

Citylabs 1.0

Manchester, M13

Offices To Let

from 1,500
to 4,167 sq ft



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Summary.

The Citylabs campus is home to a cluster of diagnostics, medtech, digital health and genomics businesses driving the future of healthcare. Located within Manchester University NHS Foundation Trust's Oxford Road campus and in partnership with them, Citylabs offers the perfect location for companies looking to grow and scale, with direct access to the NHS and over 20,000 STEM graduates each year.

Citylabs 1.0 is ideal for SMEs and global companies working across Life science, medtech, diagnostics, digital health, genomics, precision medicine and more.



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Location.

Located on Oxford Road Corridor within the campus of the UK's largest NHS Trust and in one of Europe's largest innovation districts, Citylabs is surrounded by some of Manchester's finest cultural, clinical and academic facilities close to the city centre.



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Manchester United Football Ground

MediaCityUK

Deansgate Station

MANCHESTER CITY CENTRE

Oxford Rd Station

University of Manchester (UoM)

Metropolitan University (MMU)

Piccadilly Station

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University of Manchester (UoM)

UoM Student Union

Oxford Road Corridor

A34 - Upper Brook Street

Oxford Road

Manchester Royal Infirmary

A34 - Upper Brook Street

Plymouth Grove

A6 - Stockport Road

- 1 Grafton Street - Sanctuary Students
- 2 The Chapel - Hello Student
- 3 Element Manchester - CRM
- 4 New Medlock House - Unite
- 5 Circle Square - Vita
- 6 Parkway Gate - Unite
- 7 River Street - Canvas
- 8 MSV - Dwell
- 9 Bridgewater Heights - Unite
- 10 Artisan Heights - Unite
- 11 Brook Hall - Unite
- 12 Victoria Point - Hello Student
- 13 Kerria Apartments - iQ Student
- 14 Park View - Homes For Students
- 15 Denmark Road - Sanctuary Students
- 16 Mill Point - Unite
- 17 Q3 Apartments - StudentFM
- 18 City Edge - Private
- 19 Piccadilly Point - Unite

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Description.

Citylabs 1.0 was built in 2018 and offers best in class laboratory facilities for the Life Science sector and is home to occupiers including Qiagen, Apis, Nuffield Health, Stoller Biomarker Discovery Centre, MAC and Takegi.

The accommodation offers fitted laboratory and office space suitable for a variety of Life Science operations.

Building amenity includes reception & concierge team, ground floor business lounge, Starbucks café, shared meeting & conference rooms and shower & cycling facilities.



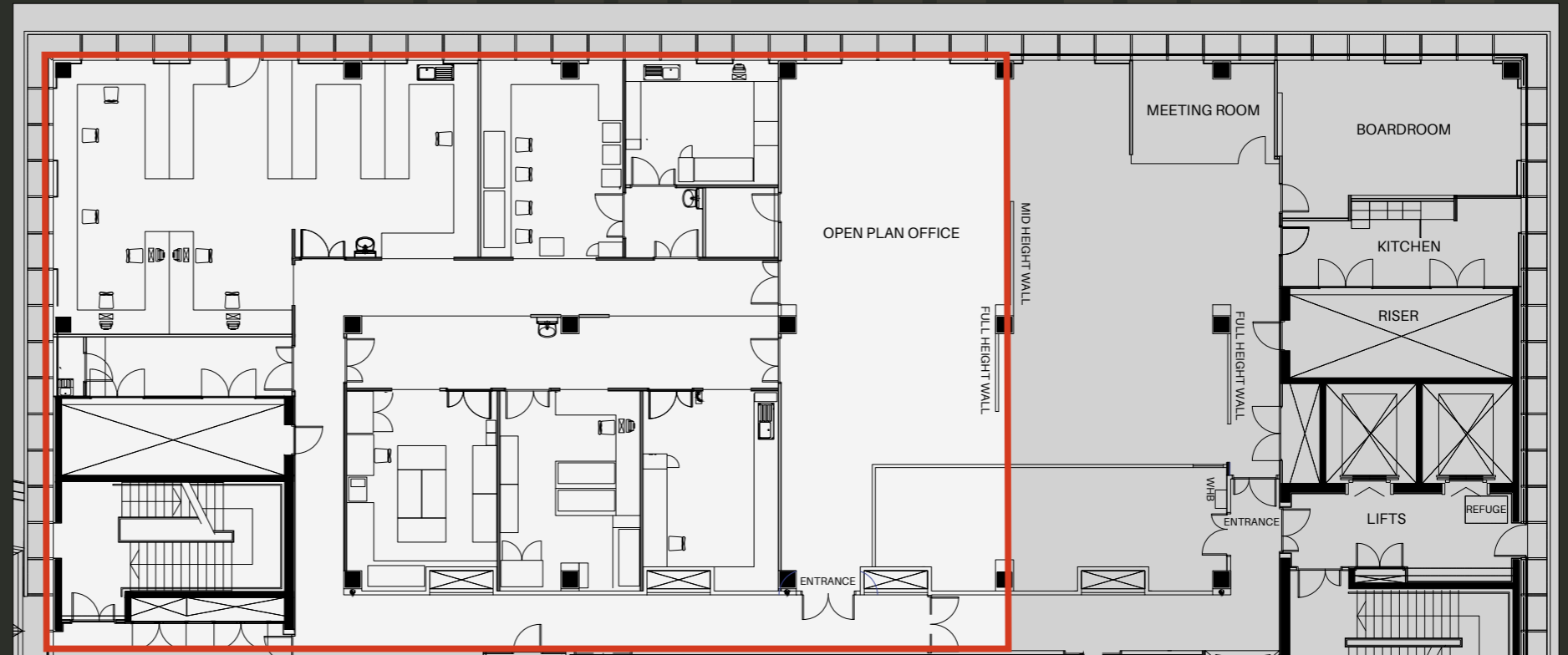
Availability.

The available space is currently configured as follows;

Office	3,638 sq ft	(338 sq m)
Lab	3,993 sq ft	(371 sq m)
Total	7,631 sq ft	(709 sq m)

The suite is positioned on a versatile floor plate, allowing it to function as a single suite or to be subdivided into dedicated lab and office spaces. This flexibility offers a variety of options for reconfiguring the current layout to meet diverse needs.

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Further Info.

Business Rates

We understand the business rates payable equate to £8.02 per sq ft. We recommend interested parties make their own enquiries to the local authority.

EPC

The Energy Performance Certificate is available on request.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

Contact.

For further information, or to arrange a viewing, please contact the Knight Frank Life Science Agency Team:

James Evans

DD +44 161 833 7705

M +44 7484 987 775

E James.Evans@knightfrank.com



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