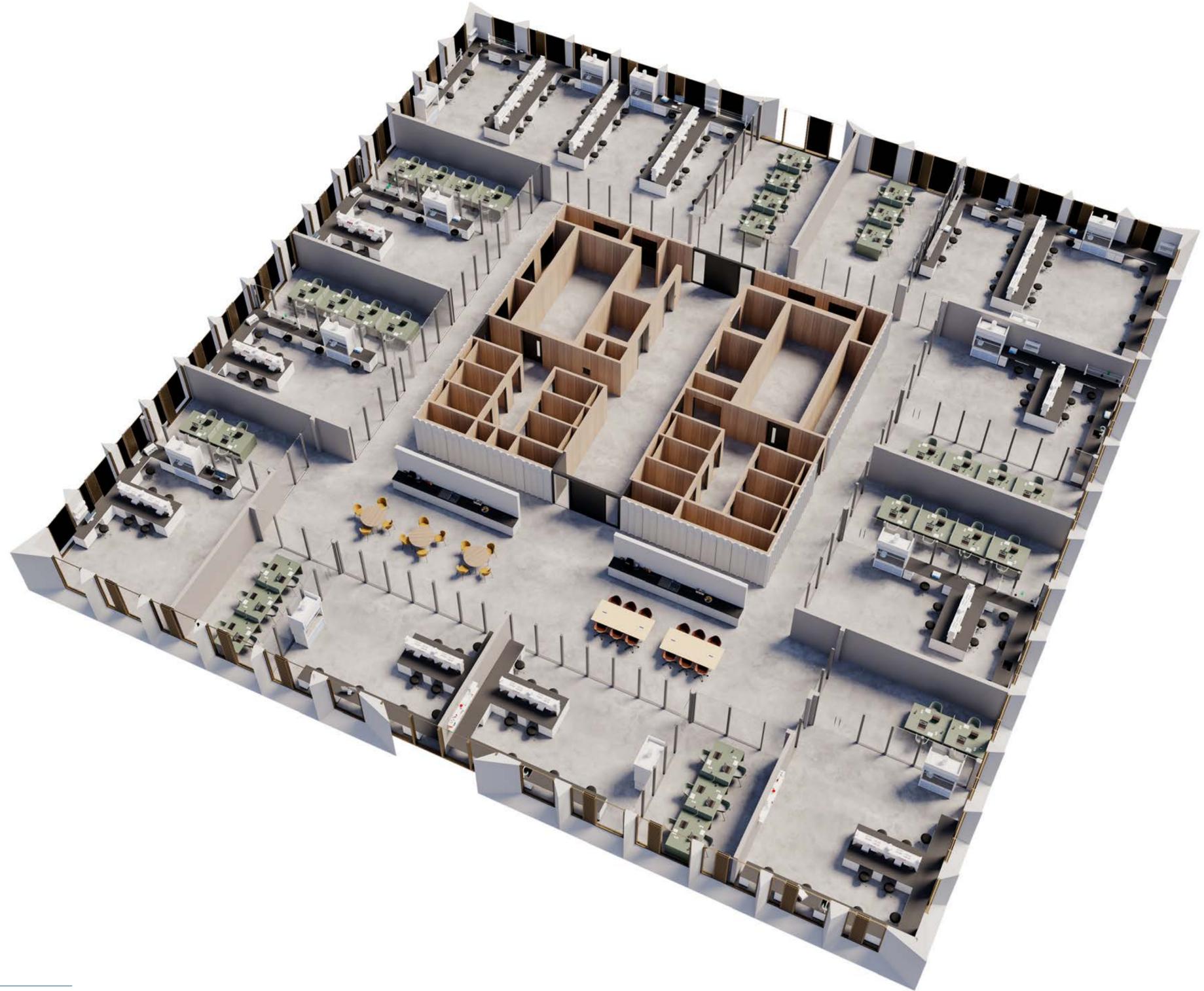
MULTIPLE OCCUPIER LAYOUT

If you're looking for something smaller than a full floor in the first instance, then we've got you covered.

Our multi-occupier lab floors can provide a variety of spaces to suit your business needs, making it easy for you to expand within our portfolio when required.

YOUR LAB. YOUR WAY.

Sciortec works with its occupiers to create lab space that fits exactly how they work. The examples in this brochure show just two possibilities – a glimpse of what the buildings can deliver. In reality, every space is shaped in partnership with the occupier to support their teams, their science and their growth.



Example layout:

7th Floor – Multiple Occupiers



From 500-1,915 sq ft

Various Options Available



From 4-36

Workstations



INNOVATIVE WORKSPACE.

SINGLE OCCUPIER LAYOUT

In addition to the cutting-edge lab space on the upper floors, HEMISPHERE One will also feature Sciontec's popular mix of innovative workspaces.

From full floor offices, to serviced space and coworking, the building will provide a unique range of contemporary, high-specification spaces to support the needs of innovation businesses of all shapes and sizes.



Example layout:

3rd Floor – Single Occupier



16,016
Sq Ft



176
Workstations



5
Meeting Rooms



INNOVATIVE WORKSPACE.

SERVICED SPACE LAYOUT

HEMISPHERE has been designed to be flexible – future-proofing it for many years to come.

Its impressive 16,000 sq ft flexible floor plates can accommodate companies of all kinds, giving occupiers the freedom to design a place that will work for them, for years to come.

Within the multi-occupied serviced space floors of the building you can find anything from a single desk to an all-singing-all-dancing private office.

Example layout:

2nd floor – Serviced Space



8

Phone Booths



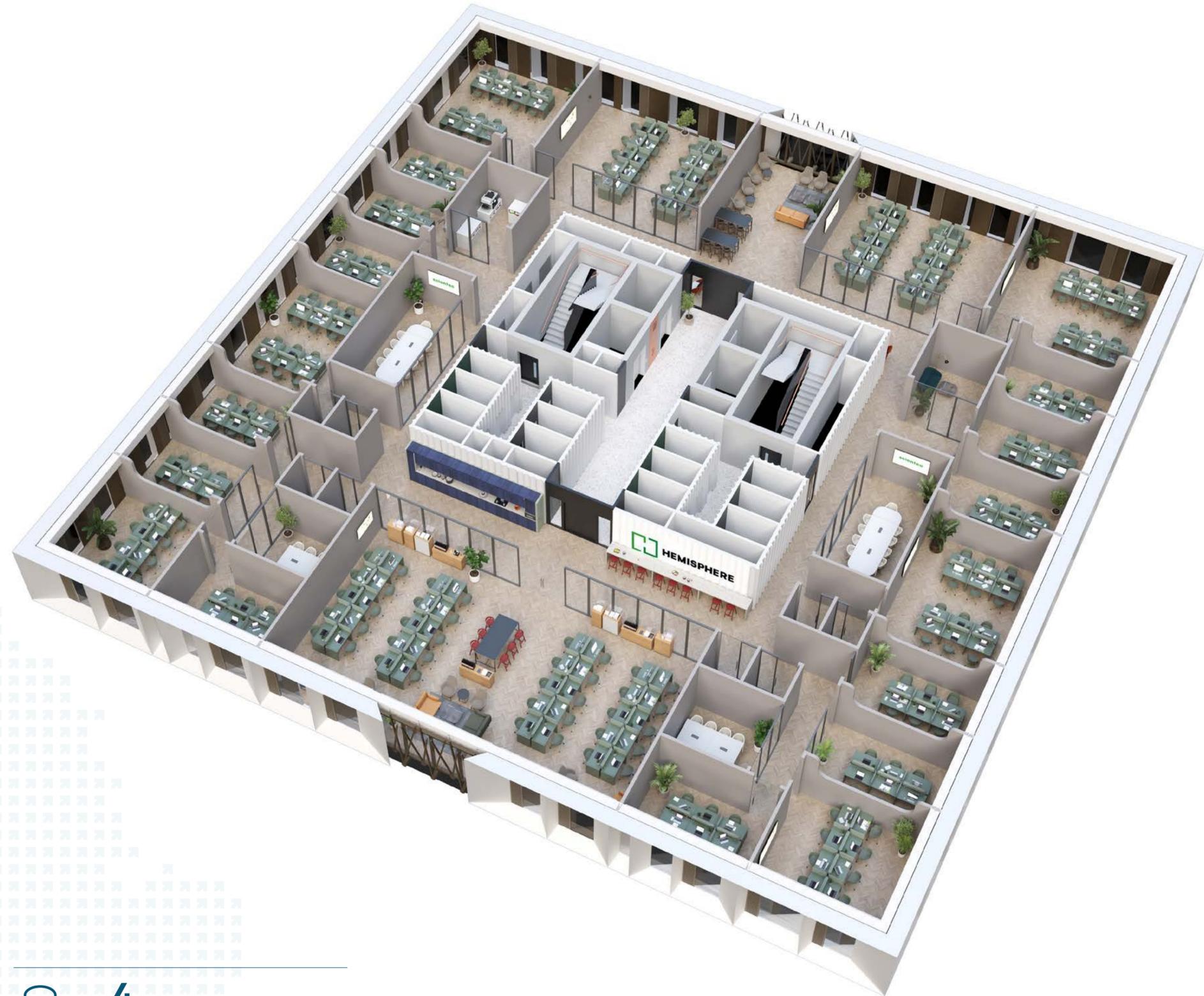
6-40

Workstations



4

Meeting Rooms





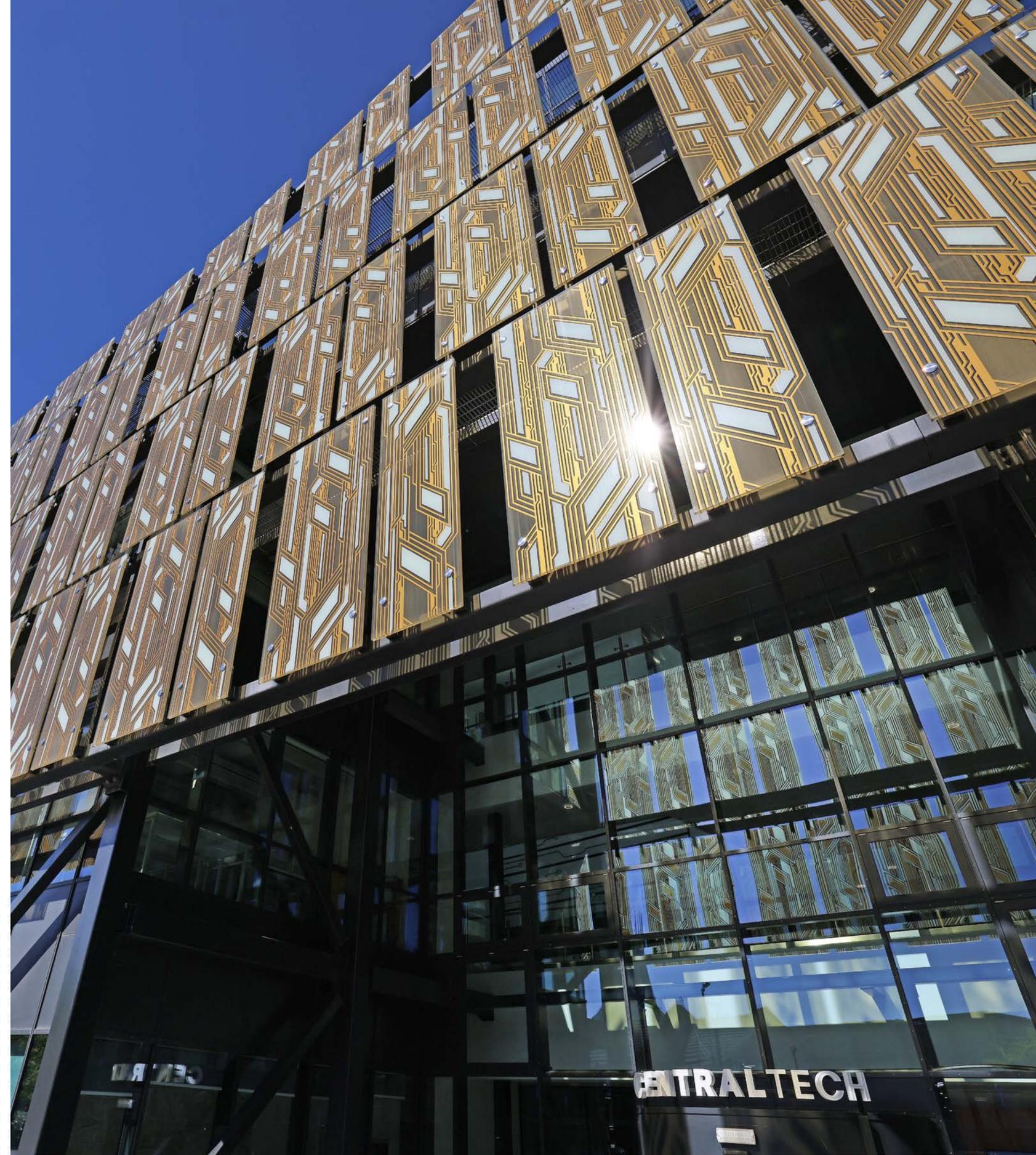
SCIONTEC

Sciontec Developments Limited (Sciontec), which is owned by Bruntwood SciTech, the University of Liverpool, Liverpool John Moores University, and Liverpool City Council, owns and operates the successful Liverpool Science Park and newly opened CENTRAL TECH, manages Sciontec AI at The Spine, and is developing new, world-class science and technology facilities across the Knowledge Quarter Liverpool innovation district, including HEMISPHERE.

Sciontec's innovation centres provide high quality workspaces for around 100 companies in Liverpool city centre, working predominantly within the health and life sciences, digital technology, AI and robotics, manufacturing, and innovation-led sectors.

This dynamic mix of customers, ranging from university spin-outs, right up to multinational organisations occupying full floors, makes Sciontec's business ecosystem the perfect place to expand into, thanks to the unrivalled partnership and **collaboration opportunities amongst the buildings' world-leading neighbours.**

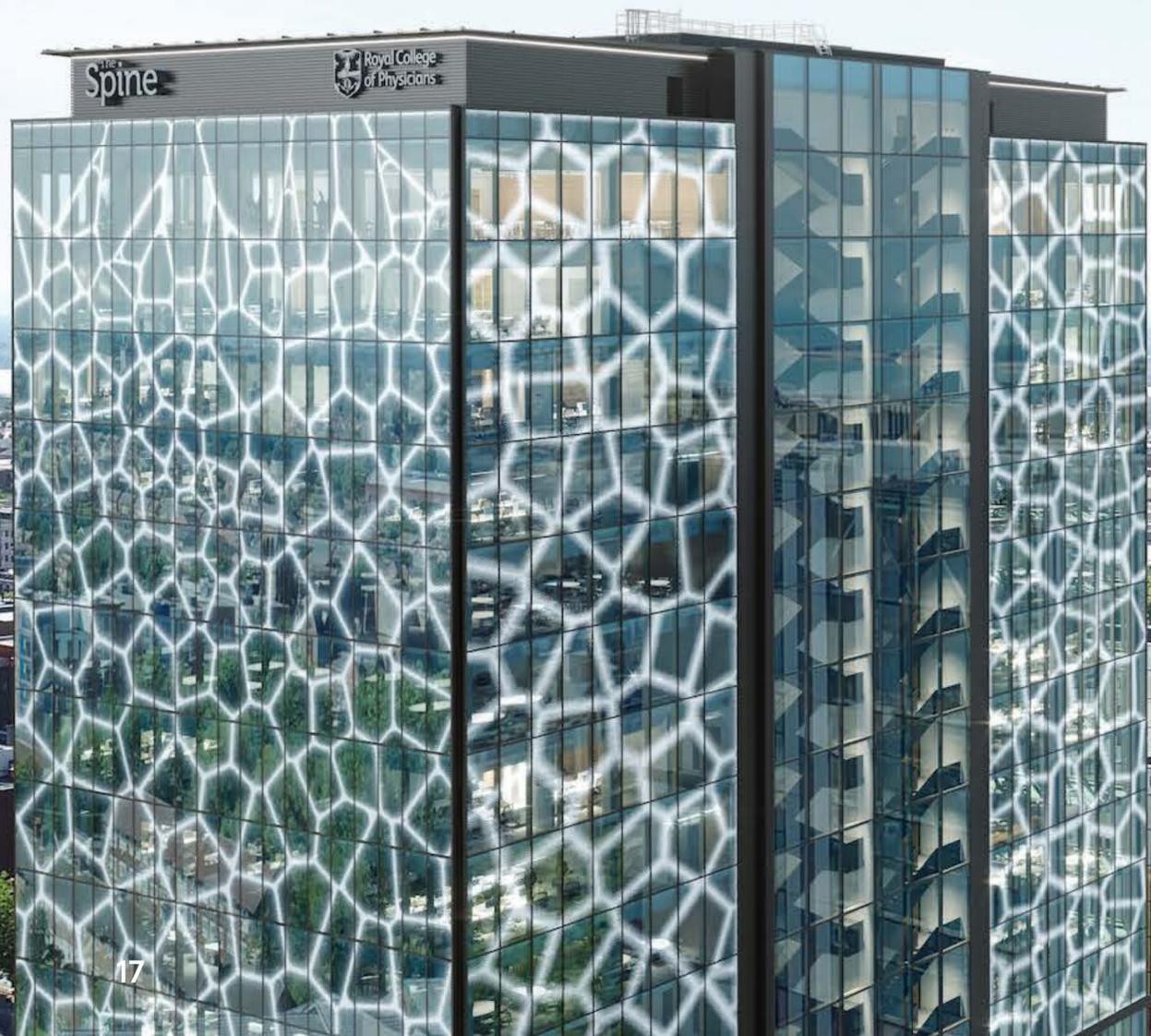
sciontec





➤ A WORLD-LEADING INNOVATION DISTRICT.

HEMISPHERE One is located in Knowledge Quarter Liverpool (KQ Liverpool) a 450-acre urban innovation district, which covers more than half of the city centre. It brings together world-class universities, hospitals, and over 400 businesses across sectors such as science, healthcare, technology, and culture.





Fuelled by culture and powered by knowledge, the KQ Liverpool ecosystem thrives thanks to its collaborative outlook and partnership networks.

The KQ Liverpool Board comprises Bruntwood SciTech, the University of Liverpool, Liverpool John Moores University, Liverpool City Council, Liverpool School of Tropical Medicine, and NHS University Hospitals of Liverpool Group, which has a **collective focus on collaboration, sustainability, and inclusivity making it a dynamic place to study, work and innovate**, as well as helping to shape the city's future and economy.

Sciontec is the spin-out property development company for KQ Liverpool, providing the outstanding workspaces for the brightest minds to call home. As a Sciontec customer at HEMISPHERE One, you would not just be another occupier in a building, you would be a part of the wider KQ Liverpool community and be supported by its soft landing and free-to-access business growth programmes.



WHERE LIFE SCIENCES COME TOGETHER.

Knowledge Quarter Liverpool (KQ Liverpool) is one of the UK's most powerful life sciences ecosystems – a place where discovery, talent and commercial ambition collide. This isn't a collection of assets, it is a connected system.

With over **400 businesses** and **15,000 people working across the ecosystem**, KQ Liverpool has the scale to compete internationally, and the agility to support the next generation of life sciences companies. It is a UK Government Investment Zone, a centre of excellence in infection, materials chemistry and data-driven health and part of one of Europe's largest biomanufacturing clusters.

Anchored by institutions such as the **University of Liverpool, Liverpool John Moores University, the Liverpool School of Tropical Medicine and major NHS partners**, KQ Liverpool offers one of Europe's largest concentrations of health and life sciences assets – from discovery science through to clinical application and commercialisation.

Innovation hubs like **Liverpool Science Park** and **CENTRAL TECH** already house a thriving community of high-growth businesses and with the next wave of development at Paddington Village and HEMISPHERE One, KQ Liverpool is unlocking even greater potential.

From spinouts to scaling businesses, organisations are relocating to Liverpool from across the globe, drawn by access to:

- Outstanding science and clinical expertise
- A collaborative, partnership-led environment
- Flexible, high-quality lab and workspace
- A deep and growing talent pool





LIVERPOOL CITY COUNCIL'S FLAGSHIP DEVELOPMENT SITE



PADDINGTON VILLAGE

HEMISPHERE One will sit at the centre of Paddington Village, Liverpool's new innovation-led, city-centre business district, with places to work, live, stay, eat and socialise, right in the heart of the Knowledge Quarter Liverpool Innovation District.



LIVERPOOL CITY COUNCIL'S FLAGSHIP DEVELOPMENT SITE



Liverpool City Council's flagship development site, Paddington Village, is an urban village that has **Science, Technology, Education and Health** within its DNA.

Being Developed in two phases, Paddington Central is already proudly home to an NHS Community Diagnostic Centre, The University of Liverpool International College, the stunning Novotel Liverpool Paddington Village flagship hotel, a Multi-Storey Car Park and The Spine - the northern headquarters of the Royal College of Physicians and the inaugural location for Sciontec's all-inclusive (AI) workspace.

Phase 2 will see the development of **Paddington South**, in which The University of Liverpool plans to locate its new Chemical Sciences Building, due to complete in 2031.





A WORLD-LEADING INNOVATION DISTRICT.

KQ Liverpool Innovation District

Innovation sites

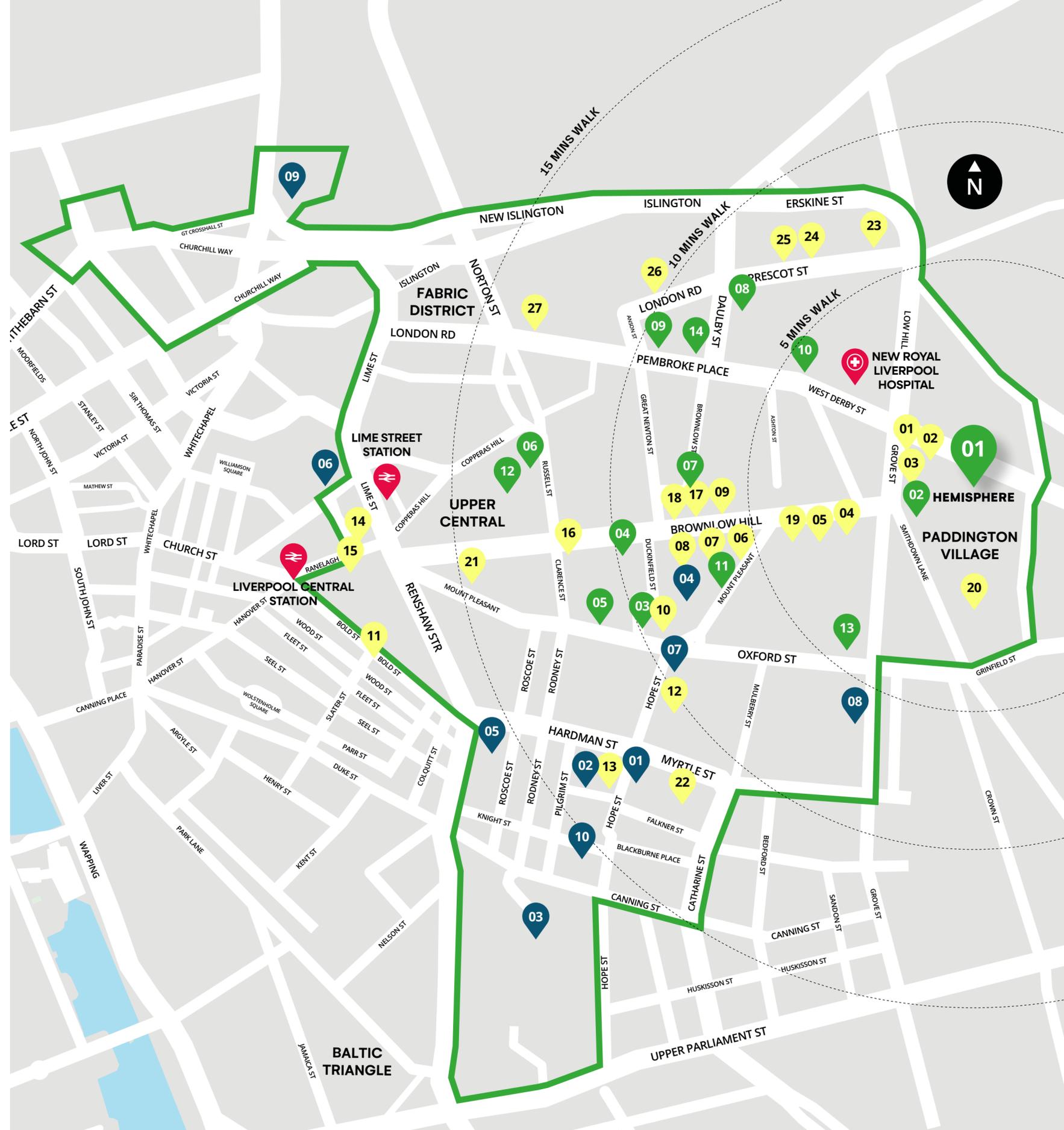
- 01 HEMISPHERE One
- 02 The Spine
- 03 Liverpool Science Park iC1
- 04 Liverpool Science Park iC2
- 05 Liverpool Science Park iC3
- 06 CENTRAL TECH
- 07 Digital Innovation Facility
- 08 Accelerator
- 09 Liverpool School of Tropical Medicine
- 10 Clatterbridge Cancer Centre
- 11 University of Liverpool Foundation Building
- 12 LJMU Student Life Building
- 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 The Tung Auditorium
- 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 Tesco
- 09 The Waterhouse Café
- 10 Miles 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 Tesco
- 24 Greggs
- 25 Subway
- 26 LIDL
- 27 Post Office



YOUR INVESTMENT, FULLY SUPPORTED



YOUR INVESTMENT, FULLY SUPPORTED.

The Liverpool City Region Combined Authority's inward investment team offers end-to-end support to help you land, grow, and thrive in Liverpool City Region.



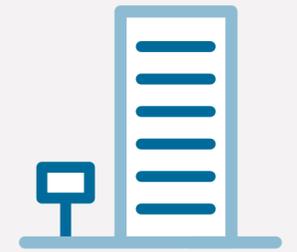
Account manager

Your **dedicated** single point of contact from start to finish.



Recruitment support

Helping you find the **talent** you need.



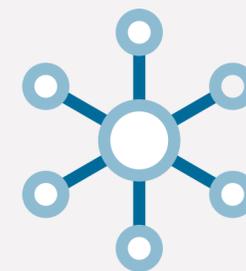
Property sourcing

Relocating made simple.



Business services

Introductions to **expert** providers.



Local connections

Tap into our strong **partner network**.



Export support

Guidance to reach **global** markets.



LET'S EXPLORE WHAT'S POSSIBLE TOGETHER.

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FIND OUT MORE:
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