



**HEXAGON
TOWER**
Manchester

**WELCOME TO
THE BIRTHPLACE OF
SCIENTIFIC INNOVATION**



A woman with long brown hair, wearing clear safety glasses and a white lab coat, is focused on her work. She is sitting at a desk in a laboratory or office environment, with a laptop open in front of her. Her hands are on the keyboard, and she is looking down at the screen. The background is slightly blurred, showing other lab equipment and a clean, professional setting. The lighting is bright and even.

**“ AT HEXAGON TOWER WE HAVE BEEN
ABLE TO PRODUCE A STATE-OF-THE-ART
CHEMICAL SOLUTIONS FACILITY. ”**

DR CARL TURNER
PROJECT MANAGER
COLOUR SYNTHESIS SOLUTIONS



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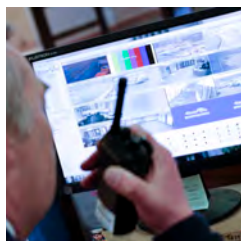
Hexagon Tower is a specialist science and technology facility located in Blackley, North Manchester. A vertical science park!

With easy links to road, rail and air networks Hexagon Tower consists of 157,283 sq ft (14,612 m²) of space over lower ground, ground and twelve upper floors offering serviced offices and laboratory accommodation for scientific and technology-focused business.

As a former ICI research, development and production centre much of the infrastructure for research and development is already in place but is adaptable to further tailor the space to meet precise needs.

Home to occupiers including Lubrizol, Lonza, Trimega and Northwards Housing, Hexagon Tower offers modern general chemistry laboratories and refurbished office accommodation together with a variety of on-site amenities including a gym, health club and restaurant.

Hexagon Tower is part of the Business Environments for Science and Technology (BEST) Network. BEST Network accommodates a vibrant, inspiring and productive community of forward-thinkers.



FACILITIES AND SUPPORT AT HEXAGON TOWER

Features include:

- Raised floors
- Suspended ceilings with recessed lighting
- Air conditioning
- Large 24/7 security reception
- On-site gymnasium, aerobic studio and restaurant
- Over 500 car parking bays including disabled and visitors bays
- On-site building management team
- 4 passenger lifts (16 person 1200kg capacity) providing access to all floors
- A goods lift (200kg capacity) providing access to all floors
- Loading bay
- Goods receipt and delivery
- Sample despatch including IATA (dangerous goods)
- Specialist laboratory consent, including gases



Hexagon Tower is serviced and managed to make life easier for your business, producing an environment attractive to highly qualified and motivated staff.

The main central building is a 14 storey tower including plant facilities to the basement and floor 12. There are attached 2 storey machine halls to the East and West elevations. We can provide you with laboratory accommodation, specialist scientific services and commercial office space to suit your business.

LEASES

Accommodation is available on terms to be agreed, varying from traditional FRI leases to flexible licences on an easy-in, easy-out basis.



**“OUR LABORATORY AT HEXAGON TOWER
ALLOWS US TO USE COMPLEX MACHINES
THAT CAN BE EASILY AND FLEXIBLY
INSTALLED ON SITE.”**

DR PETER BLOYCE
GLOBAL BUSINESS MANAGER
LUBRIZOL



On-site gym



500 car parking bays

“ A GOOD LOCATION, AN ONSITE GYM, CANTEEN AND CAR PARKING FACILITIES, MAKE IT AN IDEAL LOCATION FOR OUR BUSINESS AND OUR EMPLOYEES. ”
TRIMEGA LABORATORIES



Specialist laboratory provision



FLEXIBLE SPACE FOR LABS AND OFFICES

We can offer an unrivalled combination of laboratory accommodation for science and technology based organisations and modern refurbished offices ranging from 150 sq ft (14m²) up to 10,500 sq ft (975m²).

The range of businesses represented by tenants in Hexagon Tower provides ample opportunities for effective social and business networking.



**“ BEING PART OF THE NEWLY LAUNCHED
BEST NETWORK CLUSTER WILL
POTENTIALLY PROVIDE US WITH ADDED
VALUE IN TERMS OF OFFERING US
SUPPORT AND SHARED OPPORTUNITIES. ”**

PAULA MCGEECHAN, HEAD OF LABORATORIES, EUROPE
LONZA



WORK-LIFE BALANCE

Manchester is one of the most dynamic and lively places in Europe. A big city with a compact and friendly centre. A trendsetting music and style capital that still has a place for traditional street markets and local pubs. A place with an illustrious past that's always at the cutting edge of what's new.

Manchester's ability to welcome and embrace change throughout its history has given it a rare energy. Manchester was at the epicentre of the industrial revolution, and the spirit that brought the world into the modern age is evident in its trademark Victorian buildings and monuments, such as the gothic Town Hall in Albert Square. But over the last few years the city centre has undergone an extensive transformation. New public spaces have been created and imaginative buildings and developments have appeared, reshaping Manchester's skyline.

Manchester also sets itself apart in terms of sporting prowess with two of the biggest football clubs on the planet. The changes to the city's infrastructure as a result of the success of the 2002 Commonwealth Games has left first-class sports facilities for all the public to enjoy, especially students.

The University of Manchester is at the heart of this exciting city - geographically, historically and culturally. The campus is just a short walk from the city centre and all its attractions. And our own buildings and history are integral to Manchester's unique character.

Manchester has a wealth of attractions for resident, from arts and culture, to pubs and clubs, sport, and the nearby countryside.

OUT AND ABOUT

Celebrated as the culture capital of the North, Manchester offers impressive Victorian architecture, an ever-increasing number of galleries and museums, and an abundance of theatre and live music performances.

The nightlife is also buzzing every night of the week, and with over 500 licensed premises in the city centre there is a plethora of bars, restaurants and clubs to suit every taste.

SPORTING MANCHESTER

Apart from the excellent facilities of the University, there are many diversions for sports fans.

For football fans, there is both United's "theatre of dreams" Old Trafford ground and City's Etihad Stadium.

Also worthy of a visit is the Olympic swimming pool at Manchester's Aquatic Centre, Manchester Velodrome and the Old Trafford cricket ground.

FURTHER AFIELD

Manchester is well placed in the North West to take day trips out to nearby cities such as Liverpool and Leeds or seaside resorts of Blackpool and Southport.

For more leisurely trips, Greater Manchester is surrounded by the beautiful countryside of Cheshire and rural Lancashire and is also in driving distance of the Lake District, Peak District and North Yorkshire.



GETTING TO HEXAGON TOWER

Hexagon Tower
Crumpsall Vale
Blackley
Manchester M9 8GQ
+44 (0) 161 721 1697

enquiries@hexagon-tower.co.uk

hexagon-tower.co.uk

Hexagon Tower is situated in the Blackley area of North Manchester approximately four miles (15 minutes drive) from Manchester city centre.

BY ROAD

From the M60 orbital motorway, exit at junction 19 and take the A567 Middleton road heading to Manchester. After passing the Premier Inn on the left hand side, turn left at the next set of traffic lights onto Blackley New Road. At the end of Blackley New Road, (Hexagon Tower is immediately in front of you) turn right onto Delaunays Road, follow the road round a sharp bend and then turn left onto Crumpsall Vale. The car park is opposite the building.

BY RAIL

Manchester Piccadilly is the principal railway station in Manchester serving intercity routes to London Euston, Birmingham New Street, South Wales, South Coast of England, Edinburgh, Glasgow Central and routes throughout Northern England. It is also connected to the Metrolink tram system.

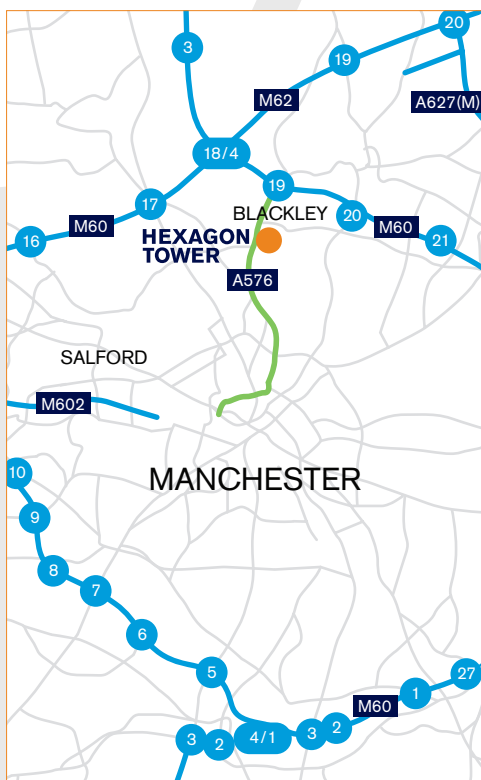
The nearest Metrolink station to Hexagon Tower is Crumpsall which is a 10 minute walk from the building.

BY BUS

There are several local bus services which stop directly outside the building: numbers 53, 116, 118, 156, 157 and 294 from various parts of Greater Manchester.

BY AIR

Manchester International Airport is only 11.7 miles away, taking just 22 minutes by car. It has flights from over 100 destinations worldwide including the UK, Europe and the USA.





BEST
NETWORK

BUSINESS ENVIRONMENTS FOR SCIENCE AND TECHNOLOGY NETWORK

Our growing network

Where can you find an innovative landlord offering specialist scientific accommodation at landmark sites across the UK within a thriving network of like-minded individuals and companies?

BEST Network brings together high-growth Business Environments for Science and Technology. It has grown since the first acquisition in 2002 to become the largest privately owned portfolio of science and technology parks in the UK. This expanding portfolio of well-established clusters now spans the length of the UK.

An effective critical mass, active management and the excellence of individual centres are earning us recognition by the science and business communities, academia, investors, inward investment agencies and government at all levels as a valuable partner.

The portfolio has been assembled and is managed by LaSalle Investment Management. LaSalle promises active, committed and flexible management in addition to the strong financial foundations needed to keep pace with your evolving business requirements.

Not just labs!

But we're not just labs! We have a large selection of office space available: from traditional cellular offices to open plan floor plates from one-person desks up to large open plan suites. So it's not just scientists that benefit from the campus feel of our unique properties – any business can locate in BEST Network and benefit from the same level of support.

We work hard to achieve 100% customer satisfaction and regularly monitor our performance to ensure high retention rates.

Flexibility, speed and value for money

BEST Network offers flexibility for tenants to take space from as little as 100 sq ft (9.29m²) on easy licence terms to larger suites and bespoke buildings of up to 100,000 sq ft on longer term leases with security of tenure.

Same day move-in is possible for small suites and serviced offices and labs with office furniture and voice/data packages readily available.

Our rental levels are great value for money across the network.

We take a long-term investment view of property and our individual tenants' business plans, understanding that you need flexibility to expand and contract in line with your business cycle.

Helping you move and grow

We have the resources and track-record to quickly refurbish and redevelop existing facilities, or we can provide a blank canvas and work with you to create new buildings tailored to your exact requirements.

Our experienced onsite teams can assist with the design and installation of customized laboratories on a co-investment basis with you and your bank or venture capitalist.

Supporting your business

At BEST Network we help you innovate and achieve excellence and commercial success in a wide range of the UK's key sectors, including life sciences, energy, agriculture, food and IT/data. Our sector strengths are constantly evolving.

We can plug you into a proven network of business development professionals to help all stages of your growth via our Launchpad initiative, which we are rolling out across all our network.

This approach is delivered in each centre by our dedicated and expert onsite teams who have specialist experience in supporting the growth of science and technology businesses.

Our grant funding specialists focus on access to Central Government, local authority, LEP and European grant funds.

Networking and more

You can learn about, network and collaborate with every other organisation within BEST Network (over 250 tenants operating in a wide range of clusters) through an easy-to-navigate intranet and at regular business seminars and onsite events.

Every tenant of BEST Network has a virtual Club Pass to use the facilities of the other locations within the network on a free drop-in basis with temporary use of a desk, meeting rooms and free Wi-Fi.

We actively promote the achievements and business wins of our tenants across the network and wider local and national press, raising the profile of tenants and BEST Network.

Inspiring working environments

BEST Network offers room to think and space to breathe. We have great working environments with excellent onsite facilities including café/restaurants, gyms, conference facilities, lecture theatres, convenience shops and ample parking.

State of the art equipment and communication systems and intranet linkage of the network and their occupiers are part of a rolling programme of investment in each centre's infrastructure.

Security, safety and environmental compliance are a priority for us.

**For more information, visit
bestnetwork.com**

BIOMEDICAL

SCIENCES

TECHNOLOGY

AGRICULTURE



**EDINBURGH
TECHNOPOLE**
Edinburgh



**HEXAGON
TOWER**
Manchester



**KENT
SCIENCE
PARK**
Sittingbourne



**LANGSTONE
TECHNOLOGY
PARK**
Havant



**STONELEIGH
PARK**
Warwickshire



**WILTON
CENTRE**
Teesside

BEST Network offers

- Strategic geographical clusters
- Nationwide specialist facilities and services
- Flexible and supportive management
- University and research community links
- Infrastructure investment
- Development potential
- Best practice in sustainability
- Attractive working environments

Managed by



**LaSALLE
INVESTMENT MANAGEMENT**
Real estate experience. Investment expertise.

“ Few businesses work well in isolation. They need support, flexibility and investment from a landlord. Inspiration is vital too and that comes from sharing ideas with other like-minded businesses. Make sure those factors are in place and we'll be able to turn the great ideas coming out of the UK into great business. ”

Andrew Bull, European Director
LaSalle Investment Management



Part of



BEST
NETWORK

bestnetwork.com



**HEXAGON
TOWER**



CONTACT US:

Hexagon Tower
Crumpsall Vale
Blackley
Manchester
M9 8GQ

+44 (0) 161 721 1697

enquiries@hexagon-tower.co.uk

hexagon-tower.co.uk

Availability enquiries:

Stewart Needham
Site Facilities Manager
+44 (0) 161 721 1697
M: 07720 409 622
stewart.needham@eu.jll.com

Paul Kelly
Knight Frank
+44 (0) 161 8330023
paul.kelly@knightfrank.com

David Porter
Knight Frank
+44 (0) 161 8330023
david.porter@knightfrank.com

Vanessa Clark
Sinclair Clark
+44 (0) 20 7494 9399
vanessa@sinclairclark.co.uk



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