

# VANGUARD HOUSE

SCI-TECH DARESURY



# VANGUARD HOUSE

## SCI-TECH DARESBUY

Vanguard House is a building of striking architectural design located in the luxurious landscaped setting of Sci-Tech Daresbury. Sci-Tech Daresbury is one of two national science and innovation campuses 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 36,000 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 is also situated in the Sci-Tech Daresbury Enterprise Zone and companies locating into this building would be eligible for the benefit of 5 years’ business rates relief.



# VANGUARD HOUSE

## THE DETAILS



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

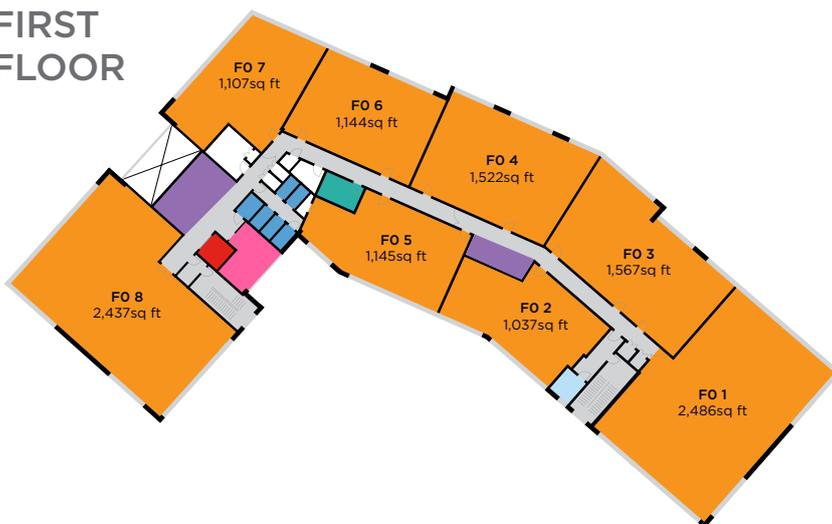
- High speed internet connectivity to the building
- Cat 6 cabling throughout the offices
- Fully managed large spacious entrance lobby area
- The building benefits from a large, high quality boardroom and meeting room
- 24/7 access
- Raised floor access to first and second floor
- Laboratory/workshop space has perimeter trunking, solid floors 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
- The building benefits from external brise soleil to provide shading from direct sun and reduce 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

The heating and cooling utilises ground water with a pump that extracts constant temperature water from an underground aquifer via a 120 metre deep borehole. This water is then used to directly cool the building or heat it via heat pumps that boost the water temperature, the ground water is then returned back to the ground via another borehole. Heating and cooling is delivered to each of the offices and laboratory/workshop spaces by an innovative concrete core activation system, this provides for individual temperature control to each pace. Pipes are embedded in pre-cast concrete planks that form the floors above and the system one of the first of its type in the UK.

### 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



Vanguard House is the grow-on building for The Innovation Centre and is situated at Sci-Tech Daresbury ([www.sci-techdaresbury.com](http://www.sci-techdaresbury.com)). The site is an international facility at the heart of the Government's science and innovation strategy. Established in 2006, Sci-Tech Daresbury is one of only two national science and innovation campuses.

In December 2010 a new private-public joint venture company was created to spearhead the longer-term development of the site. Partners in the JV company are Langtree, Science and Technology Facilities Council (STFC) and Halton Borough Council. It changed its name to Sci-Tech Daresbury in July 2012.

Around 900 people work on the site. This includes world-class scientists in the STFC, Daresbury Laboratory and the Cockcroft Institute (National Centre for Accelerator Science). It is also home to entrepreneurs in over 100 high-tech companies from start-up businesses to blue chips such as IBM.

Sectors strongly represented on the site include:

- Advanced Engineering and Instrumentation
- 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:

- Engineering Technology Centre
- ITAC Laboratories
- Virtual Engineering Centre

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

This is done in part through its network of over 3,000 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.



Aerial view of Vanguard House



Office space



Laboratory/workshop space



The Cockcroft Institute & The Innovation Centre

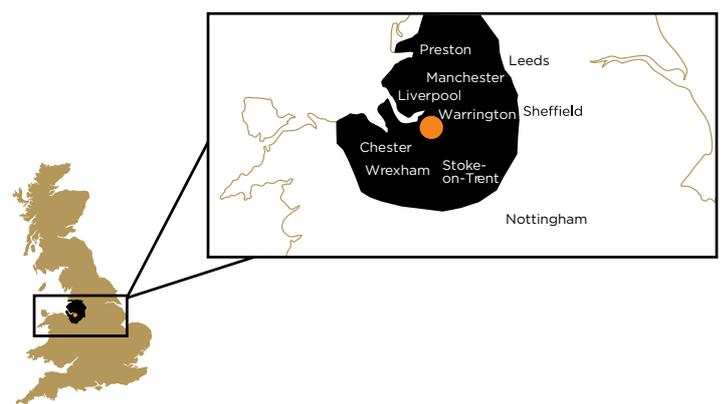
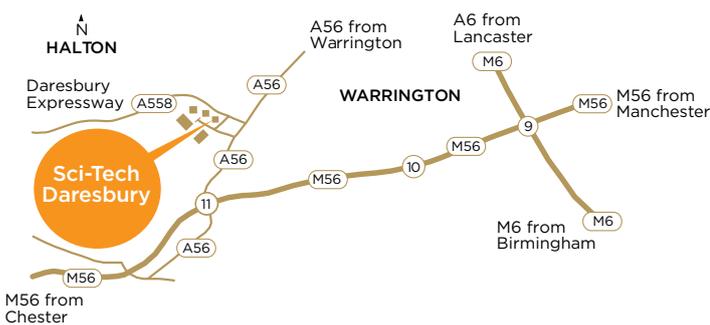
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Vanguard House, Sci-Tech Daresbury, Keckwick Lane,  
 Daresbury, Cheshire, WA4 4AB

# 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 East	1hrs 59mins
Warrington Bank Quay	1hrs 52mins

## DRIVE TIMES

### MOST DIRECT ROUTE

Liverpool	38mins
Manchester	35mins
Runcorn	10mins
Warrington	11mins

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A joint venture between



Science & Technology  
Facilities Council

