



Liverpool Science Centre
Southern Gateway, Speke, Liverpool
L24 9HZ





Liverpool Science Centre

Southern Gateway is an exciting mixed use environment that is strategically located close to Liverpool John Lennon Airport, with access to motorway and rail links. Originally one of GlaxoSmithKline's principal manufacturing and administration sites.

Liverpool Science Centre, sited on Southern Gateway, is close to leading R&D companies such as Medimune, Novartis, Eli Lilly, National Biomanufacturing Centre, National Blood Service Centre, Liverpool Universities, Liverpool Science Park and Liverpool Innovation Park which enables it to interact and provide strong links with other scientists in the Region.

Liverpool Science Centre offers to companies fully serviced pharmaceutical manufacturing capabilities, Specialised 'Clean Room' facilities (with some capable of operation up to Class 3 if required), laboratories and offices all within a landscape environment. It is therefore ideally placed to offer a unique opportunity for companies seeking access to clean room facilities and laboratories for start up activities, grow on space and start up manufacturing within the BioMed and associated sectors.

The facility is available for occupancy as a whole building or in smaller units as per client requirements. Specialist FM services are available supporting the building on an all inclusive or pay as you go packages.





Liverpool Science Centre

Liverpool Science Centre offers a unique research and manufacturing facility within the science and innovation community of Liverpool.

- It provides a total footprint of 97,385 sq ft (9,047 m²) available as whole building or in smaller units of 807 to 5,543 sq ft (75 to 515 m²) clean rooms or laboratories, separate office and support areas. All rooms can meet Class 2 regulations and the building can supply up to Class 3 facilities if required.
- The building has 26 separate HVAC systems each serving a small suite of rooms with all being designed as clean rooms meeting class 100,000 (US FDA standard 209D), but are capable of going to higher standards of 10,000 or less if required.
- There are 4 large 2,152 sq ft (200 m²) clean rooms and multiple smaller ones with each room capable of offering services to support Biotech, Biomed, Pharmaceutical research, manufacturing start up or any activities that require clean room facilities or wet laboratory space.
- Clean room entrance lobbies and changing facilities.
- Own entrance and reception.
- Each area capable of own access arrangements for individual company security requirements.



Liverpool Science Centre Offers

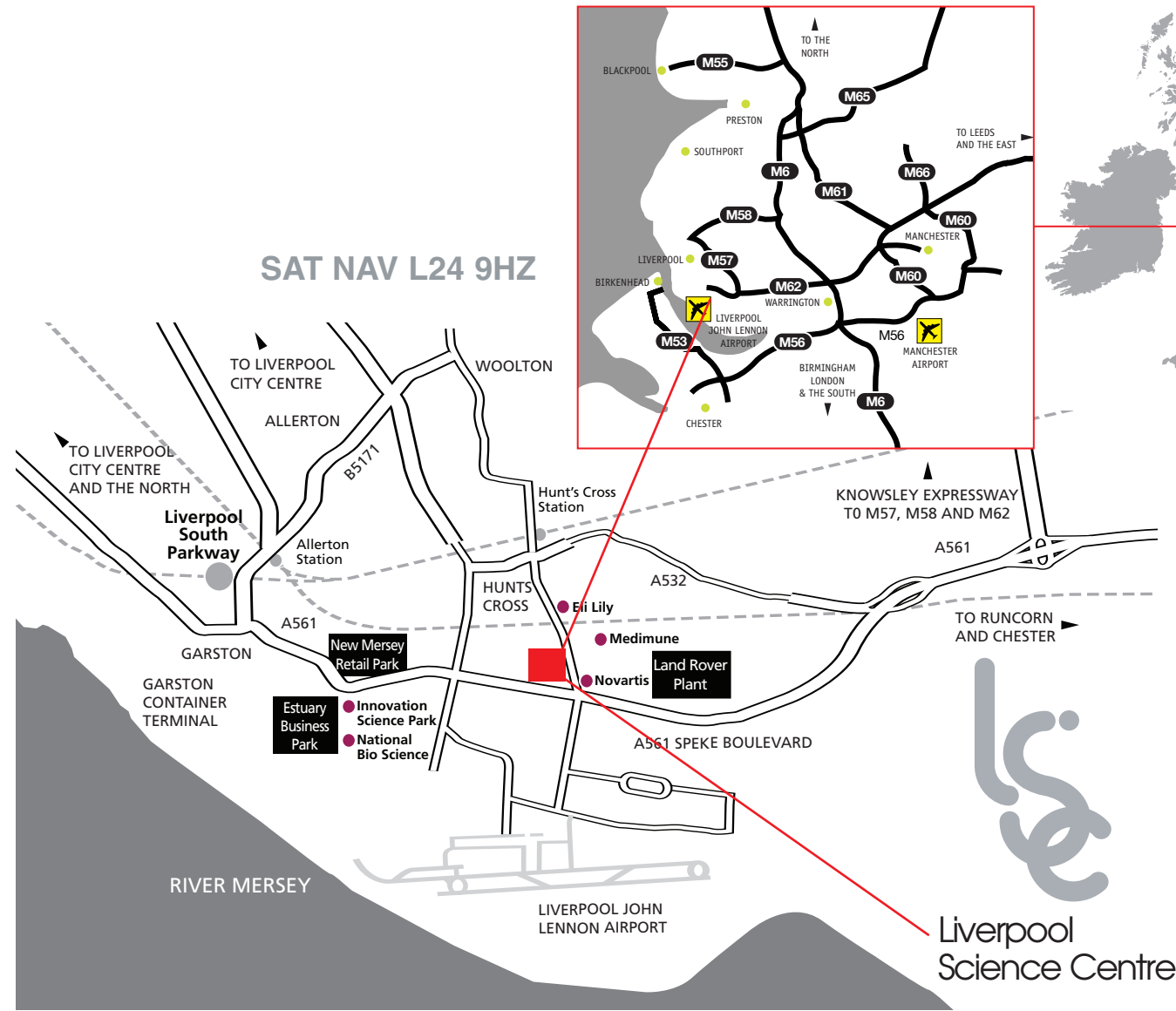
- Office, equipment rooms, support and break out space.
- 5,000 sq ft (464.5 m²) research laboratory area ready for occupancy with access to services.
- The large spacious plant room has separate building management system.
- Safe change hepa filter units are in situ integral with the HVAC system and the service areas within the building.
- Self-contained HVAC system with own boiler house and sub station.
- Has 2 MVA power supply with the capability of going to 6 MVA.
- Access to International Gateway fibre connections for up to 10 Gb highspeed data connectivity.
- 24 hour manned security with CCTV cameras.
- 400 car parking spaces.



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Liverpool Science Centre

Liverpool Science Centre was designed to offer maximum flexibility. With all services in place, it is able to offer to companies a ready made solution, to support their plans to develop research, manufacturing, biotech, biomed, pre or post incubation, data centre space in the science sector region of North West UK.

- The North West UK has access to and supports many clinical trials in the region
- It is recognised as a centre of excellence for science and R&D activities
- The National Blood Centre is close to Southern Gateway
- Access to the Biobank and Stem Cell research is available in the region
- NHS procurement is based in the region
- Local Community and Liverpool City Council are very supportive of Pharmaceuticals, Biotechs and Innovation in the region



GRESHAM HOUSE plc

Gresham House, the owners of Liverpool Science Centre are committed to delivering a first class Science Facility in the Liverpool region. They welcome all enquires and look forward to opening discussions with potential clients and customers.



For more information and viewing of the facilities please contact

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