
UPPER BROOK ST LABS

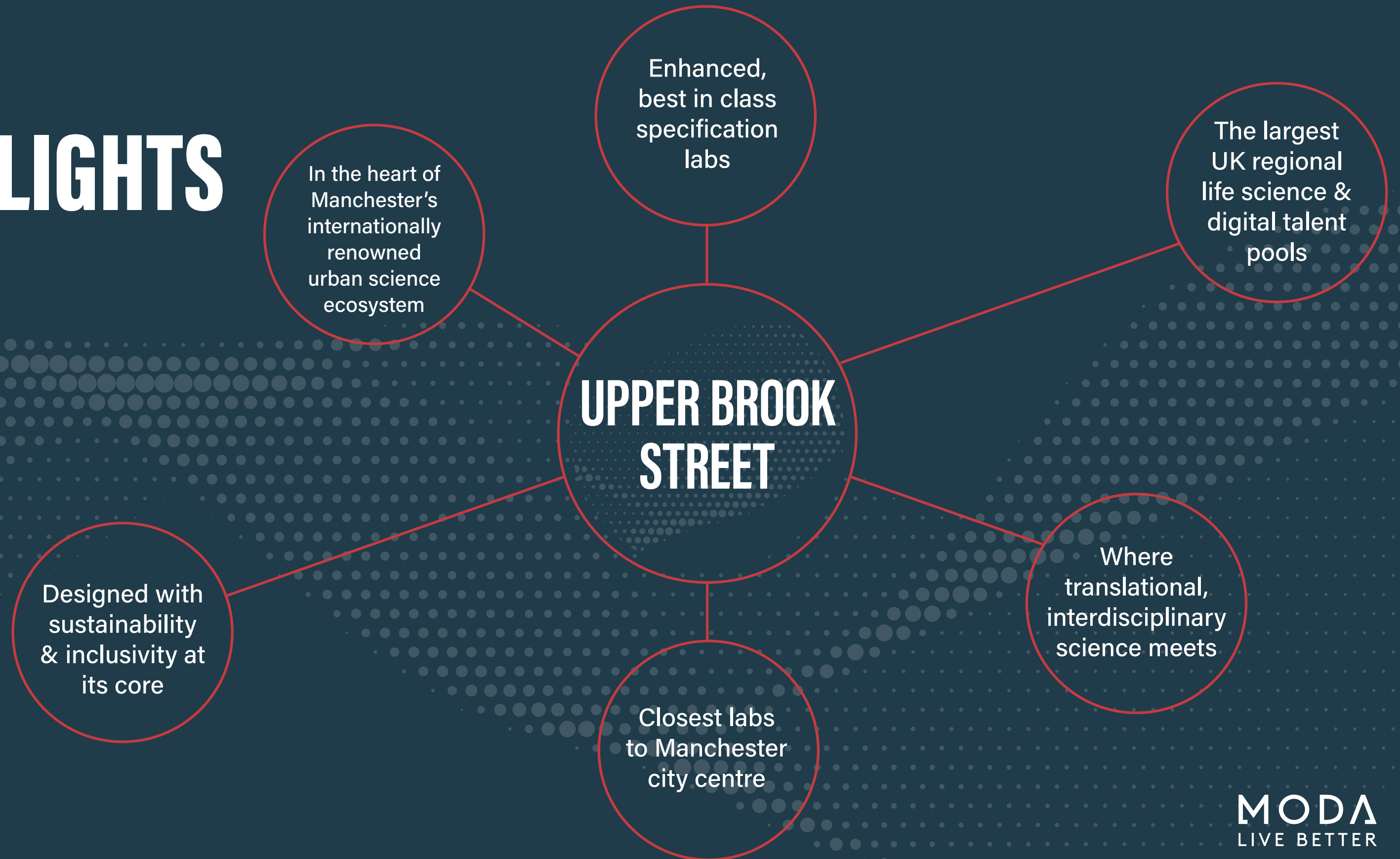
MANCHESTER

MODA
LIVE BETTER



ALLIANCE

KEY HIGHLIGHTS



ECOSYSTEM OXFORD ROAD CORRIDOR

Where life sciences, advanced materials and technology interact



Home to University of Manchester (ranked 28th in the QS World University Rankings 2023).



Home to Manchester Metropolitan University, one of the largest science and engineering educators in the UK.

16,000

STEM graduates a year across Greater Manchester.



Home to Manchester University NHS Foundation Trust, one of the largest in the country, with 6,500 clinicians and Europe's largest clinical academic campus

8,800

Businesses employing 79,000 people



Home to Europe's largest single site cancer centre, treating over 60,000 patients a year.

£3.9bn

Generates a GVA of £3.9bn per annum, 20% of Manchester's GVA.

£6bn

Fully devolved £6bn health care system with pioneering electronic health records

2.8m

Large, stable & diverse population of 2.8m with fully integrated health records creates strong pool for clinical trials participants.



Home to international research institutes including The Turing, The Royce, The GEIC, The Christabel Pankhurst, Institute of Biotechnology and National Graphene Institute.

ACCESS TO TALENT



No.1

Manchester is the largest digital talent pool in UK outside London, providing even more benefits to the life sciences industry.

60,700

Students study life sciences and the allied sciences across 13 universities in the North West per annum.

27,000

Already employed in the sector, a stable, mature workforce. This is the largest concentration of life sciences talent in the UK outside of the 'Golden Triangle.'

No.3

Manchester voted 3rd Best City in the World to Live (Timeout, 2021) and Most Liveable City in UK (The Economist, 2019).

70%

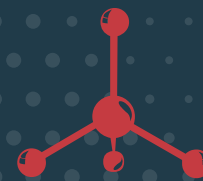
Of relevant graduates in Manchester choose to stay in the city to build their careers (source MIDAS).



Greater Manchester offers cost effective science and technology sector salaries and a lower cost of living than other competing European cities (HPO report).

28th

The University of Manchester is ranked 28th in the world according to the QS World Rankings 2023 and has hosted 25 Nobel Prize winners.

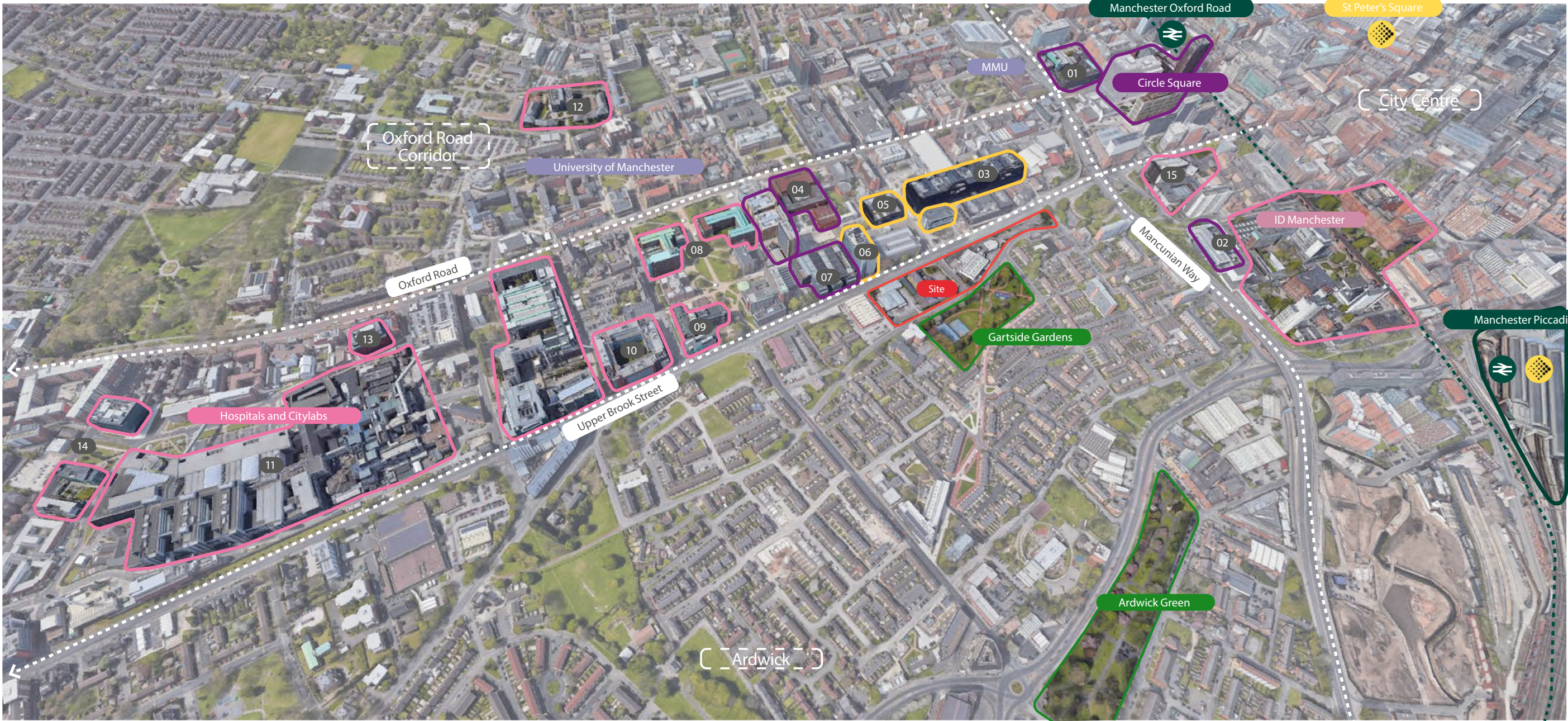


The region is home to a number of health science training centres including Apollo Buckingham Health Science Campus and Manchester Academy for Healthcare Scientist Education.



Strong multi-disciplinary team approach to research. Leading provider of Degree Apprenticeships by both scale and quality of offer.

OXFORD ROAD KEY CORRIDOR LOCATIONS



- Life Sciences
- Advanced Materials
- Design & Technology

- | | | |
|--|--|--|
| <ol style="list-style-type: none"> 1. Manchester Metropolitan Science & Engineering 2. Graphene Engineering & Innovation Centre (GEIC) 3. University of Manchester Engineering 4. University of Manchester Computer Sciences 5. National Graphene Institute | <ol style="list-style-type: none"> 6. Henry Royce Institute 7. Turing Institute 8. Christabel Pankhurst Institute 9. University of Manchester Chemistry 10. University of Manchester Health & Biological Sciences | <ol style="list-style-type: none"> 11. University of Manchester NHS Foundation Trust 12. Manchester Science Park 13. City Labs 1.0 14. City Labs 2.0 & 4.0 15. Institute of BioTechnology |
|--|--|--|

MODA
LIVE BETTER



THE SCHEME



- **344,000 sq ft of premium lab space**

Capable of:

- Bioscience labs –
containment levels 1 & 2
 - Chemistry labs
 - Cleanrooms
 - Pilot plant & small scale
manufacturing
 - Advanced materials & clean
technologies
 - Offices and educational uses
- **Premium & high quality environment**
 - **Options from 1,000 sq ft to 344,000 sq ft**
 - **Inclusive**
 - **Sustainable**
 - **Put Science on Show**
 - **In Partnership with local stakeholders**

THE SCHEME



- **344,000 sq ft Labs, offices, chemistry and scale up spaces**
comprising:
 - B1: 165,000 sq ft
 - B2: 98,000 sq ft
 - B3: 81,000 sq ft
- **983 Student Beds**
- **25,000 sq ft leisure & amenity space**
- **New high quality landscaped public square**
- **Immediately adjacent to Gartside Gardens, Manchester Engineering Campus Development, The Royce Institute, National Graphene Institute, The Turing Institute, Manchester Institute of Biotechnology and Manchester Aquatics Centre**
- **Part of Greater Manchester's Investment Zone**

UBS LABS SPECIFICATION



- **60% lab 40% write up**
- **6 air changes per hour**
- **Goods & passenger lifts**
- **Piped gases**
- **Capable of fume cupboards at 1:750 sq ft (and 1:250 sq ft in chemistry space)**
- **Designated EM quiet zones**
- **Fitted incubator labs**
- **Shell & core spaces for more bespoke requirements**
- **High ceiling ground floor labs (5.5m)**
- **Enhanced small power & cooling to labs**
- **Loading bay**
- **Centralised waste area**
- **Roof terraces**
- **Bookable meeting rooms & events space**
- **Target EPC A**
- **Target BREEAM Excellent**

ON-SITE AMENITIES

A PLACE TO FEEL GOOD



LOCATION GETTING THERE



Train – 12 min walk to Manchester Piccadilly and Manchester Oxford Road. London (2hrs 8 mins) and Manchester Airport (15 mins).



Bus – Bus stop immediately outside. 3 minute walk to Oxford Road (1 bus every minute).



Tram – St Peter's Square Metrolink stop (15 minute walk), Manchester Piccadilly (12 minute walk).



Bike – secure cycle parking, repair, shower & changing facilities.



Car – 5,500 car spaces across 9 car parks within a 10 minute walk.



Air - Manchester Airport flies direct to over 200 destinations including Boston, New York, Philadelphia, San Francisco, Mumbai, Hong Kong, Singapore, Hamburg and Barcelona. 16 minutes by car or 14 minutes by train (Manchester Piccadilly)



Road - direct access to Mancunian Way (Inner Ring Road) and A34 Upper Brook Street.



Walk – bars, restaurants and leisure within 15 minutes including Refuge, Escape to Freight Island, Hatch, Mayfield Park, Oxford Street and St Peter's Square.

SUSTAINABILITY & INCLUSIVITY

Energy Focused Initiatives

- Innovative design modelled to reduce energy consumption by 86% (against lab buildings with gas boilers)
- Target BREEAM Excellent
- Target Lab Energy Consumption: 50% of industry standard
- Heat Recovery
- Energy Efficient Air Handling Units
- Energy Consumption In Operation & Behavioural Change

Wider Initiatives

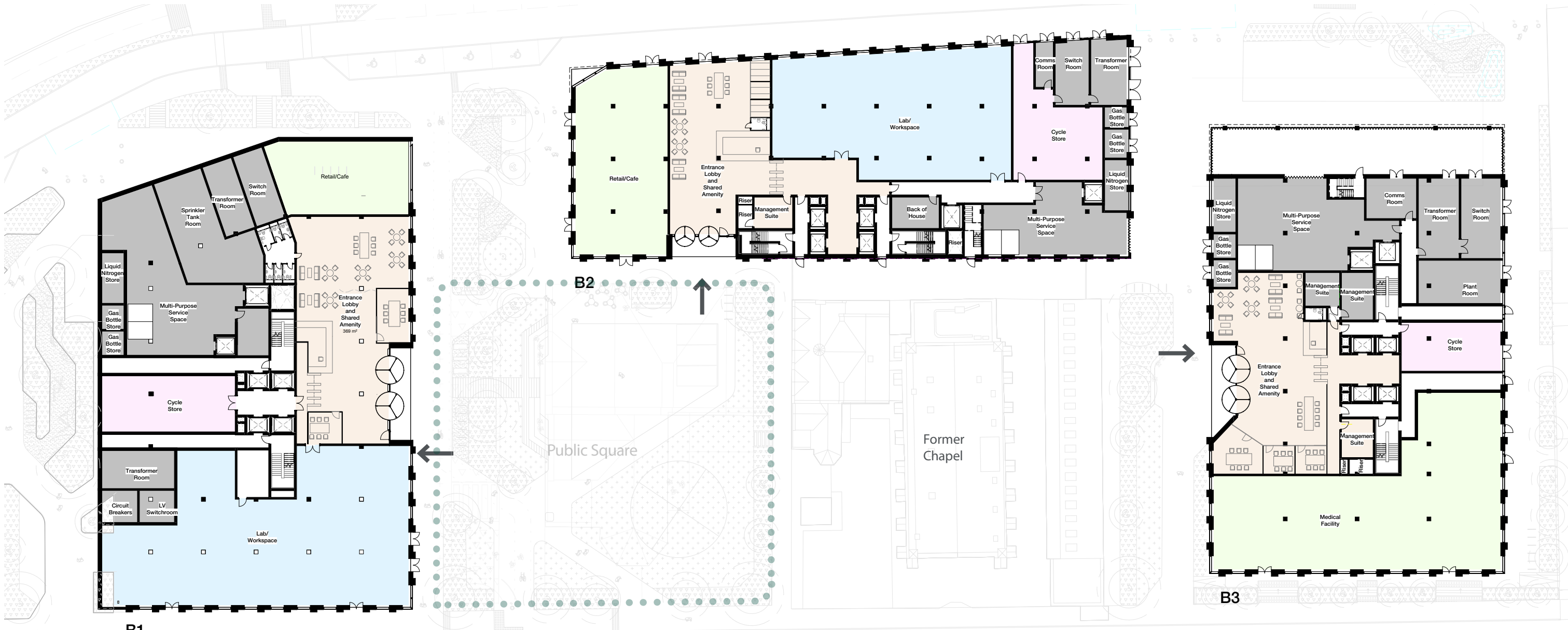
- Highly accessible by multiple public transport modes
- Generous cycle provision & facilities
- EV charging points to on-site bays
- Mental wellbeing & quiet spaces
- Research-led inclusive & neurodiverse friendly design
- Biodiversity initiatives
- Scientific community engagement initiatives



THE TEAM



UBS LABS GROUND FLOOR



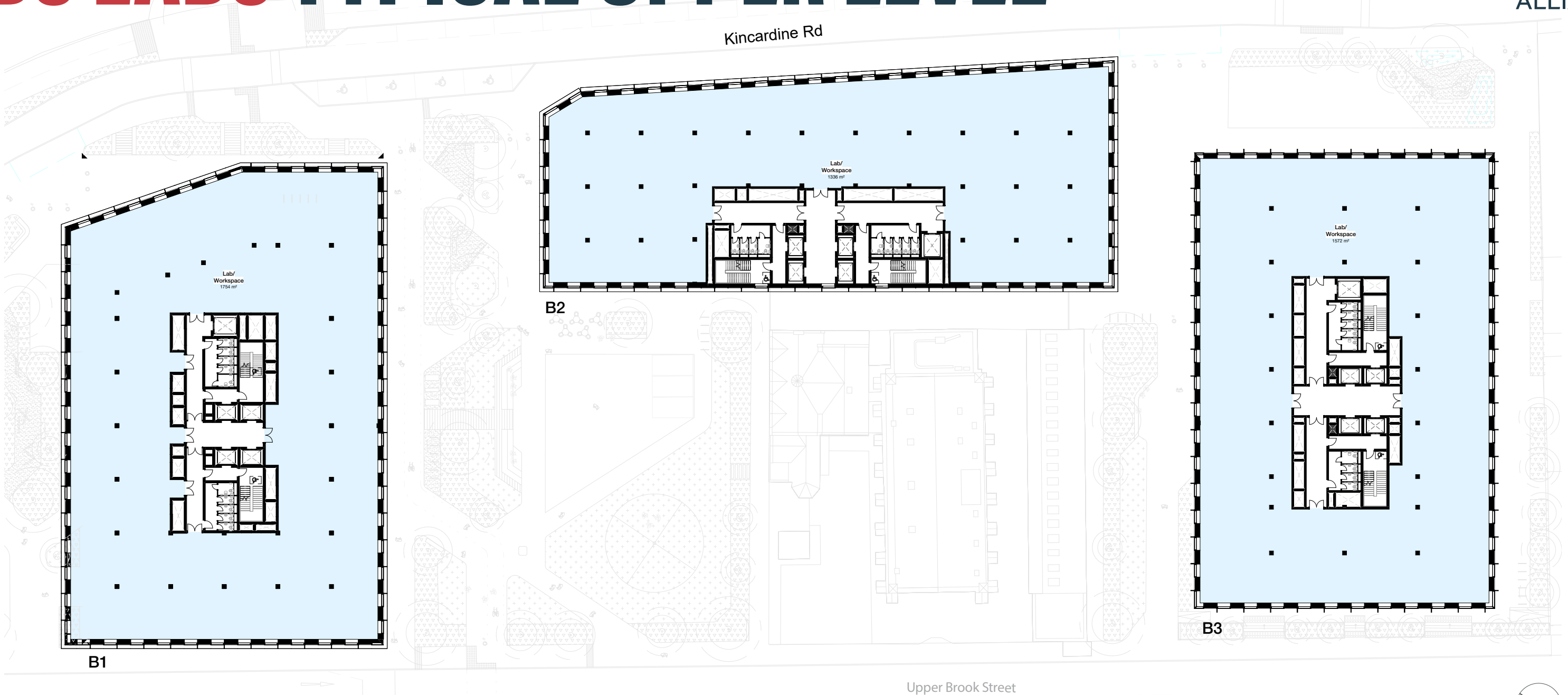
- FOH**
- Lettable unit
 - Lab & write-up
 - Entrance lobby
 - Tenant amenity

- BOH / Services**
- Plant area
 - Liquid nitrogen
 - Cycle store
 - BOH/ deliveries
 - Gas storage

- Key**
- Main entrance
 - Secondary entrance
 - Typical upper floors
 - Public square
 - Site boundary
 - Primary access (cycle, pedestrian)



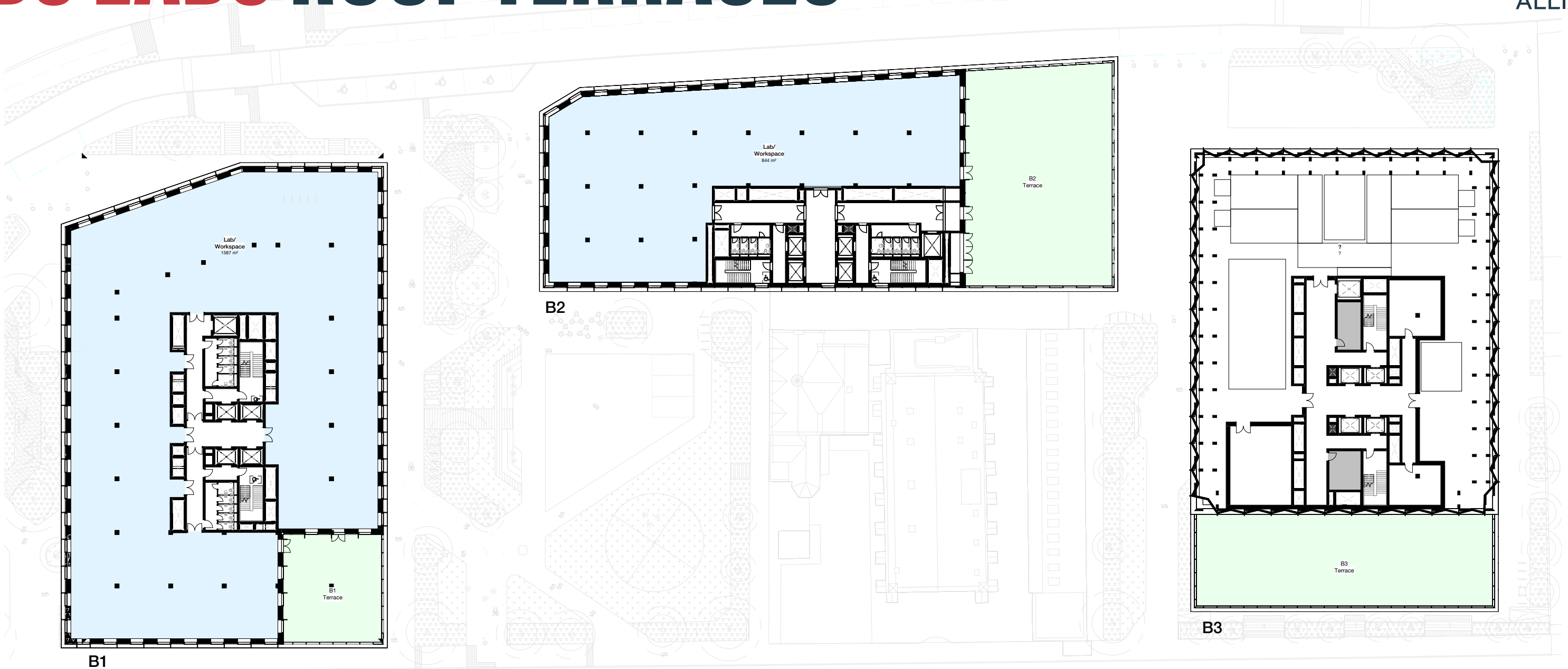
UBS LABS TYPICAL UPPER LEVEL



- | | | |
|----------------|-----------------------|-----------------|
| FOH | BOH / Services | |
| Lettable unit | Plant area | Cycle store |
| Lab & write-up | Liquid nitrogen | BOH/ deliveries |
| Entrance lobby | Gas storage | |
| Tenant amenity | | |



UBS LABS ROOF TERRACES



Upper Brook Street

- | | | |
|----------------|-----------------------|-----------------|
| FOH | BOH / Services | |
| Lettable unit | Plant area | Cycle store |
| Lab & write-up | Liquid nitrogen | BOH/ deliveries |
| Entrance lobby | Gas storage | |
| Tenant amenity | | |



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ACCOMMODATION SCHEDULE



B1 - Life Sciences			
Floor	Use	NIA	
		(sqm)	(sqft)
Basement	Plant	N/A	N/A
Ground	Lab	590	6,351
1	Lab	1,715	18,460
2	Lab	1,715	18,460
3	Lab	1,715	18,460
4	Lab	1,715	18,460
5	Lab	1,715	18,460
6	Lab	1,550	16,684
7	Lab	1,550	16,684
8	Lab	1,550	16,684
9	Lab	1,550	16,684
Roof	Plant	TBC	TBC
TOTALS		15,365	165,387

B2 - Life Sciences				B2 Lettable Unit	
Floor	Use	NIA		NIA	
		(sqm)	(sqft)	(sqm)	(sqft)
Basement	Plant	N/A	N/A	N/A	N/A
Ground	Lab	443	4,772	272	2,930
1	Lab	1,323	14,244		
2	Lab	1,339	14,418		
3	Lab	1,339	14,418		
4	Lab	1,339	14,418		
5	Lab	1,339	14,418		
6	Lab	848	9,128		
7	Lab	848	9,128		
Roof	Plant	TBC	TBC		
TOTALS		8,820	94,942	272	2,930

B3 - Life Sciences			
Floor	Use	NIA	
		(sqm)	(sqft)
Basement	Plant	N/A	N/A
Ground	Lab	556	5,985
1	Lab	1,572	16,921
2	Lab	1,572	16,921
3	Lab	1,572	16,921
4	Lab	1,152	12,400
5	Lab	1,152	12,400
Roof	Plant	TBC	TBC
TOTALS		7,576	81,548

PROPOSED TIMELINE

Planning Consent Achieved
Q1 2024

Start on Site
Q2 2026

Phase 1 Labs Completion
Q2 2028



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FOR MORE DETAILS VISIT:
PROPERTYALLIANCEGROUP.COM