

Science. Central to your future.





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Newcastle Science Central is the UK's newest science and innovation hub. Set in the heart of Newcastle city centre the site offers businesses a unique place in which to locate, innovate and grow.

Spanning 24 acres of mixed-use prime city-centre development land, it is the largest development of its kind in the UK.

Phase 1 is complete and fully occupied with phase 2 underway. Phase 2 will include three national centres of excellence, which will lead pioneering research in to integrated energy systems, smart data and, ageing innovation and technology. Phase 2 will also bring forward 200,000 sq. ft. of Grade A office space, state-of-the-art laboratories and grow on space. Add to this, the opportunity to collaborate with national research centres, Newcastle University, businesses and students, and it's easy to see why Science Central has already become home to 30 businesses.

The city has excellent transport links and some of the UK's best digital infrastructure, connecting businesses to major international hubs. It's also renowned for having a highly skilled and enterprising workforce, with over 1.7m people of working age within a 60 minute drive time.

Our thriving and fast growing businesses excel in medical and life science, business professional services, offshore energy and, tech and digital. Science Central brings these industries together with an inherent ethos of sustainability, innovation and technology.

Join Science Central's unique business environment to test, innovate, commercialise, sell, service and grow.

 **Bespoke new builds are delivered and ready for occupation within** **24** MONTHS

AN ESTIMATED **4,000** JOBS WILL BE HELD WITHIN NEWCASTLE SCIENCE CENTRAL

 **50,000**

STUDENTS RESEARCHING, LEARNING AND INNOVATING WITHIN THE CITY

 **THREE** NATIONAL CENTRES OF EXCELLENCE

**18** DIFFERENT BUILDING PLOTS **24** ACRE DEVELOPMENT SITE

OFFICE SPACE **UP TO 500,000** SQ. FT. 

 **STATE-OF-THE-ART learning and lab facilities in computing, urban and sustainability sciences**

**250** NEWCASTLE is home to 250 companies operating in the science and healthcare sector

NEWCASTLE is home to almost 2,000 companies operating in the creative and digital sector

 **2,000**

# Science. Central to the city.

Newcastle is one of only six UK cities of science in recognition of world-class strengths, notably in the fields of healthy ageing, medical science and sustainability.

Home to Newcastle Hospitals NHS Foundation Trust, one of the UK's largest with more specialist services than any other group of hospitals outside of London, Newcastle University's Institute for Ageing, the largest of its kind in Europe and the International Centre for Life, where University researchers and Trust clinicians are pioneering science, particularly in the fields of genetics and fertility treatment, Newcastle is already established in the science and health industry.

Beyond health and life sciences, Newcastle's world-leading expertise in fields such as digital technologies, transport, renewable energy and clean industrial production, ensure that we lead the way in pioneering sustainable sciences that improve people's lives.



# Science. Central to opportunity.

Combining cutting-edge architecture with new public spaces, world-renowned scientific expertise and leading-edge companies, Newcastle Science Central is a hub where investors, businesses, entrepreneurs, students, scientists and citizens can collaborate, innovate and develop solutions for tomorrow's cities. Occupiers benefit from access to two leading universities, three national centres of excellence, advanced digital connectivity, parking, and office and lab space up to 500,000 sq. ft.

## THE CORE:

Designed with urban sustainability at its heart The Core spans seven floors and offers over 29,000 sq. ft. of flexible office space ranging from 200 sq. ft. upwards. Free access to communal spaces throughout the building creates an environment for collaboration and innovation. The building houses nationally significant academic and industry research partnerships and found within The Core is the Cloud Innovation Centre, aiming to help businesses and the public sector take advantage of cloud computing to improve competitiveness, make new products and up-skill the region.

## OFFICE SPACE:

Legal & General Capital are investing in two premium plots on Science Central each offering approximately 100,000 sq. ft. of Grade A office space. The first building will be complete in Spring 2019, and the second to follow.

## NEWCASTLE LABORATORY:

Planned to open in spring 2018 the facility will provide high quality lab and office space for companies involved in the application and commercialisation of life sciences research and development. The laboratory will provide 76,000 sq. ft. of commercial laboratory space, all mechanically and electrically enabled to meet Containment Level 2, with supporting office accommodation for science-based companies.

A unique eco-system of associated services will be provided through a bespoke programme of business support, including expert advice and industry knowledge to help tenants innovate and grow, using insight-led research to support the commercialisation of products and services.



## URBAN SCIENCES BUILDING (USB):

Opening in autumn 2017 the 100,000 sq. ft. building will create a new home for Newcastle University's Institute for Sustainability and the School of Computing Science.

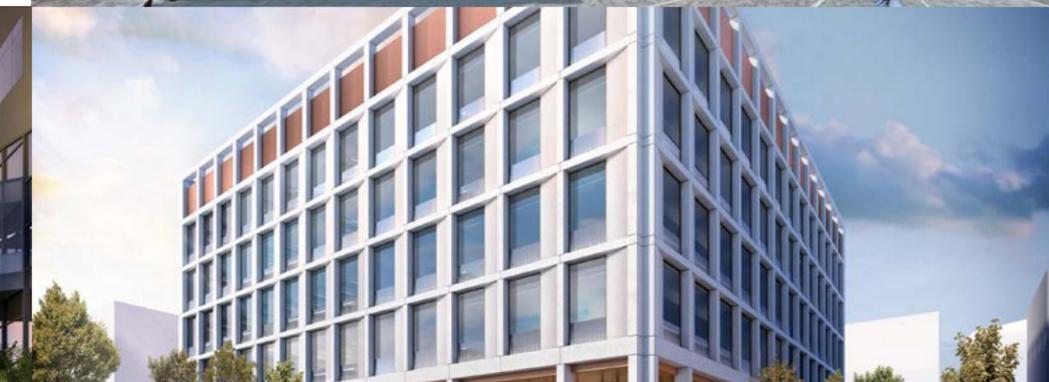
The USB houses a number of ground-breaking projects including the creation of a unique £2m grid-connected energy storage test bed in collaboration with Siemens, the Urban Observatory which will collect a diverse set of data from across the city of Newcastle, and the Decision Theatre which will use data from the Urban Observatory to facilitate public and stakeholder engagement around urban sustainability. The building and the surrounding city area will become a 'living laboratory' underpinning research to make urban centres more sustainable for future generations. The £20m EPSRC National Centre for Energy Systems Integration (CESI) will also be located in the USB.

## THE KEY:

Using similar technology to that developed for the 2012 Olympic Stadium, the elegant lightweight fabric structure is built on the same principles as a soap bubble. The Key is the first fabric structure to be used as a heated work space and is Newcastle University's first building on the site.

## LEARNING AND TEACHING CENTRE:

The building will seat 750 people in the auditorium conference centre. Prospective designs see the floor plan arranged in the form of a shell where the flexible auditorium space can be reconfigured to create a range of lecture theatres of different sizes. Following the perimeter of the curve of the 'shell' on the ground floor will be an exhibition space and café.



# A world-class business environment.

Providing a unique support environment within Newcastle's premier business location the site provides a host of benefits:

- **STATUS:** Newcastle is one of only six designated UK Science Cities and has an internationally-renowned reputation for life sciences, healthcare, sustainability and technology.
- **COLLABORATIVE:** share space with world-leading research facilities, industry experts, innovative students and industry-leading businesses to collaborate and be at the forefront of innovation.
- **SUPPORT:** access to an expert team, an extensive industry-led business network, and a huge innovation support system.
- **ESTABLISHED BUSINESS NETWORK:** Newcastle is one of the largest economic centres in the North of England, which is home to over 600 leading global firms including GE Oil and Gas, Duco, Nissan, Bridon, Procter and Gamble, Nestlé, The Sage Group, Siemens, Virgin Money and Ubisoft.
- **TALENT:** Newcastle is home to over 337,000 skilled professionals with NVQ4 skills (first degree level) with 50,000 university students being educated every year. Newcastle also has the highest graduate retention rate outside London.
- **FLEXIBLE:** Newcastle Science Central offers bespoke development plots and flexible business space that can be delivered to meet business needs.
- **CONNECTED:** Newcastle has excellent transport links connecting it to major national and international cities by air, rail, road and sea. As well as access to super-fast broadband and city-wide public wifi.



# Science. Central to innovation and excellence.

"For us the benefits of The Core are being plugged into the university, Red Hat and all the research assistants and PhD students. To have a whole suite of experts in innovation in one place it makes it a unique national resource – and there's capacity for those 'water cooler' moments of inspiration."

STEVE CAUGHEY, MANAGING DIRECTOR AT ARJUNA



As a UK top 20 leading research-intensive institution, Newcastle University holds one of the largest EU research portfolios in the country. Growing companies and leading organisations with R&D functions choosing to be part of Science Central will benefit from sharing this dynamic environment, collaborating with world-class experts and accessing globally acclaimed research and talent.

#### NATIONAL INSTITUTE FOR SMART DATA INNOVATION (NISDI):

NISDI will allow businesses to unleash the potential offered by big data, bringing together industry, the public sector and leading academics to develop the skills, ideas and resources needed to exploit the opportunities offered by the explosion in digital data. The centre will enable businesses to extract value from smart data and increase competitiveness. There will be demonstration facilities to prototype and consumer-test products and services, along with exhibition, event and meeting space.

#### NATIONAL INNOVATION CENTRE FOR AGEING:

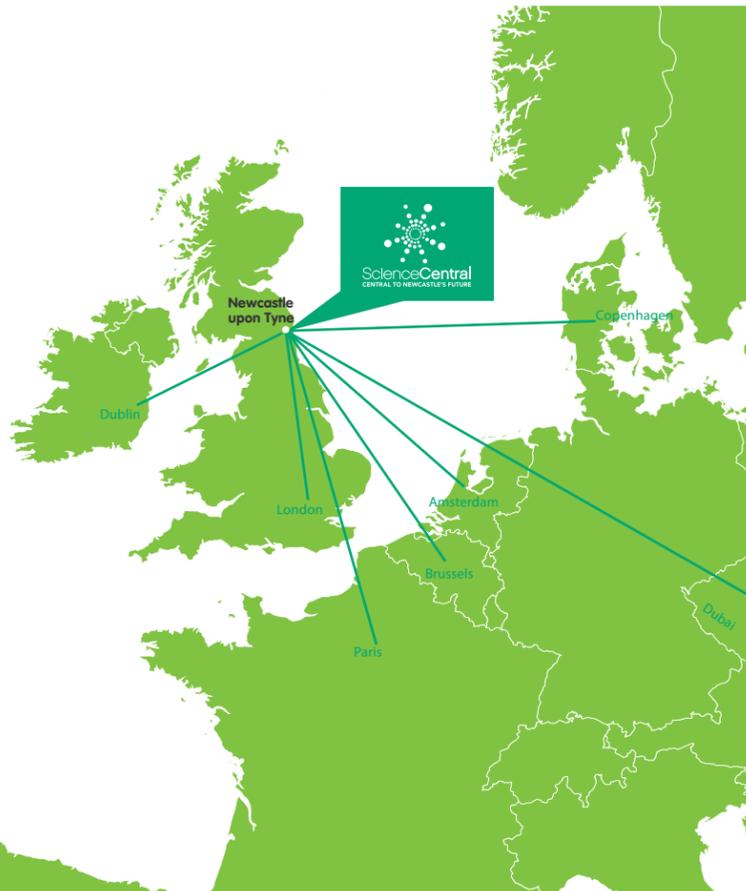
The National Innovation Centre for Ageing's aim is to drive the commercialisation of new products and services for an ageing population by bringing together academic expertise, businesses and the wider community. It will also work on critical age-relevant themes including home design, finance, transport and mobility. There will be space for research, co-design, co-location and collaboration between academics, business and the public.

#### NATIONAL CENTRE FOR ENERGY SYSTEMS INTEGRATION (CESI):

CESI brings together energy experts from around the world to unravel the complexity of energy networks, and to understand future supply and demand. By integrating computer simulations of the UK energy network at a range of scales with real-world demonstration and experimental facilities, CESI will enable experts to test the entire energy system in real time. The centre is bridging a pivotal gap in our drive towards a fully integrated, smart energy network that increases energy efficiency, empowers consumers and decarbonises the grid.

Positioned in Newcastle city centre, Science Central enjoys excellent public transport services as well as direct road, rail and air links providing Newcastle with fast routes to major national and international cities.

# Well placed. Well connected.



**NEWCASTLE INTERNATIONAL AIRPORT** is less than 15 MINUTES from the city centre, one of the UK's few genuine city-centre airports

**FLIGHTS & CONNECTIONS TO OVER 85 WORLDWIDE DESTINATIONS**

**NEWCASTLE'S CENTRAL STATION IS JUST 10 MINUTES WALK FROM SCIENCE CENTRAL**  
The high speed East Coast main line provides regular rail travel and connections to all the UK's largest cities

**OVER 30 TRAINS** to London each day reaching the capital in less than 3 hours

The city is served by the A1 and A19 main routes from North to South and the A69 from the West

Over £12.5m investment in our digital infrastructure

**£12.5 MILLION**

All businesses across Newcastle have access to super-fast broadband, providing speeds of up to 300Mbps



**SKILLS** 1.7m people of working age live within 60 minutes' drive of the city centre

THE NORTH EAST IS SERVED BY FIVE UNIVERSITIES WHICH EDUCATE MORE THAN 101,000 INDIVIDUALS EACH YEAR



**55%** OF ALL GRADUATES IN THE REGION CHOOSE TO STAY HERE FOR WORK

NEWCASTLE UNIVERSITY IS IN THE UK'S TOP 12 FOR RESEARCH POWER IN SCIENCE AND ENGINEERING

**50,000** students researching, learning and innovating within the city

**CONNECTIONS**



FLIGHTS AND CONNECTIONS TO OVER 85 WORLDWIDE DESTINATIONS



The high speed East Coast main line provides regular rail travel and connections to all the UK's largest cities

**COSTS**

COMPANIES WILL MAKE OPERATIONAL SAVINGS OF AROUND 40% IN COMPARISON TO KEY LOCATIONS



**INDUSTRY/EXPERTISE**

NEWCASTLE UNIVERSITY IS RANKED 1ST IN THE UK FOR COMPUTING SCIENCE RESEARCH IMPACT

# Science. Central to support.

It's not just the location and the people that make Newcastle such a great place to invest, it's the help you'll receive too.

The inward investment team at Invest Newcastle helps businesses to locate, expand and flourish here in Newcastle. Providing a range of support services for existing businesses and potential investors, making it easy to realise your ambitions for growth. Invest Newcastle's service is bespoke and led by client needs but, as a guide, could include:

- Provision of research, intelligence and statistics to support the development of your business
- Employee recruitment and retention guidance
- Skills and training advice to support a sustainable and talented workforce
- Property solutions
- Access to finance and advice on grants and incentives as well as support to develop bids
- Marketing and PR support
- Access to world-leading centres of excellence, cluster groups and business development networks
- Relocation advice, presentations and tours
- A single point of contact to support the growth and expansion of existing businesses

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**ScienceCentral**  
CENTRAL TO NEWCASTLE'S FUTURE

A partnership between



**Newcastle**  
University

Newcastle  
City Council



**Legal &  
General**