



Daresbury Science
& Innovation
Campus

Vanguard House

At the Heart of a High-tech Community

High specification office and laboratory space
to let: offices from 94 sq m – 231 sq m
(1,000 sq ft – 2,450 sq ft) with space to let ranging from
94 sq m – 800 sq m (1,000 sq ft – 8,600 sq ft)

Daresbury Science and Innovation Campus
Junction 11, M56



Northwest
REGIONAL DEVELOPMENT AGENCY



PROJECT PART
FINANCED BY THE
EUROPEAN UNION

Daresbury Science and Innovation Campus – a Home for Life

Vanguard House is situated on the Daresbury Science and Innovation Campus (www.daresburysic.co.uk) which is at the heart of the Government's science and innovation strategy. Established in 2006, Daresbury is one of two national science and innovation campuses.

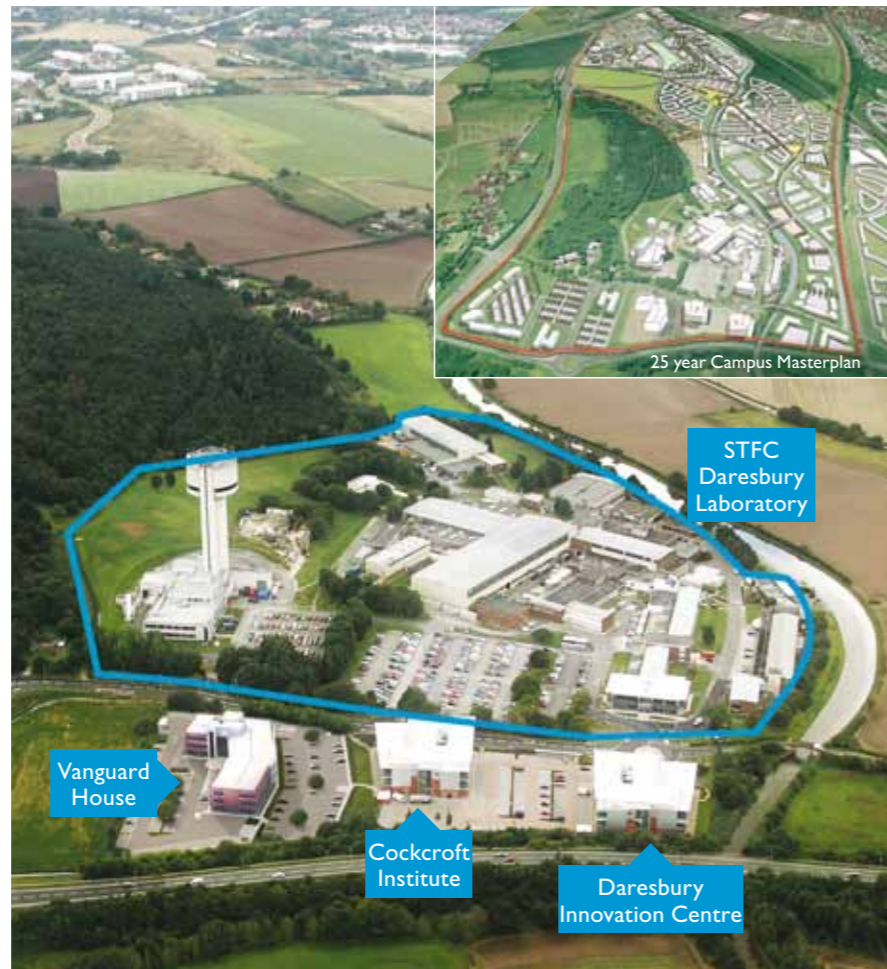
The Campus is supported by six stakeholders – The Northwest Regional Development Agency (NWDA), Science and Technology Facilities Council (STFC), Halton Borough Council and the Universities of Lancaster, Liverpool and Manchester. The NWDA is funding the construction of Vanguard House, taking the Agency's investment on the Daresbury Science and Innovation Campus to over £67m.

It is home to 800 people including world-class scientists in the STFC Daresbury Laboratory and the Cockcroft Institute (National Centre for Accelerator Science), and entrepreneurs in almost 100 high-tech businesses. Sectors strongly represented include digital/ICT/telecoms, healthcare, advanced engineering/instrumentation and energy and environmental technologies.

Potential for Growth

The Campus is now moving into its next exciting phase of delivering world class science and high-tech businesses. It is in the process of identifying a private sector partner to develop up to 1 million square feet of space for business, research and innovation, providing facilities management and other services to the Campus and realising commercial services and investment opportunities with the Campus companies.

This will continue to bring together businesses, universities, research organisations and industrial partners with the business support and investor community, to create over 6,000 jobs.



Vanguard House – at the Heart of a High-tech Community

Vanguard House is a major new 3,300 sq m (36,000 sq ft) facility providing office, laboratory and workshop space in units between 94 sq m – 231 sq m (1,000 sq ft – 2,450 sq ft).

It heralds the next stage of development of the internationally recognised Daresbury Science and Innovation Campus and follows on from the hugely successful Daresbury Innovation Centre. Vanguard House provides the logical next step for companies already on the Campus, whilst attracting high-tech

businesses from across the country and beyond. As well as offering high quality office, laboratory, workshop, meeting room and reception facilities, the building provides access to the wider Campus and its R&D, conference, leisure and catering facilities.

Set in rural Cheshire in the Borough of Halton, yet only two miles from Junction 11 of the M56 and less than half an hour from both Manchester and Liverpool airports, Vanguard House is ideally located for high growth international businesses.

Vanguard House – the Details

Accommodation

The building will provide the following net internal floor areas:

Ground Floor Offices, Technical Offices and Lab/Workshops

From 64 sq m – 189 sq m (687 sq ft – 2,039 sq ft).

1st Floor Offices

From 94 sq m – 231 sq m (1,000 sq ft – 2,450 sq ft).

2nd Floor Offices

From 94 sq m – 231 sq m (1,000 sq ft – 2,450 sq ft).

Internal Features

- 24/7 secure access
- Maximum adaptability and natural light
- Large spacious entrance lobby with a lift servicing each floor
- Fully managed reception facility with professional meet and greet
- Boardroom-style meeting rooms
- Fully equipped onsite kitchen and breakout facilities
- Full access raised floors & Cat 6 cabled throughout (except in technical offices)
- Technical offices with solid floors
- High speed data connectivity
- Disabled access and facilities with a lift servicing each floor

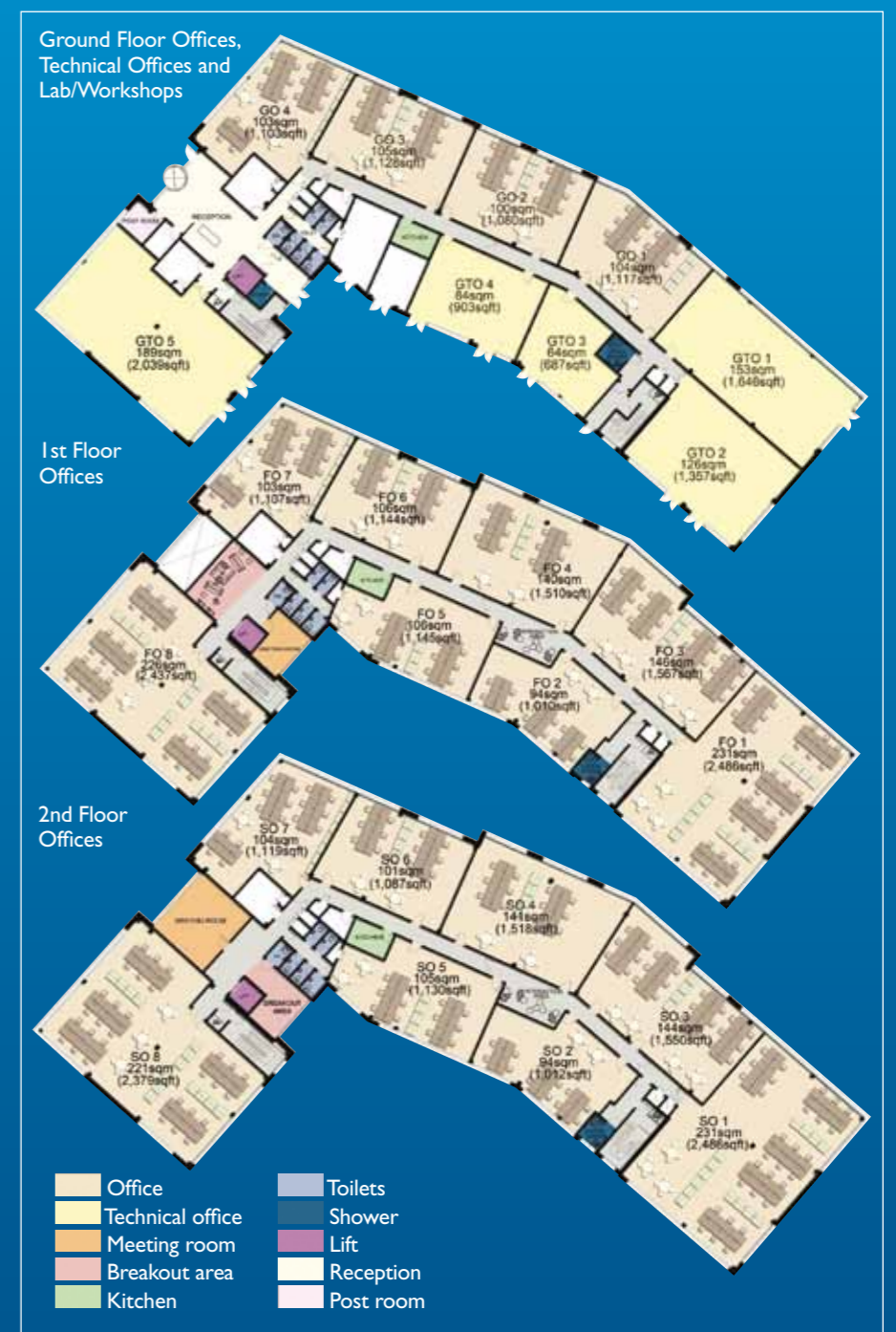
External Features

- The building benefits from brise soleil to provide natural cooling through shade
- Managed Campus environment with high quality landscaping & excellent views
- Ample adjacent parking
- CCTV security surveillance
- Cycle storage with adjacent shower and changing facilities
- Individual loading bay doors to lab/workshop space
- It is anticipated that the building will achieve an excellent BREEAM rating

The building is designed to minimise carbon dioxide emissions and provide low cost heating and cooling for its occupiers.

A National First in Building Temperature Control

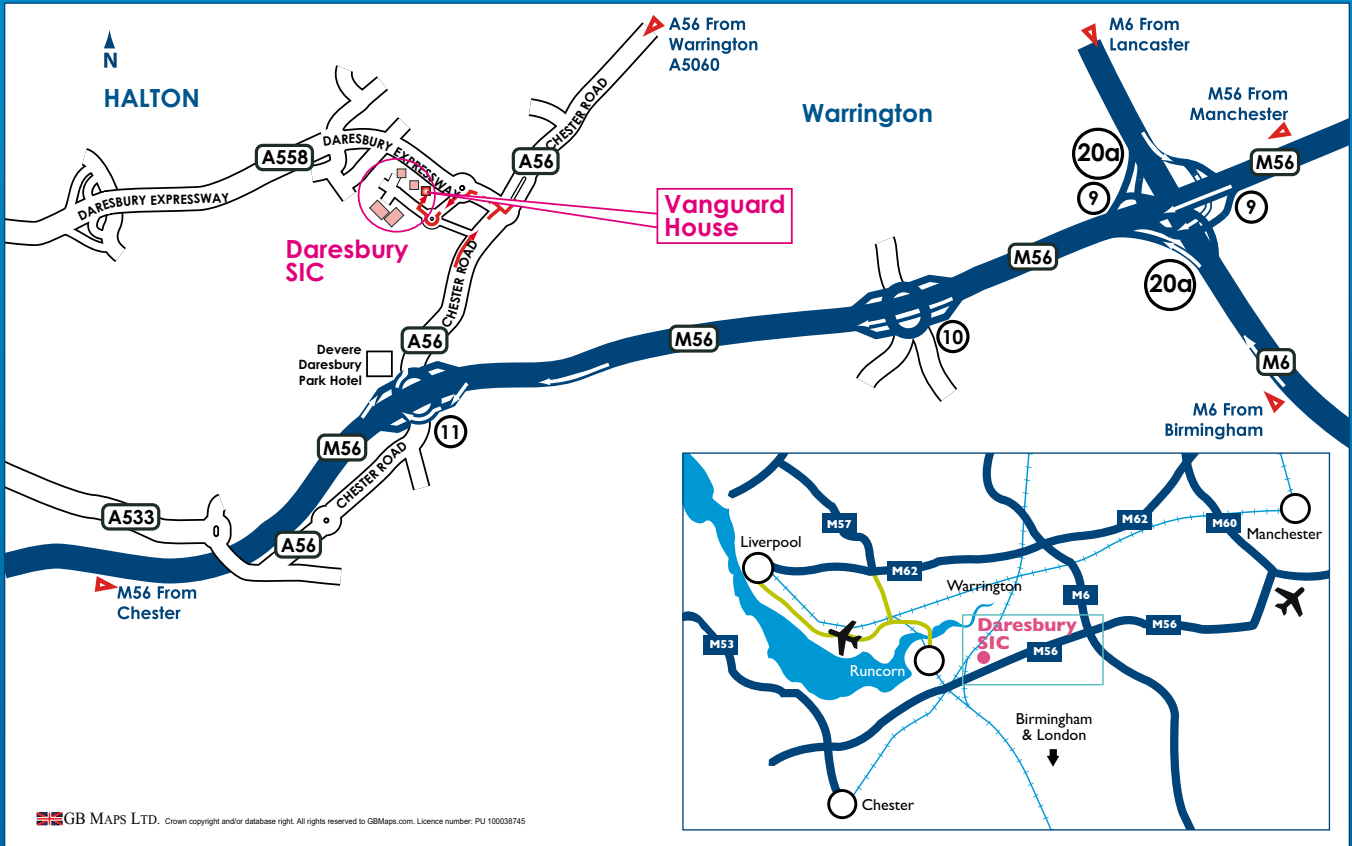
Vanguard House will employ renewable heating and cooling technologies, with low running costs compared with conventional air conditioning or boiler systems. It will achieve this by using a combination of passive design and geo-thermal technologies comprising:



- Heating and cooling derived from a ground source pump, which extracts constant cool water from an underground aquifer via a 120m deep borehole. The water is used to cool the building, or heat it via a heat pump which boosts its temperature.
- Heating and cooling is delivered to the tenants' offices and laboratories by use of a concrete core activation system. This is a revolutionary system of pipes embedded into pre-cast concrete planks which form the floors and is a first in the UK.

- Tenants will have individual control of the system to provide heating or cooling to their space with connections off the system to provide additional cooling as required.
- The thermal mass of the concrete planks which form the ceilings will absorb heat during the day and release it slowly back into the building at night, which coupled with the use of natural ventilation (operable windows), will result in steady state internal temperature being maintained.

Part brise soleil, solar glazing and blinds will also assist in managing temperatures.



Business Support

A dedicated team at Daresbury Science and Innovation Campus provides business support facilities to all resident companies. This includes identifying highly specific technical and business expertise to resolve business-critical issues such as core technology, routes to market, skills needs, corporate financing and grant funding. This is achieved through the Daresbury network as well as a range of on-Campus networking and business events. The team also develops strategic partnerships with key blue chip companies and government organisations that are relevant to companies on Campus.

An Ideal Location

Vanguard House is located on the Daresbury Science and Innovation Campus on the A558 Daresbury Expressway, within ten minutes' drive of both Runcorn and Warrington.

Travel

By Road - Vanguard House is only two miles from Junction 11 of the M56 with both Liverpool and Manchester city centres less than 40 minutes' drive time. By Rail - Warrington Bank Quay and Runcorn Central station on the West Coast Main Line are both less than 15 minutes away. Rail journeys to Manchester and Liverpool are approximately 45 minutes, with London accessible in just over two hours.

By Air - Vanguard House is less than half an hour from both Manchester and Liverpool airports offering access to over 250 worldwide destinations.

Parking - There is ample visitor parking immediately adjacent to Vanguard House.

Contact

For further information and terms please contact:

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