

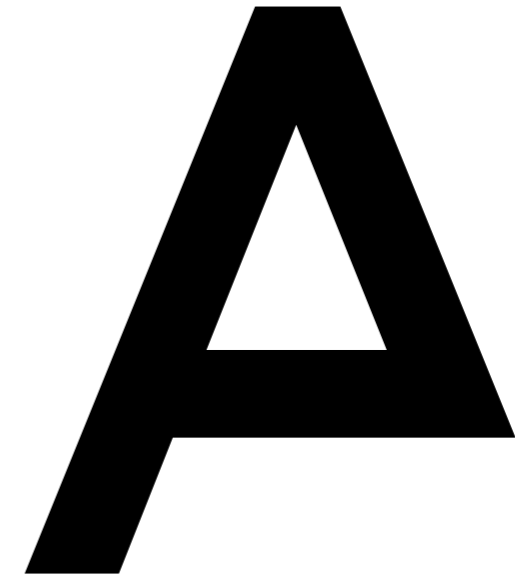
ALDERLEY PARK

53° 16' 46" N 002° 14' 12" W



Where
innovation
meets *discovery*.

Flexible lab spaces to
accelerate your research.



Turning
ideas into
breakthroughs.

Leading the way in scientific innovation

CREATE YOUR OWN LEGACY

Working at Alderley Park

Since 1950, Alderley Park has been a home of discovery. With over 20 drugs discovered here in the past 70 years, our laboratories have been at the forefront of scientific breakthroughs, shaping the future of medicine and biotechnology. This legacy of innovation continues today, with world-class facilities designed to support the next generation of pioneers.

Now a thriving innovation campus, Alderley Park is purpose-built to accelerate the most ambitious research and development. With over 1 million sq ft of cutting-edge lab and office space, we provide the ideal environment for companies working

across biotechnology, pharmaceuticals, diagnostics, and beyond. Our world-class infrastructure is complemented by flexible leasing options, specialist technical support, and a dynamic community of like-minded innovators, ensuring that businesses of all sizes can scale and succeed.

At Alderley Park, you don't just take space - you become part of a thriving innovation ecosystem. Nestled in the heart of the Cheshire countryside, yet seamlessly connected to major research hubs, our campus offers an environment where collaboration fuels discovery, and businesses can grow alongside the best in the sector.





From ambitious start-ups to multinational corporations, everyone can thrive here

We are proud to partner and work closely with a range of sector leading organisations, Academic Institutions, funds, entrepreneurs and private businesses to ensure

we connect our customers with the right people, talent and networks.

These include the likes of:



HEAR FROM EXISTING CUSTOMERS

‘There are a number of excellent services at Alderley Park that really supported our research’ - Rocky Cranenburgh, CEO & Founder Bitrobus Genetics



HEAR WHY BITROBIUS THERAPEUTICS CHOSE ALDERLEY PARK

Access to talent

Alderley Park offers access to a wide and rich talent pool to enable companies to grow.



Cheshire & Warrington

81,000

people, 15.3% of total employment is in professional, scientific, and technical roles - significantly above the national average of 8.5%.

Source: Nomis Labour Market Profile - Cheshire & Warrington



Greater Manchester

166,000

people, 11.4% of all employee jobs in the region is in professional, scientific, and technical roles.

Includes a high density of firms in areas like biotech, digital, environmental science, and engineering.

Source: Nomis Labour Market Profile - GMCA



Digital and tech sector growth

26%

In 2025, Manchester's tech sector continues to grow, with the digital economy valued at over £5 billion, employing over 88,000 people and hosting over 10,000 businesses - Manchester Digital's Sector Insights Report.

Between 2021-2022, Greater Manchester's tech jobs grew by 26%, outpacing London's growth during the same period. Now recognised as the largest digital and tech cluster outside the South East.

Source: Tech Nation



GLOBAL NAMES IN THE REGION

AstraZeneca 

 convatec
— forever caring —

Recipharm

Waters™

SIEMENS



Higher education & STEM graduate success

OVER 30,000

STEM graduates are produced annually across universities in the North West, including disciplines such as life sciences, engineering, mathematics, computing, and physical sciences.

Source: HESA (Higher Education Statistics Agency)

TOP THREE UK REGIONS

The North West ranks among the top three UK regions for the number of STEM graduates entering the workforce, contributing significantly to the national innovation pipeline.

Source: Department for Education

HIGHEST GRADUATE RETENTION

The North West boasts one of the highest graduate retention rates outside of London – with Greater Manchester, in particular, retaining over 51% of its graduates, many of whom come from STEM disciplines.

Source: Centre for Cities

Institutions Driving Innovation & Talent

We are also surrounded by globally recognised research and academic institutions, ensuring a strong talent pipeline and opportunities for collaboration:

The University of Manchester (UoM)

Manchester Metropolitan University (MMU)

The Christie

Europe's largest single-site cancer centre

Manchester University NHS Foundation Trust (MFT)

The Paterson Institute

A pioneering cancer research centre

The Henry Royce Institute

The UK's national institute for materials science

CRUK Manchester Institute

Advancing cancer research and treatments

Jodrell Bank

A world-leading centre for astrophysics and data science



Spaces designed for *discovery*



Leased Labs

Offering a range of laboratories suitable for biology and chemistry use with associated write up space, in varied sizes from 300 sq ft up to 52,000 ft. New build opportunities available.

Lab options include fully fitted labs, ready to move in and start your research, as well as open plan options for a bespoke fit out and design.

KEY FEATURES:



Riser space for ducted equipment



Local Gas bottle storage for piped delivery



Easy access to loading bays and goods lifts



A range of specifications (dry labs / CL1/CL2/Chemistry)



Cafes, food outlets, and break-out spaces



Flexibility allowing you to customise the space to your layout and specification requirements

As experts in labs, we can help you customise your lab to accelerate your research with our in-house team.

Find out how we helped Globachem with their bespoke lab fit out



RELIABLE, RESILIENT, AND FUTURE-READY INFRASTRUCTURE

- Highly resilient energy supply connected to the Macclesfield supergrid via dual 33kV feeds.
- On-site coupling ensures uninterrupted power if one supply is lost.
- Dual transformers and switchgear enable seamless load transfer at the building level.
- Robust backup systems include dual water supplies, dual-fuel boilers with backup fuel, and resilient IT infrastructure.
- ESEC-protected site with power priority during national energy shortages.
- 20MVA supply capacity with 65% spare, supporting limitless innovation.





Serviced Labs

Our serviced labs are the perfect stepping stone for businesses progressing from the Coworking Lab to a larger leased space. Designed like serviced offices (but for laboratories) they provide a flexible, fully equipped solution for growing teams.

WHAT'S INCLUDED IN YOUR FIT-OUT

Serviced labs are purpose-built for scientific research and come equipped with:

Essential Gases:

CO₂, low-pressure nitrogen, compressed air, and low-pressure vacuum

Environmental Control:

6 air changes per hour, negative pressure

Specialist Equipment:

CL2 recirculation biosafety cabinet, under-bench 4°C fridge, -20°C freezer, and centrifuge

Functional Design:

Trespa benching, manual key access, sink, hand wash station

Safety Systems: Oxygen depletion and CO₂ accumulation alarms

KEY FEATURES:

Hassle-free startup

Fully equipped, ready-to-use labs ideal for early-stage companies.

Flexible contracts

Short-term, low-commitment options to support business growth.

Supportive environment

Access to mentorship, collaboration opportunities, and specialist expertise.

WHAT'S COVERED IN THE RENT

Enjoy an all-inclusive rental package that takes the hassle out of running your lab, including:



Service charge, insurance, and business rates



High-speed WiFi (300Mb contended) – wired options available separately



Utilities and lab equipment maintenance



Access to coworking and write-up spaces

Coworking Lab

Shared laboratories provide access to equipment, infrastructure, services and operational support in a flexible, cost effective and responsive manner.

Run by an experienced laboratory management team and located alongside our other Open Access facilities, our coworking laboratories house a growing community of life science researchers.

KEY FEATURES:

Shared, fully equipped laboratories

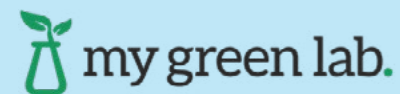
Access to specialist equipment, infrastructure, and services in a cost-effective and flexible way.

Expertly managed facilities

Run by an experienced lab management team within a collaborative research environment.

Comprehensive equipment access













Includes fume cupboards, safety cabinets, cold storage (-80°C to 4°C), centrifuges, autoclave, multi-mode microplate reader, and more.



CERTIFIED

The Coworking Lab at Alderley Park is proud to be My Green Lab certified – a globally recognised standard for laboratory sustainability. This certification highlights our commitment to reducing environmental impact and supporting greener ways of working, from energy and water use to responsible waste management. By choosing our lab space, you're joining a community that values innovation and sustainability in equal measure.

AVAILABLE EQUIPMENT AND SERVICES INCLUDE:

-  Fume cupboard
-  Class II Microbiological Safety Cabinet
-  Walk in 4°C cold room
-  -80°C freezers
-  -20°C freezers
-  Ultrapure water
-  Analytical balances
-  Centrifuges
-  Autoclave (9L)
-  Multi Mode Microplate reader
-  Vacuum, compressed air and nitrogen
-  Waste disposal



Specialist Science Services

At Alderley Park, all customers will have access to a range of valuable centralised scientific services in support of your research, all available on a pay as you go basis.



Nuclear Magnetic Resonance



Cytiva Technology Laboratory



Thermo Fisher Supply Center



Shimadzu LCMS Suite



Waste & Logistics



Lab Coat Laundry



Glass Wash & Sterilisation



Laboratory media and reagents



“
FOCUS ON DISCOVERY
WHILE WE HANDLE
THE REST



Office Space Options



Coworking

Vibrant, shared spaces perfect for dynamic teams and individual entrepreneurs. All include bookable meeting rooms at discounted rates.



Leased

From 150sq ft to 15,000sq ft

High-spec offices designed for flexibility and growth. Tailor your workspace to the needs of your team.



Serviced

From 2 to 20 desks

Ready-to-move-in spaces with all the essentials handled for you. Ideal for smaller teams, with flexible contracts to suit your growth.



Furnished

From 150sq ft to 15,000sq ft

Fully fitted workspaces that combine leased flexibility with fully managed convenience, allowing you to focus on growing your business.



A thriving network of innovators



Being part of Alderley Park means joining a vibrant network of innovative professionals. With over 250 companies on-site, you'll find endless opportunities for collaboration and shared success.

Our regular events calendar includes:

- Talks and networking sessions with industry leaders.
- Knowledge-sharing workshops.
- Wellness initiatives for work-life balance.

Innovation & Growth

Catalysing fast, sustainable growth for innovative businesses

At Bruntwood SciTech, we do more than provide space. Through our Innovation and Growth programme, we help ambitious businesses unlock opportunities, build meaningful connections, and access the resources they need to grow - all within thriving innovation communities.

WHETHER YOU'RE JUST STARTING OUT OR SCALING AT PACE, WE CONNECT YOU TO:

Talent

We help you find and retain the people who'll shape your future. Through partnerships with leading universities, recruiters and skills providers, we bring the UK's brightest talent to your door - from graduate placements and apprenticeships to senior hires and future leaders.

Capital

Access to funding is key to growth. We connect you to a national network of investors, from pre-seed to Series A and beyond, and support you with pitch preparation, funding clinics and investor introductions - whether you're raising for the first time or looking to expand.

Connections

Our spaces are rooted in places where innovation thrives. We connect you with universities, NHS Trusts, research bodies and global corporates - helping you form partnerships, access new markets and collaborate with businesses that share your ambition.

Environments

We create places where innovation happens. Our campuses and city-centre hubs are designed to bring like-minded businesses together - combining workspace, community and support to fuel faster, more sustainable growth.





An environment built for excellence

According to the Mental Health Foundation charity, people working alongside 'high exposure' to nature (taking more frequent breaks to spend time outdoors in green spaces) reported significantly higher work engagement compared to the participants in the same study who described themselves as having a low 'exposure to nature' profile (those who spent more time in the office or who took indoor breaks).

Set in 400 acres of parkland, the Park is home to an array of walking, running and cycling trails. Whether it's a lunchtime wander, walking meeting, or post-work run, Alderley Park offers a unique location to encourage workplace wellbeing.

EXCEPTIONAL AMENITIES:



Coffee shops



Pop-up food and drink



Grab and go snacks



Catering



Walking/
running/cycling
routes



Shower/
cycle hub



Conference
Centre



Discounted meeting
rooms for Bruntwood
SciTech customers



Everybody Gym



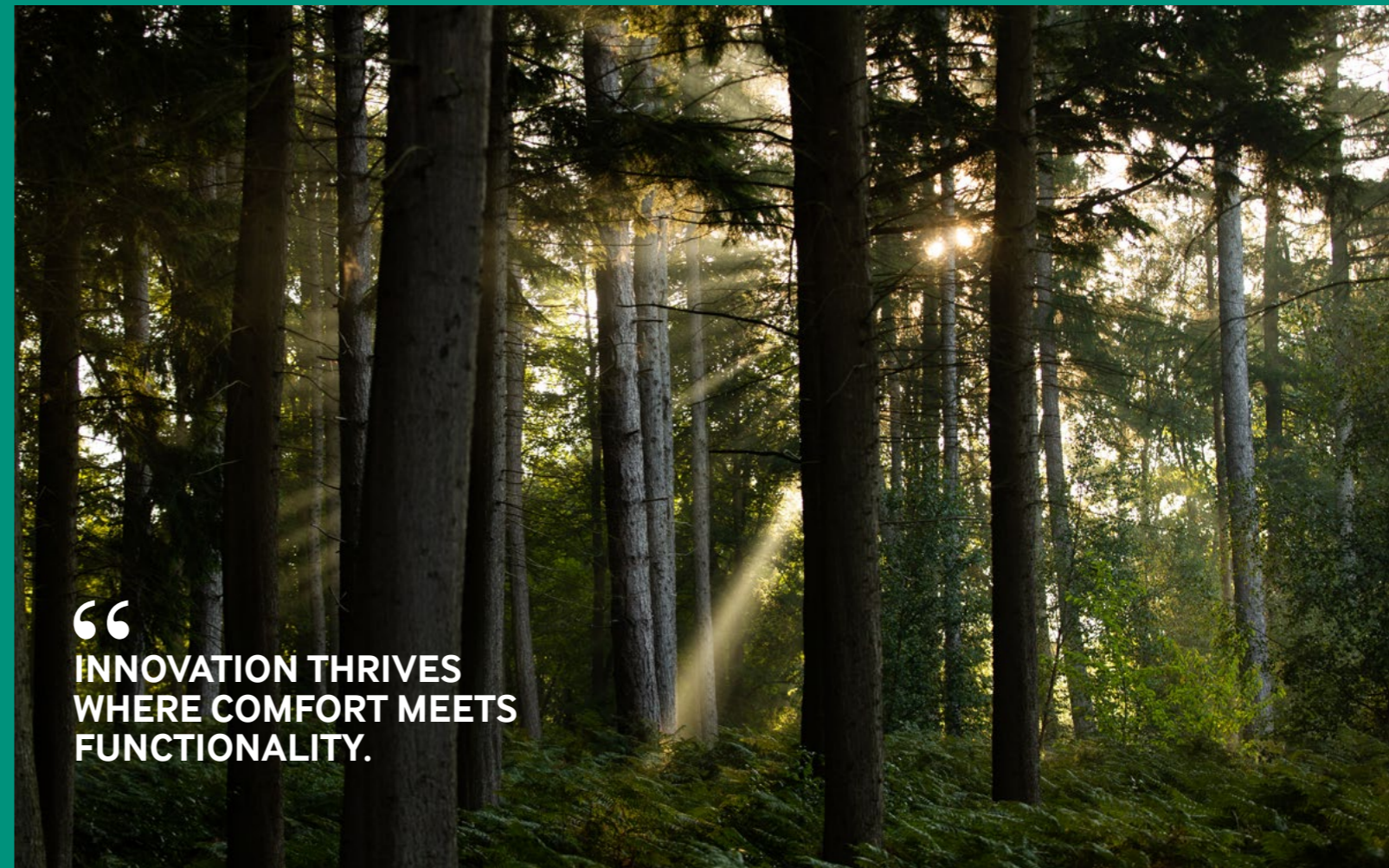
Tennis & Pure
Padel Courts



The Churchill Tree,
Pub



Set in 400 acres
of woodland and
parkland



“
INNOVATION THRIVES
WHERE COMFORT MEETS
FUNCTIONALITY.”



Getting here

Alderley Park is easily accessible and well connected to the UK, Europe and the rest of the world.



15 minutes from Macclesfield and Wilmslow train stations



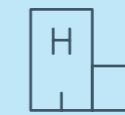
4500 car parking spaces



20 minutes to Manchester Airport



Dedicated park shuttle bus to and from Macclesfield and Alderley Edge stations at peak times



35 minutes from Manchester City Centre universities, and hospitals



Cycle routes to the park from Wilmslow, Macclesfield and Alderley Edge train stations.



Electric vehicle charge points across the Park.



Less than 2 hours from London by train



Liftshare scheme

We have a variety of partnerships with local hotel and taxi companies, to make everything about visiting Alderley Park just that little bit easier.

Click here to find out more about our partnerships:



About Bruntwood SciTech

A joint venture between Bruntwood, Legal & General and Greater Manchester Pension Fund - is creating a network of city-wide innovation ecosystems; connecting the UK's cities, regions and communities of like-minded businesses through extensive opportunities for collaboration and access to our public, private, academic, and clinical partner network.

Bruntwood SciTech is the UK's largest provider of office, lab, scientific services and specialist support for the science, tech and innovation sectors. Our network of city-wide innovation ecosystems connects the UK's most ambitious cities, regions and innovation communities through collaboration and a unique public, private, academic, clinical partner network.

5.2M

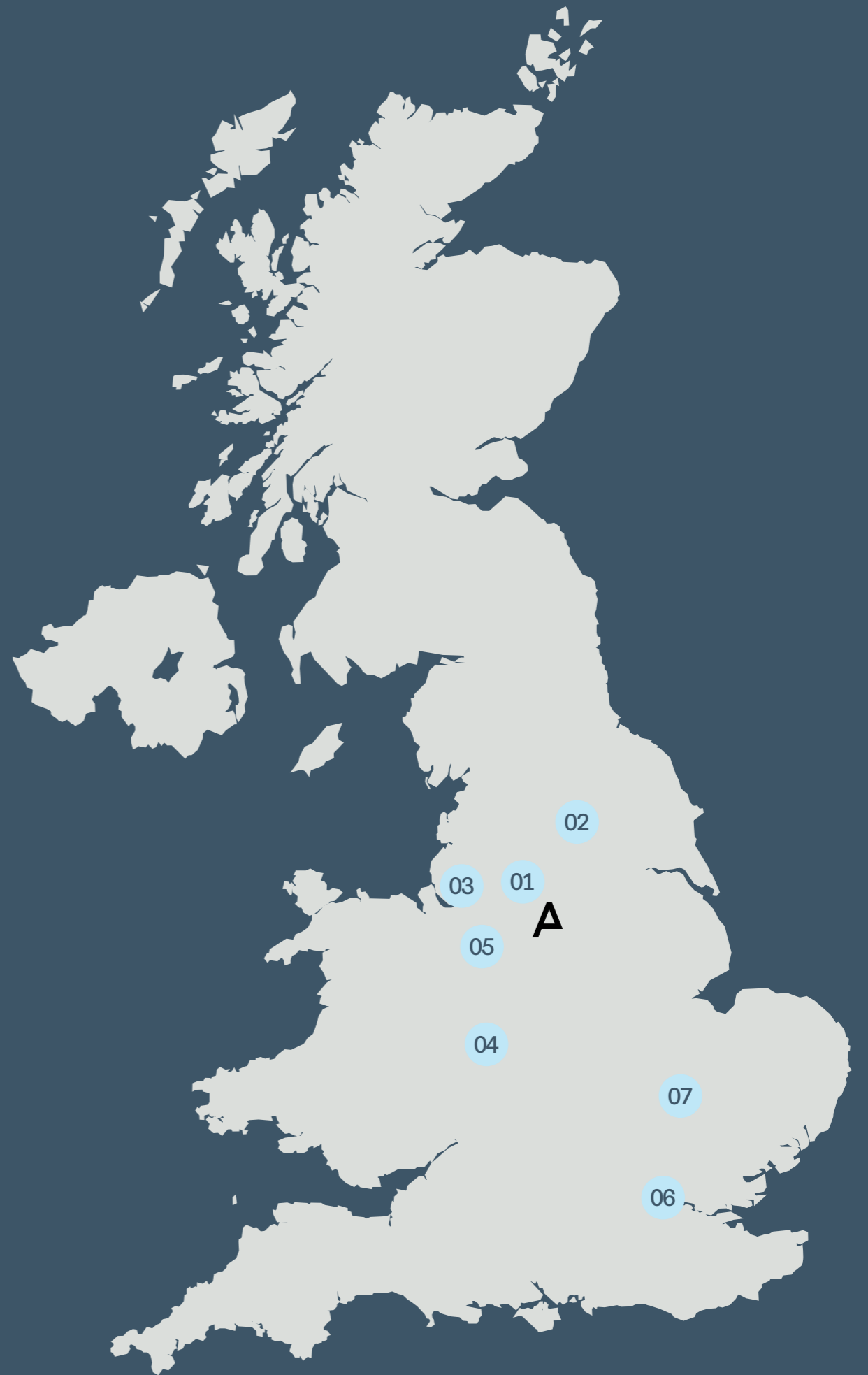
Sq ft of world-class
specialist workspace

£500M

Recent investment from Bruntwood,
Legal & General and Greater
Manchester Pension Fund (GMPF)

OUR LOCATIONS:

- 01 Manchester
- 02 Leeds
- 03 Liverpool
- 04 Birmingham
- 05 Cheshire
- 06 London
- 07 Cambridge



Science with a *sustainable* vision

From eco-friendly building designs to renewable energy initiatives, Alderley Park integrates sustainability into every aspect of its operations. Our commitment ensures a greener future for the scientific community.

Find out more about our sustainability offering:



CONNECTIVITY

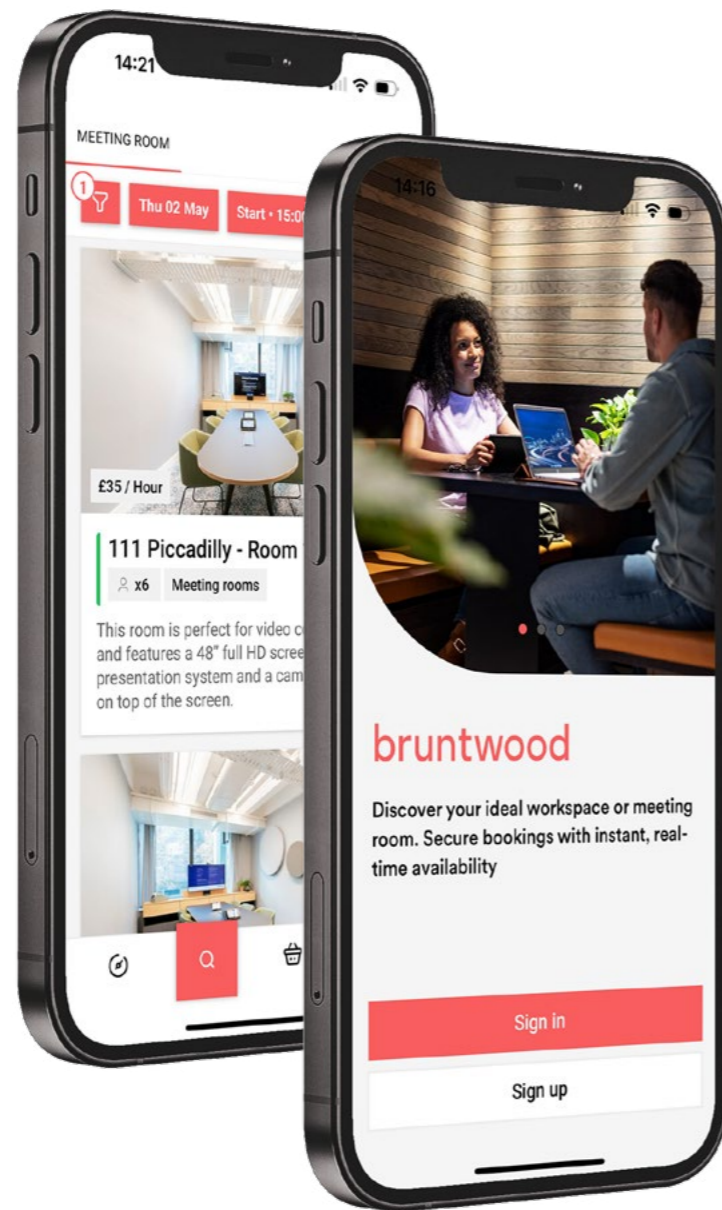
Download the Bruntwood App

WE OFFER MORE THAN JUST WORKSPACE

At Bruntwood SciTech, we put our customers at the heart of what we do.

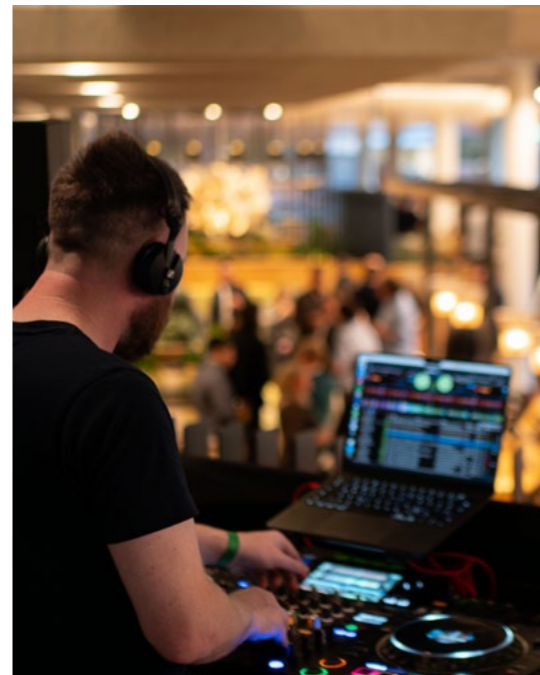
As well as providing premium workspaces, we offer specialist business support as standard and we're perfectly placed to help companies form, scale and grow.

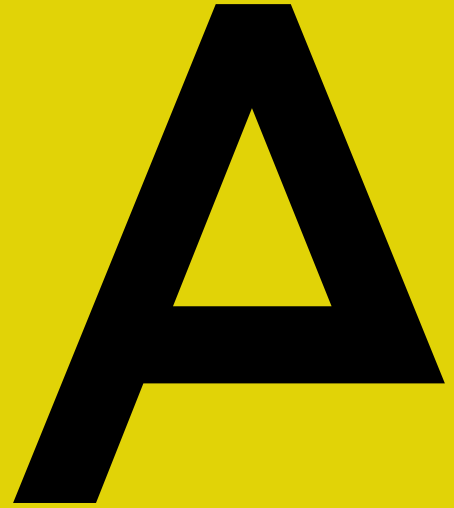
Join our Manchester community of over 400 like-minded businesses.



Book meeting rooms, RSVP to events, and receive exclusive discounts.

Available on:





Where
greatness
takes place.



Website: alderleypark.co.uk

Email: info@alderleypark.co.uk

