

# VANGUARD HOUSE

SCI-TECH DARESBURY



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Vanguard House is a building of striking architectural design located in the luxurious landscaped setting of Sci-Tech Daresbury. Sci-Tech Daresbury is a national science and innovation campus bringing together international scientists with leading entrepreneurial high-tech businesses and can be found 2 miles from junction 11 of the M56 just off the A558, known locally as the Daresbury Expressway.

Vanguard House was born out of the success of The Innovation Centre due to high demand for prestigious quality office and laboratory/workshop space. The building was designed in such a way to make it easy for growing science and technology companies to expand and help drive towards the success of their business.

The building offers 35,889 sq ft in its entirety split over 3 floors with 6,659 sq ft of laboratory/workshop space and 29,230 sq ft of office space. The building has achieved an 'Excellent' BREEAM rating, this is enhanced by the building design which minimises carbon emissions and provides reduced costs for the heating and cooling of the building.

# VANGUARD HOUSE

## THE DETAILS



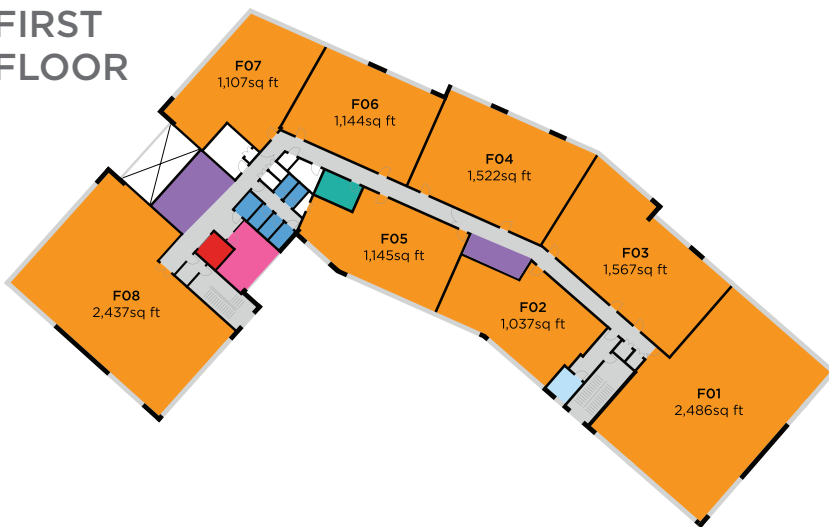
## VANGUARD HOUSE PROVIDES THE FOLOWING INTERNAL AND EXTERNAL FEATURES:

- High speed internet connectivity to the building
- Cat 6 cabling throughout the offices
- Fully managed large spacious entrance lobby area
- A large, high quality boardroom and meeting rooms
- 24/7 access
- Raised floor access to first and second floor
- Laboratory/workshop space has perimeter trunking, solidfloors and individual external delivery and loading doors
- Several break out areas for informal meetings and networking
- 3 phase power and water supply
- On-site parking
- CCTV to communal areas
- Off the lobby area is a lift servicing each floor
- Fully equipped kitchen on all 3 floors
- External brise soleil provides shading from direct sun and reduces the cooling requirements of the building
- Blinds throughout the building including offices and laboratory/workshop space
- Showers and locker facilities
- External cycle store
- Disabled access and facilities
- Building heated and cooled by ground source heat pump technology
- Sub metered cold water supplied to laboratories
- Vinyl flooring to laboratories
- External recorded CCTV to building perimeter and car parks
- Intruder alarms to communal areas
- Common area door access controlled
- Plug in and use telephone circuits to all offices and laboratories/workshops for low monthly rental and call costs
- Adjacent to the linear park and outdoor break out spaces
- Restaurant, café and shop on campus
- Fully equipped gym, exercise classes and walking/running/cycling clubs on campus
- Access to the Sci-Tech Daresbury TravelHub for sustainable travel assistance and car share scheme

## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



## SCHEDULE OF ACCOMMODATION:

Office	sq ft	Office	sq ft
GO1	1,117	FO7	1,107
GO2	1,080	FO8	2,437
GO3	1,128	SO1	2,486
GO4	1,103	SO2	1,037
FO1	2,486	SO3	1,550
FO2	1,037	SO4	1,522
FO3	1,567	SO5	1,130
FO4	1,522	SO6	1,087
FO5	1,145	SO7	1,119
FO6	1,144	SO8	2,426

Lab/ workshop	sq ft	Lab/ workshop	sq ft
GTO1	1,646	GTO4	903
GTO2	1,357	GTO5	2,066
GTO3	687		

## KEY:

- Laboratory/workshop
- Office
- Reception
- Meeting Room
- Breakout Area
- Kitchen
- Toilets
- Shower
- Lift

# SCI-TECH DARESBUURY

PUTTING BUSINESS AT  
THE HEART OF SCIENCE

## OUR BUILDINGS:

- 1 The Innovation Centre
- 2 Hartree Centre
- 3 Vanguard House
- 4 Techspace Two
- 5 Techspace One
- 6 STFC Daresbury Laboratory



In December 2010 a new private-public joint venture company was created to spearhead the longer-term development of the site.

Partners in the joint venture company are Langtree, the Science and Technology Facilities Council (STFC) and Halton Borough Council.

Over 1200 people work on the site, including world class scientists at STFC Daresbury Laboratory. It is also home to entrepreneurs in over 100 high-tech companies from start-up businesses to blue chips such as IBM and Atos.

Sectors strongly represented on the site include:

- Advanced Engineering and materials
- Biomedical
- Digital/ICT/Mobile
- Energy & Environmental Technologies

In addition to the business facilities on site, there are a variety of technical facilities and equipment that companies can access through the following centres:

- Campus Technology Hub ([www.stfc.ac.uk/cth](http://www.stfc.ac.uk/cth))
- Hartree Centre ([www.stfc.ac.uk/hartree](http://www.stfc.ac.uk/hartree))
- I-TAC ([www.stfc.ac.uk/itac](http://www.stfc.ac.uk/itac))

Sci-Tech Daresbury focuses on providing business support to companies on site, in particular to help the management team more efficiently and effectively tackle the key strategic issues of:

- Access to market
- Access to money
- Access to people/skills
- Access to technology/technical facilities

This is achieved through its network of over 4000 people but also through the strategic partnerships it has developed with a variety of blue chip companies and support organisations.

Sci-Tech Daresbury has an ambitious growth plan looking to develop a further 1 million sq ft of space for scientific, business and research facilities. This will create up to 10,000 jobs on the site.

Established in 2006, Sci-Tech Daresbury is a national science and innovation campus. It is also an Enterprise Zone, giving companies that locate into Vanguard House before the 31st March 2018 the benefit of being eligible for 5 years' business rates relief.



Breakout area



Office space



Kitchen



Conference room



Laboratory/workshop space



Breakout area



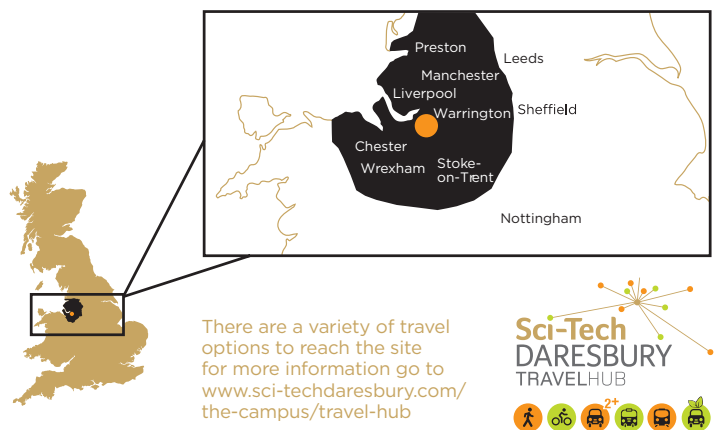
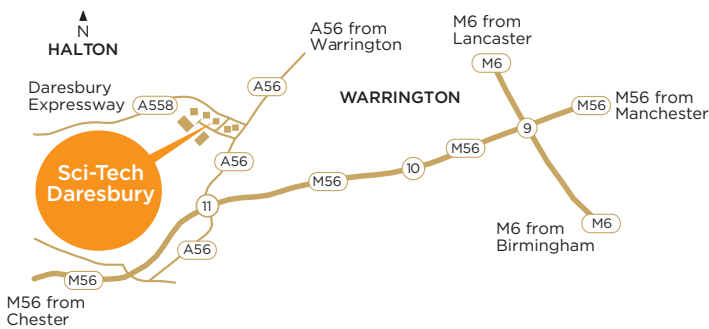
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Vanguard House, Sci-Tech Daresbury, Keckwick Lane, Daresbury, Cheshire, WA4 4AB

# LOCATION

Vanguard House is located at Sci-Tech Daresbury in the heart of the North West between Liverpool and Manchester, and under two hours from London via the West Coast Mainline. It is also a 20 minute drive from both Liverpool John Lennon and Manchester International airports.



## TRAIN TIMES DURATION TO LONDON EUSTON

Runcorn	1hr 59mins
Warrington	1hr 52mins

## DRIVE TIMES MOST DIRECT ROUTE

Liverpool	38mins
Manchester	33mins
Runcorn	10mins
Warrington	11mins

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A joint venture between

