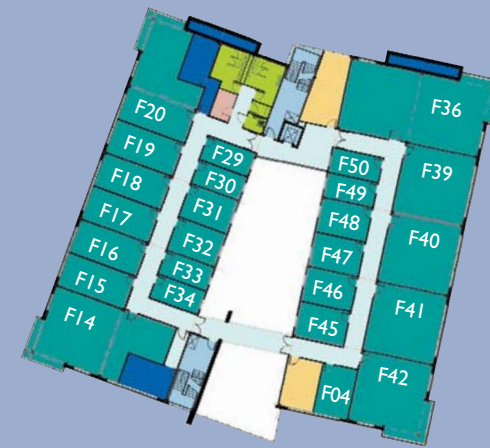


Ground Floor Plan



		sq ft	sq m
Lettable Laboratory Units	Unit G19	267	25
Multi-user Facilities	Unit G20	266	25
Lettable Units	Unit G21	268	25
Toilets	Unit G22	268	25
Meeting Rooms	Unit G37	748	70
Admin Office	Unit G38	742	69
Stairs/Lift	Unit G39	1507	140
Kitchen	Unit G40	1098	102
Facilities Room	Unit G41	1108	103
Comms and Service Rooms			

First Floor Plan



	sq ft	sq m		sq ft	sq m
Unit F04	181	17	Unit F34	136	13
Unit F14	945	88	Unit F36	1173	109
Unit F15	267	25	Unit F39	546	51
Unit F16	268	25	Unit F40	546	51
Unit F17	267	25	Unit F41	545	51
Unit F18	269	25	Unit F42	621	58
Unit F19	268	25	Unit F45	196	18
Unit F20	726	67	Unit F46	194	18
Unit F29	137	13	Unit F47	192	18
Unit F30	137	13	Unit F48	193	18
Unit F31	193	18	Unit F49	136	13
Unit F32	192	18	Unit F50	136	13
Unit F33	137	13			

Second Floor Plan



	sq ft	sq m		sq ft	sq m
Unit S08	181	17	Unit S31	137	13
Unit S12	962	89	Unit S32	137	13
Unit S13	269	25	Unit S34	1178	109
Unit S14	269	25	Unit S37	826	77
Unit S15	269	25	Unit S38	826	77
Unit S16	269	25	Unit S43	631	59
Unit S17	269	25	Unit S46	195	18
Unit S18	721	67	Unit S47	195	18
Unit S27	137	13	Unit S48	192	18
Unit S28	137	13	Unit S49	193	18
Unit S29	193	18	Unit S50	137	13
Unit S30	193	18	Unit S51	138	13

Terms

Units are available on flexible terms. In addition to the units available within Daresbury Innovation Centre, approximately 2ha of serviced development land on the wider Campus is available for bespoke buildings for interested occupiers.

Daresbury SIC Ltd gives notice that: i) the particulars in this leaflet are set out as general guidelines only, for the guidance of intended purchaser or leases and do not constitute in whole or part an offer by Daresbury SIC Ltd in respect of any such subject matter; ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given for guidance purposes only and any intended purchasers or leases should not rely on them as statements or representations of fact and such matters should be determined by intending purchasers or leases by physical inspection and/or their own enquiries; iii) no person in the employment of Daresbury SIC Ltd has any authority to make or give any oral representation or warranty whatever in relation to any property; iv) nothing contained herein shall exclude or limit liability of Daresbury SIC Ltd under the Property Misdescriptions Act 1991.



Located in rural Cheshire on the 25 hectare Daresbury Science & Innovation Campus, yet only 5 minutes from the motorway network, Daresbury Innovation Centre provides the perfect location for businesses seeking a spacious location with superb transport links.

Where Fresh Air Brings Fresh Ideas

The Daresbury Innovation Centre is situated at the heart of the Daresbury Science & Innovation Campus (Daresbury SIC). Having rapidly become a magnet for world class science and innovation, this stunningly designed building provides a superb location for hi-tech SMEs and forms the focal point of the powerful Daresbury SIC network.

Putting Business at the Heart of Science

Being based at Daresbury SIC with its rich knowledge base and extensive networks will open up a wealth of opportunity for you to accelerate the development of your business.



Daresbury Science & Innovation Campus

Where world-class facilities are on every corner

Daresbury Innovation Centre



World Class Science on your Doorstep

The Daresbury Laboratory offers a range of services to business; from analytical services and computational science, through to instrumentation, electronics and advanced engineering. This critical mass of scientific expertise has attracted blue chip technology companies to locate here, including key strategic teams from IBM and Sun Microsystems.

Access to world class scientific expertise and facilities in the Daresbury Laboratory operated by the Science & Technology Facilities Council (STFC)

Access to a powerful network of stakeholders, comprising the Universities of Lancaster, Liverpool and Manchester, STFC, Northwest Regional Development Agency (NWDA) and Halton Borough Council

Dedicated seminars and workshops as part of the Campus' access experts programme along with free attendance at the monthly Daresbury SIC Business Breakfast Networking event

Much More than Office Space

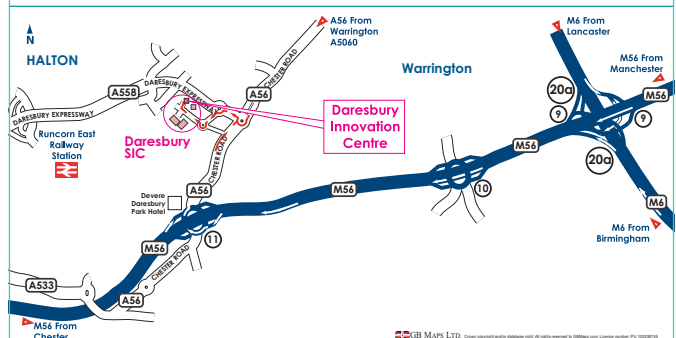
- Over 50 air conditioned offices
- A multi-user suite for start-ups and strategic project teams
- Options from single desk to large office
- Fully serviced wet laboratory and workshop units
- Wireless/VoIP options available
- Staffed visitor reception with incoming call handling, digital telephone exchange, voicemail and fax
- Adjacent secure resident and visitor parking
- 24 hour security

And Beyond the Basics...

- Large central atrium for visitor reception, informal meetings and networking events
- Meeting rooms in a range of sizes with tele- and video-conferencing
- State-of-the-art multimedia presentation suite
- Facilities room with post collection, photocopying, franking and binding
- Wi-fi
- Cleaning, maintenance and decoration
- Restaurant, deli-bar and waterside cafe serving Starbucks coffee
- Gym, shop, library and amenities area

The Perfect Package

Within Everyone's Reach



Getting Here

By Road The Daresbury Innovation Centre is close to Junction 11 of the M56, making it ideally positioned between Manchester and Liverpool. There is ample parking on site for resident businesses and their visitors.

By Rail It is approximately 5 miles from Warrington Bank Quay railway station on the West Coast Main Line and 4 miles from Runcorn East railway station on the Liverpool Branch of the West Coast Main Line.

By Air It is no more than half an hour's drive from either Liverpool or Manchester airport, between them serving over 250 destinations worldwide.

Getting in Touch

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Email: dsic@nwda.co.uk
www.daresburysic.co.uk

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 Daresbury Science & Innovation Campus Ltd
 Daresbury Innovation Centre
 Keckwick Lane, Daresbury, Cheshire WA4 4FS

Preparing for Take Off

The Campus setting also caters for rapidly expanding businesses through its larger grow-on facility Vanguard House. Set for completion in 2009, this major new development will enable the seamless large scale expansion of your business within the Campus.

Represented in the network are a range of funding options to help you grow your business, each with the appropriate expert guidance. These include targeted low level funding, innovation Centre business support funding, wider access to UK and EU grants, along with small firm loans, business angels, seed corn funding and venture capital.

Being based at Daresbury SIC with its rich knowledge base and extensive networks will open up a wealth of opportunity for you to accelerate the development of your business.

Funding your Vision

