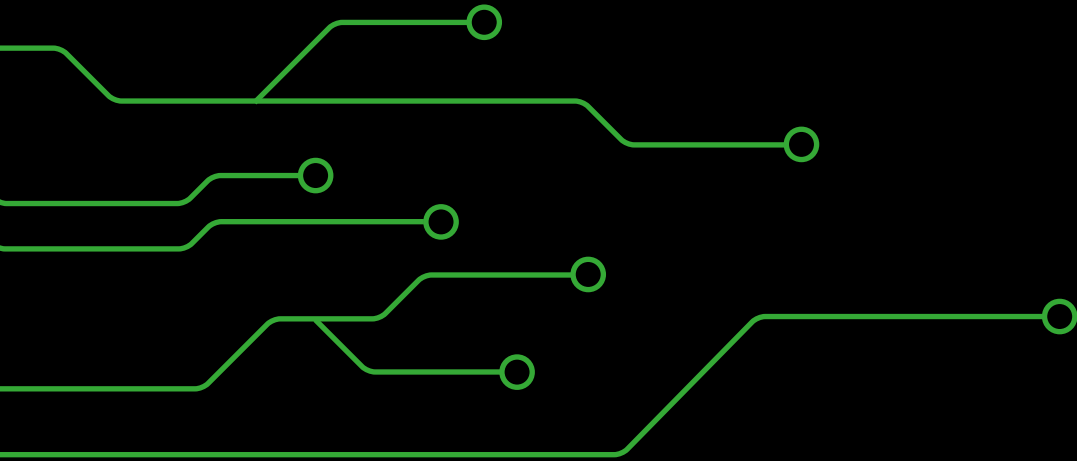


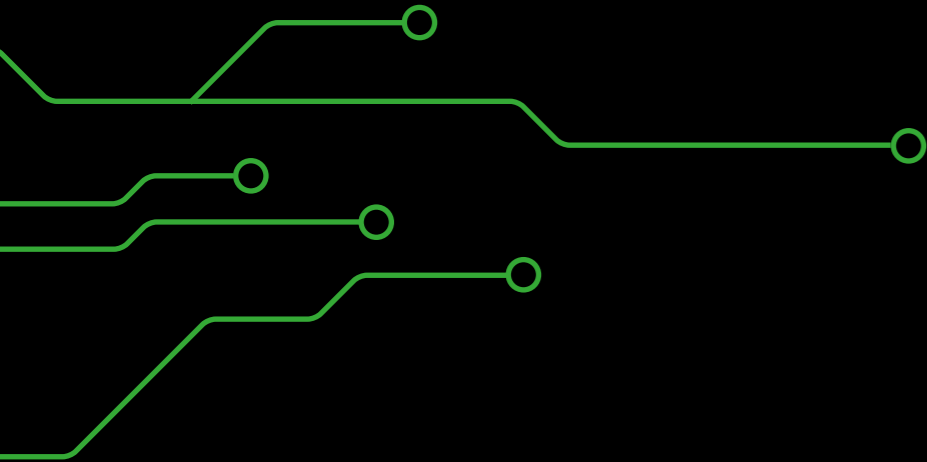


AT THE CENTRE OF INNOVATION



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 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), 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 advanced manufacturing technologies, sustainability, sensors and the Internet of things can thrive.

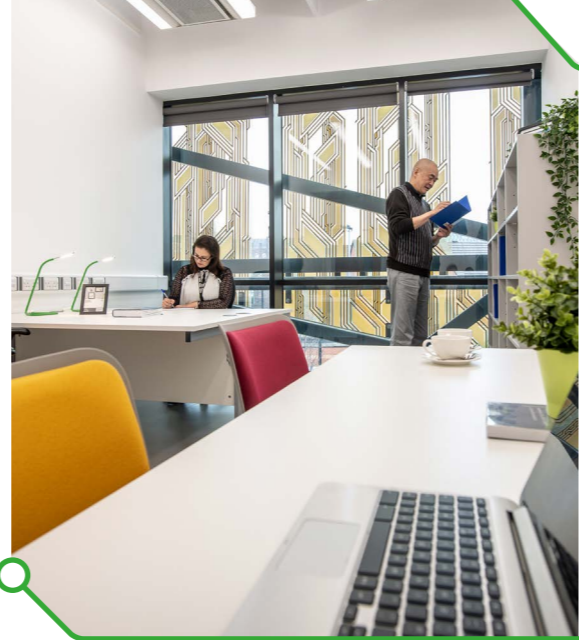




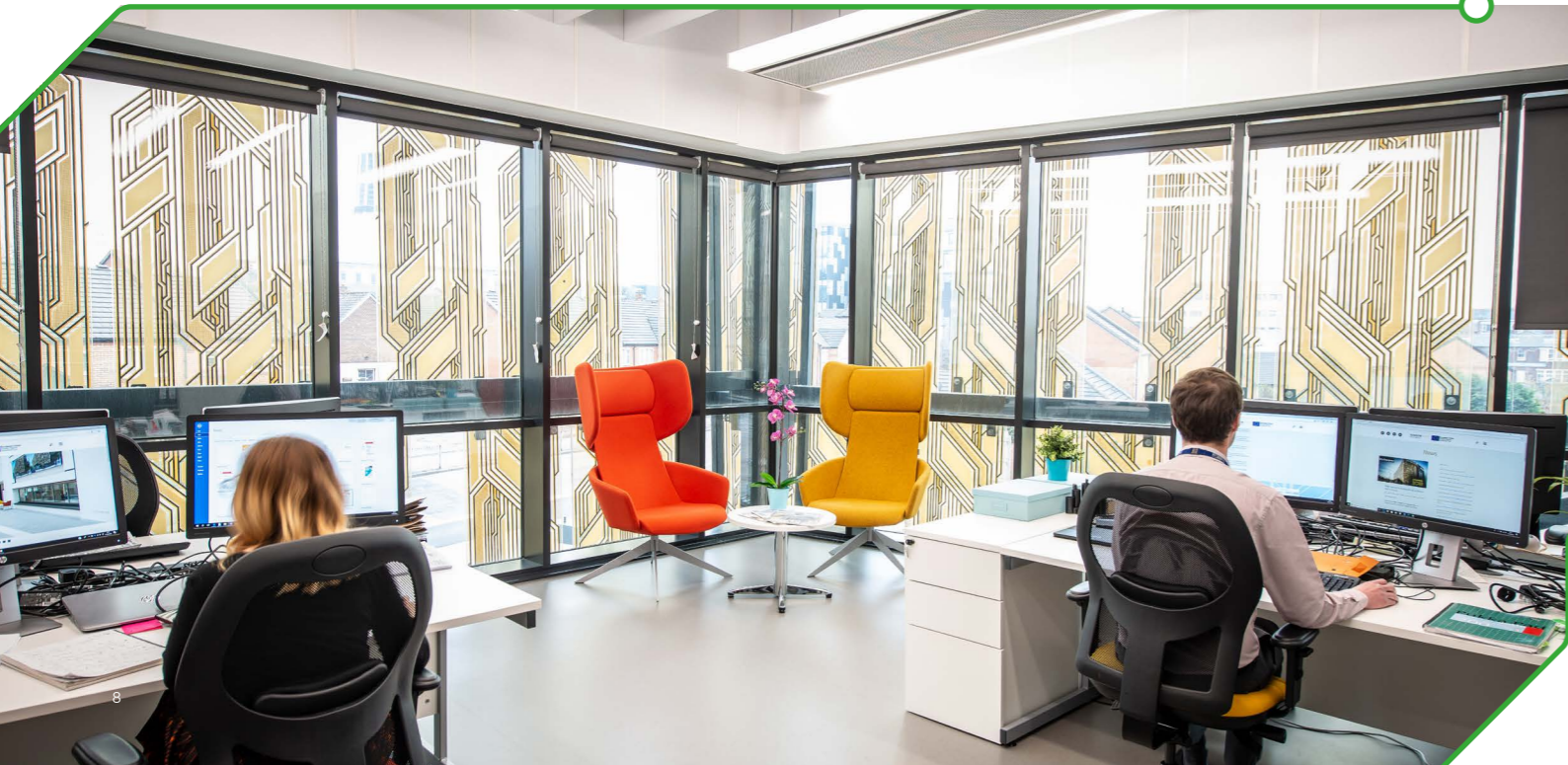
Workspaces left, right and centre

The 27,000 sq ft (GIA) city centre tech building includes a wide range of flexible workspaces, including private office suites, co-working facilities, 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 WiFi,
discounted meeting rooms, breakout spaces and
a kitchenette, at no extra cost.

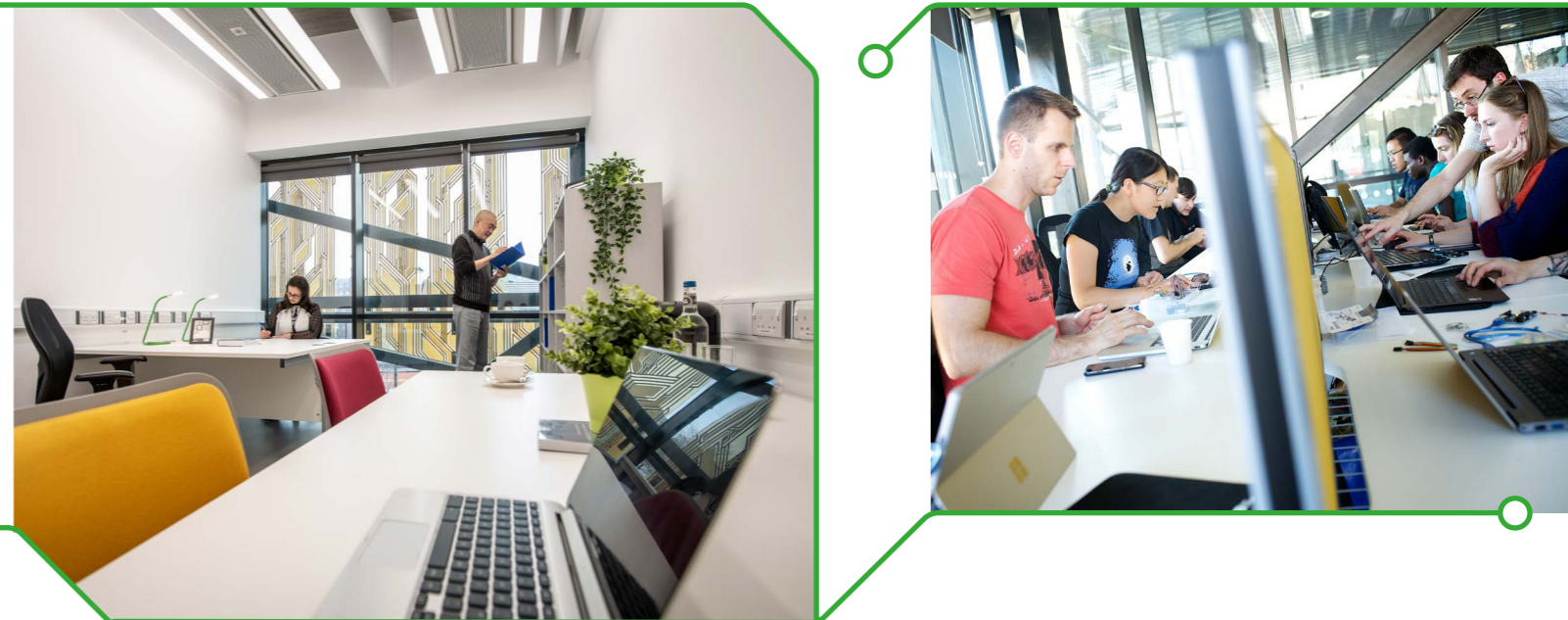
Take a look around

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, a visual arts incubator, 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?



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.

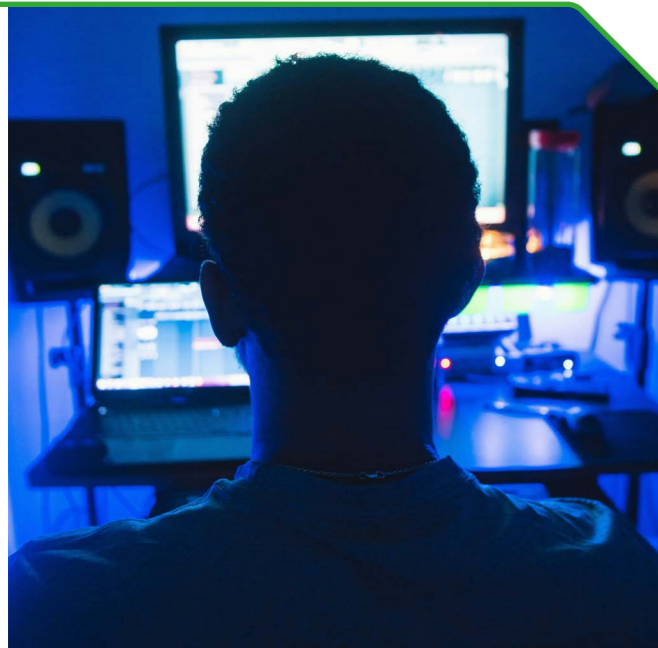
By providing initially free access to key university departments we can support your research and innovation objectives and help you to grow or scale up your business.



Visual Arts Incubator

Our visual arts incubator located on the second floor, brings together industry-leading experts, an unparalleled access to academic research, and exceptional business support programmes.

This space is designed to help to support the next generation of digital architects, engineers, coders and creatives, all based in a world-class tech facility in the heart of Liverpool's Knowledge Quarter.



What's included?

- ✓ ACCESS TO OUR INDUSTRY LEADING 'DELIVERY PARTNERS'
- ✓ ACCESS TO OUR ACADEMIC SUPPORT & KNOWLEDGE (ASK) INITIATIVE
- ✓ 6 MONTHS FREE CO-WORKING SPACE
- ✓ NETWORKING EVENTS
- ✓ ACCESS TO KQ LIVERPOOL'S 'INNOVATION SERVICES'
- ✓ USE OF A SCIONTEC ADDRESS TO REGISTER YOUR BUSINESS

To find out more, contact our Business Support team at:
ask@sciontec.co.uk



Communal facilities

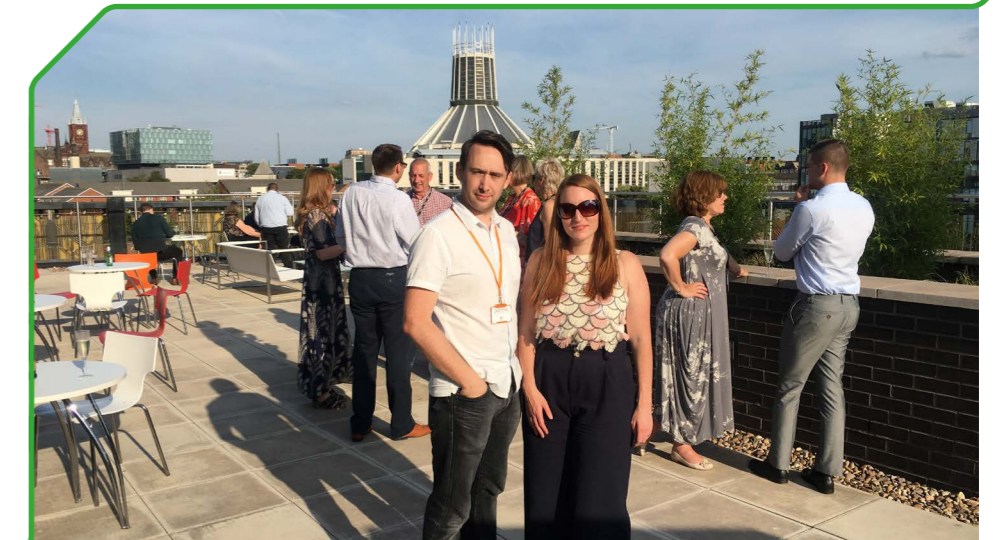
CENTRAL TECH has everything you need all under one roof.

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 Sciencetec customers are able to book through the dedicated Customer Portal.

The top floor also boasts an enviable roof terrace, complete with outdoor meeting space and a large events space.



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



A conference room with a view

The third floor can function perfectly as a self contained events space with room for up to 80 people.

It has all of the AV facilities required to hold visual/audio presentations, seating and a small kitchen to assemble light refreshments. With adjoining breakout spaces and direct access to a private area on the roof terrace, it is perfect for hosting corporate and academic launch events, team away days, training sessions and celebratory events.



Core Café

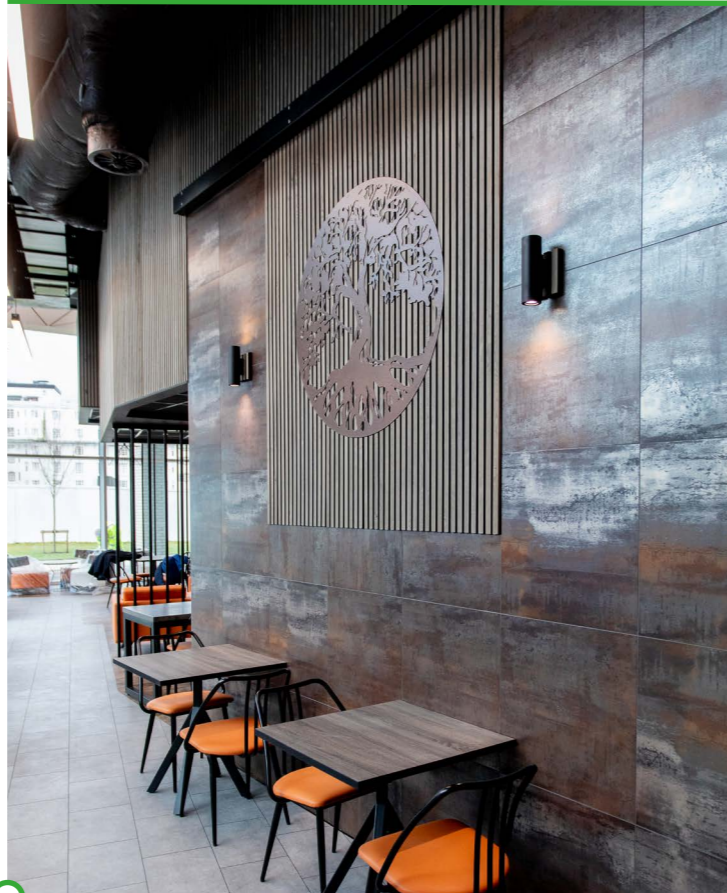
At the Student Life Building

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.



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 (yes, Liverpool has an underground network) 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.

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 10 MINUTES	WATERFRONT 24 MINUTES
	M53 MOTORWAY 11 MINS	M62 MOTORWAY 8 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



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

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

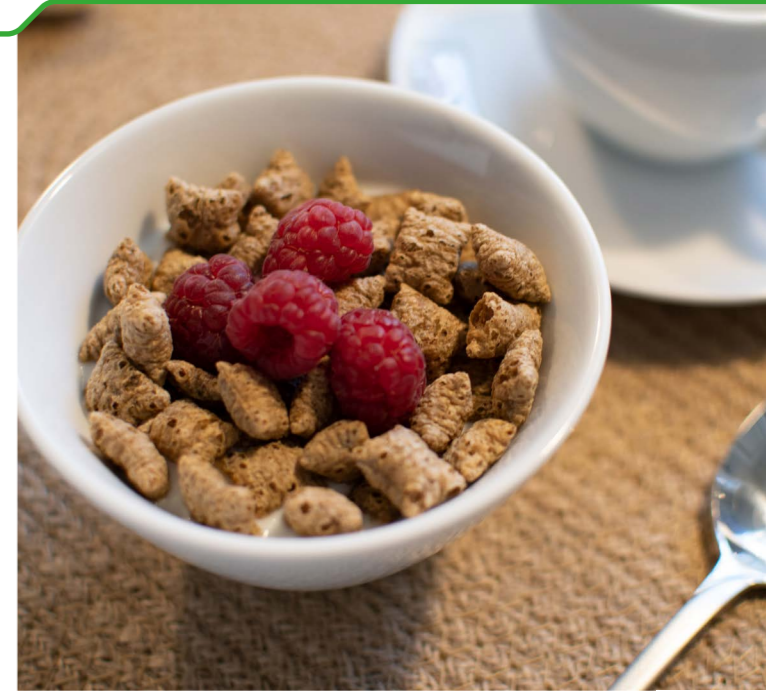
Showers

Complimentary refreshments

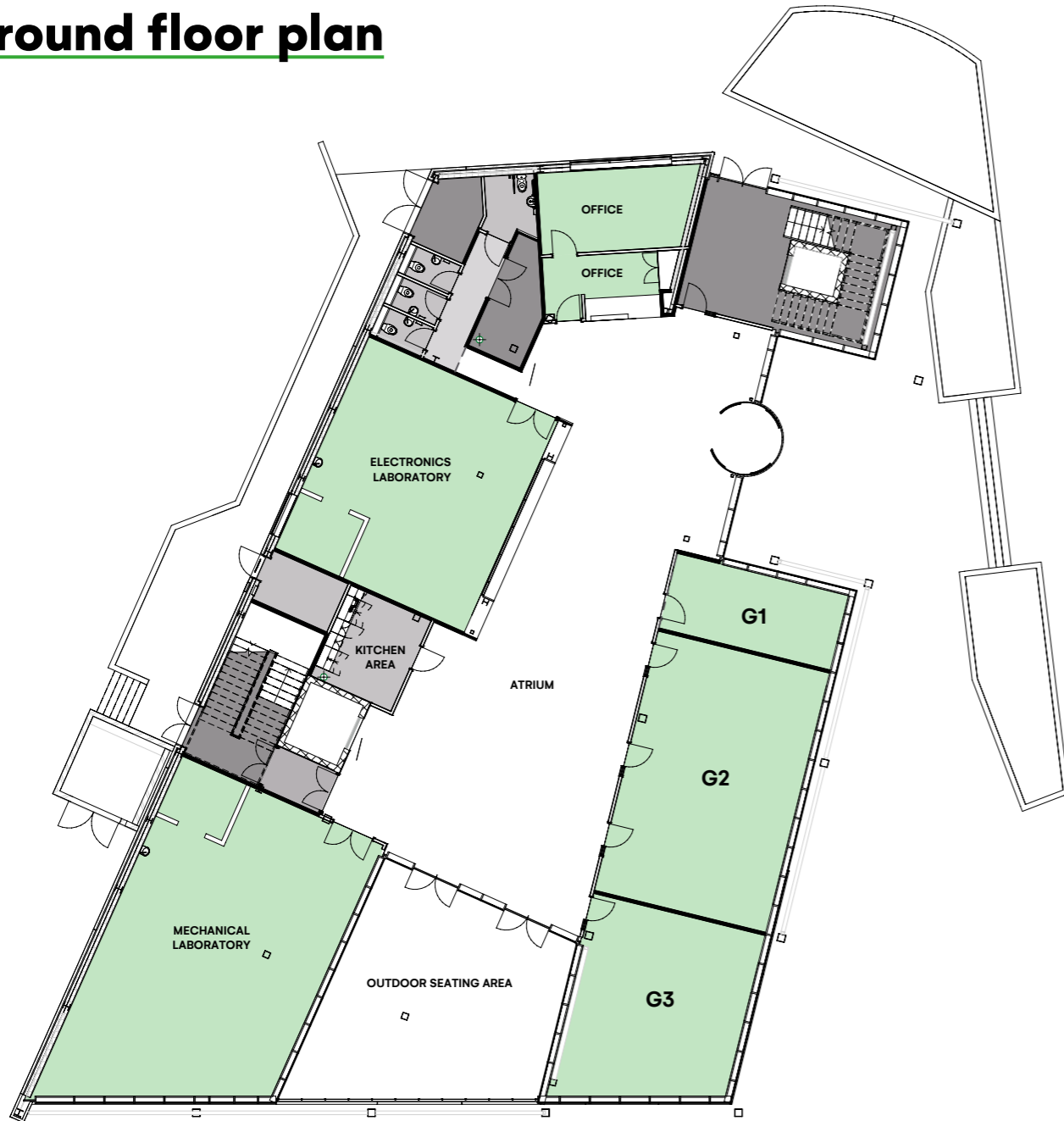
Double glazed façade modulates solar gains and reduces cooling requirements

Spacious triple height atrium with large area of roof light

Customer portal



Ground floor plan



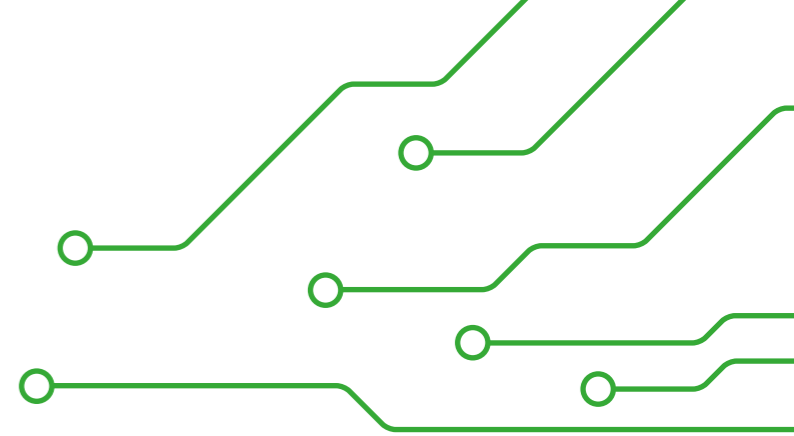
 Seating Area

 Laboratories

 Bicycle Storage

 Kitchen Area


Suite Name	Use	Size (Sq Ft)	Size (Sq M)
G1	Office	247	23
G2	Office	828	77
G3	Office	591	55
Atrium	Lounge	1,700	158
Mechanical Lab	Lab	1,221	113
Electrical Lab	Lab	823	76

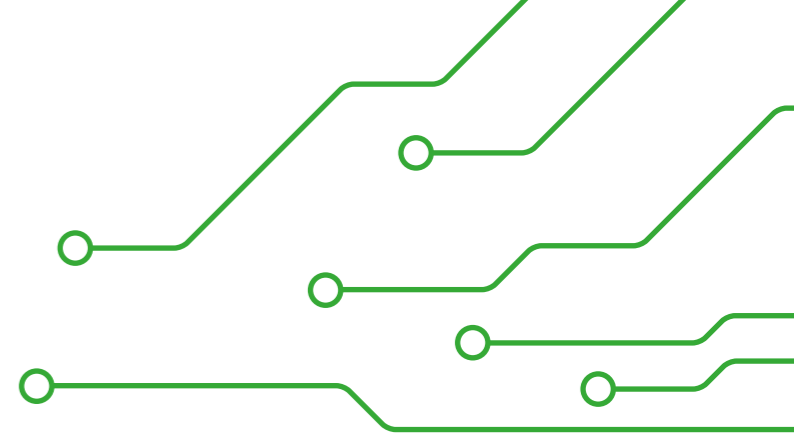


First floor plan



 Offices

 Optical Laboratory



Suite Name	Use	Size (Sq Ft)	Size (Sq M)
F1	Office	344	32
F2	Office	322	30
F3	Office	236	22
F4	Office	505	47
F5	Office	322	30
F6	Office	344	32
F7	Office	193	18
F8	Office	204	19
F9	Office	376	35
F11	Office	140	13
F10	Office	140	13
F12	Optical Lab	376	35

Second floor plan



Electronic Arts Incubator

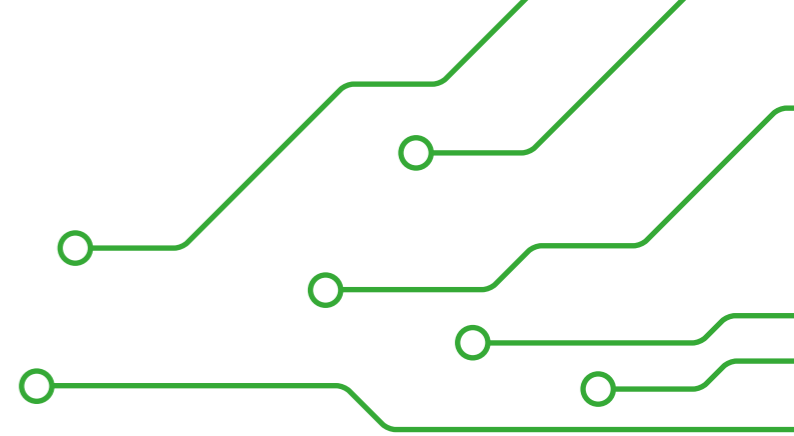


Offices



Boardroom

Suite Name	Use	Size (Sq Ft)	Size (Sq M)
S1	Office	344	32
S2	Office	322	30
S3	Office	236	22
S4	Office	505	47
S5	Board Room	279	26
S6	Office	312	29
S7	Office	344	32
S8	Office	193	18
S9	Office	204	19
S10	Office	376	35
S11	Electronic Arts Incubator	376	35



Third floor plan



 **Communal Roof Terrace**

 **Rooftop Meeting Space**

 **Private Roof Terrace**

 **Offices**



Suite Name	Use	Size (Sq Ft)	Size (Sq M)
T1	Office	2,900	269

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

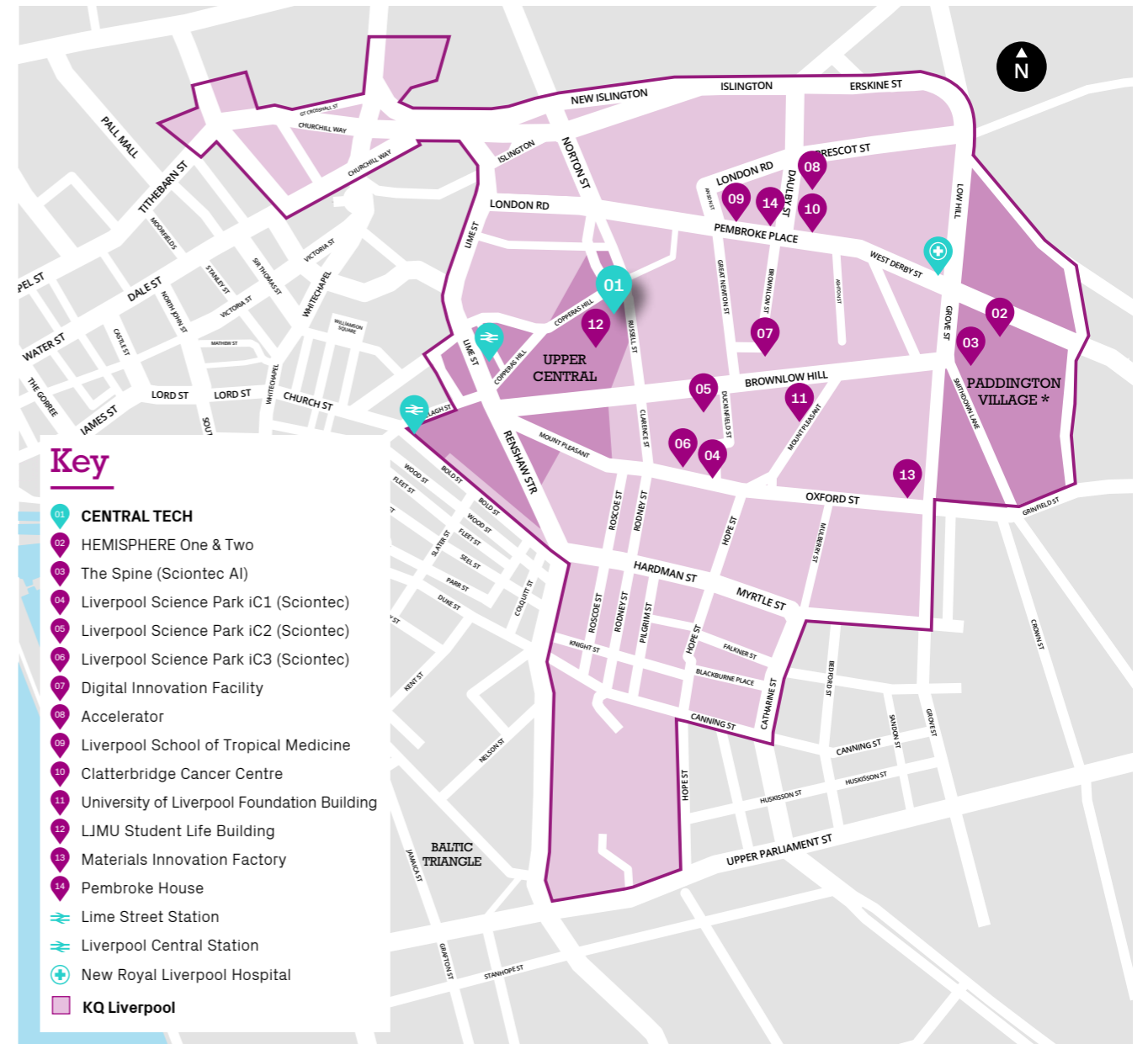
The KQ Liverpool ecosystem thrives thanks to its collaborative outlook and partnership networks. This active collaboration is delivered through a number of bespoke initiatives.

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.

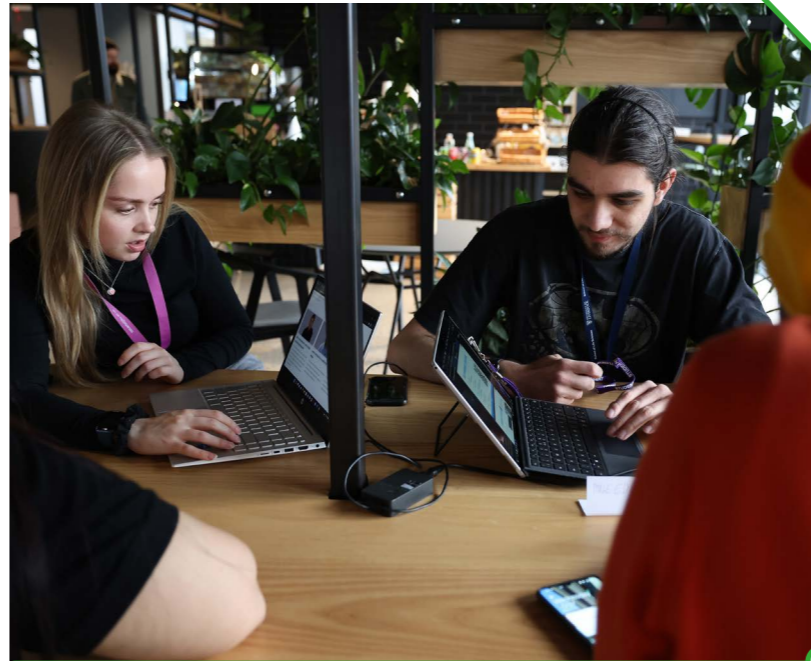


This is the very heart of Liverpool's knowledge community, with direct links to leading institutions and adjacent campuses with in excess of 70,000 students.

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.

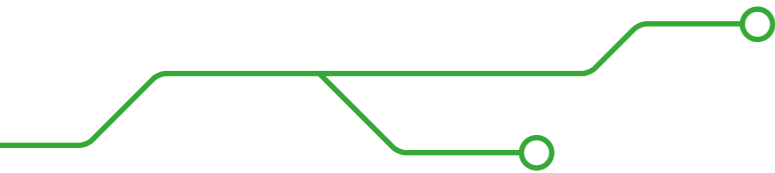
For example, a company wanting to access graduates with a financial background would be linked directly with the Head of Faculty at the University of Liverpool to tap into the accounting, finance and economics department which is ranked first in the Russell Group for teaching quality and student experience.

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.



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