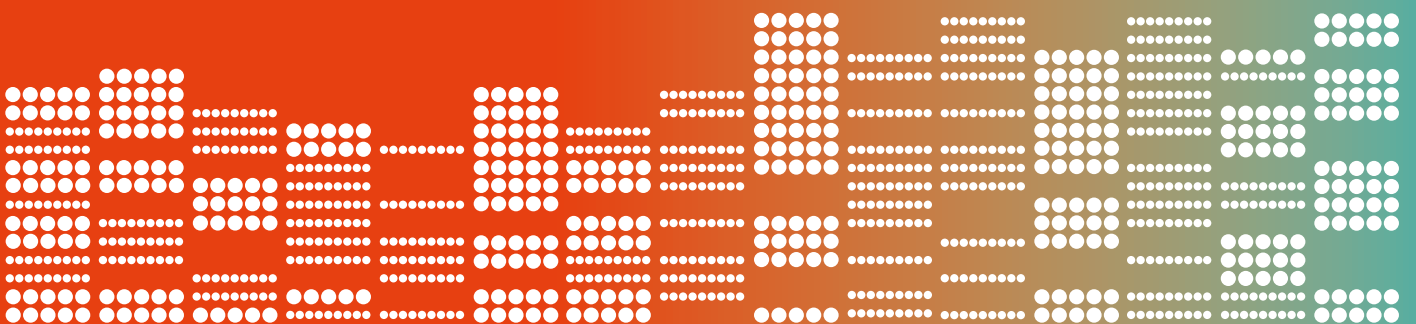


# The Biosphere

at Newcastle Helix



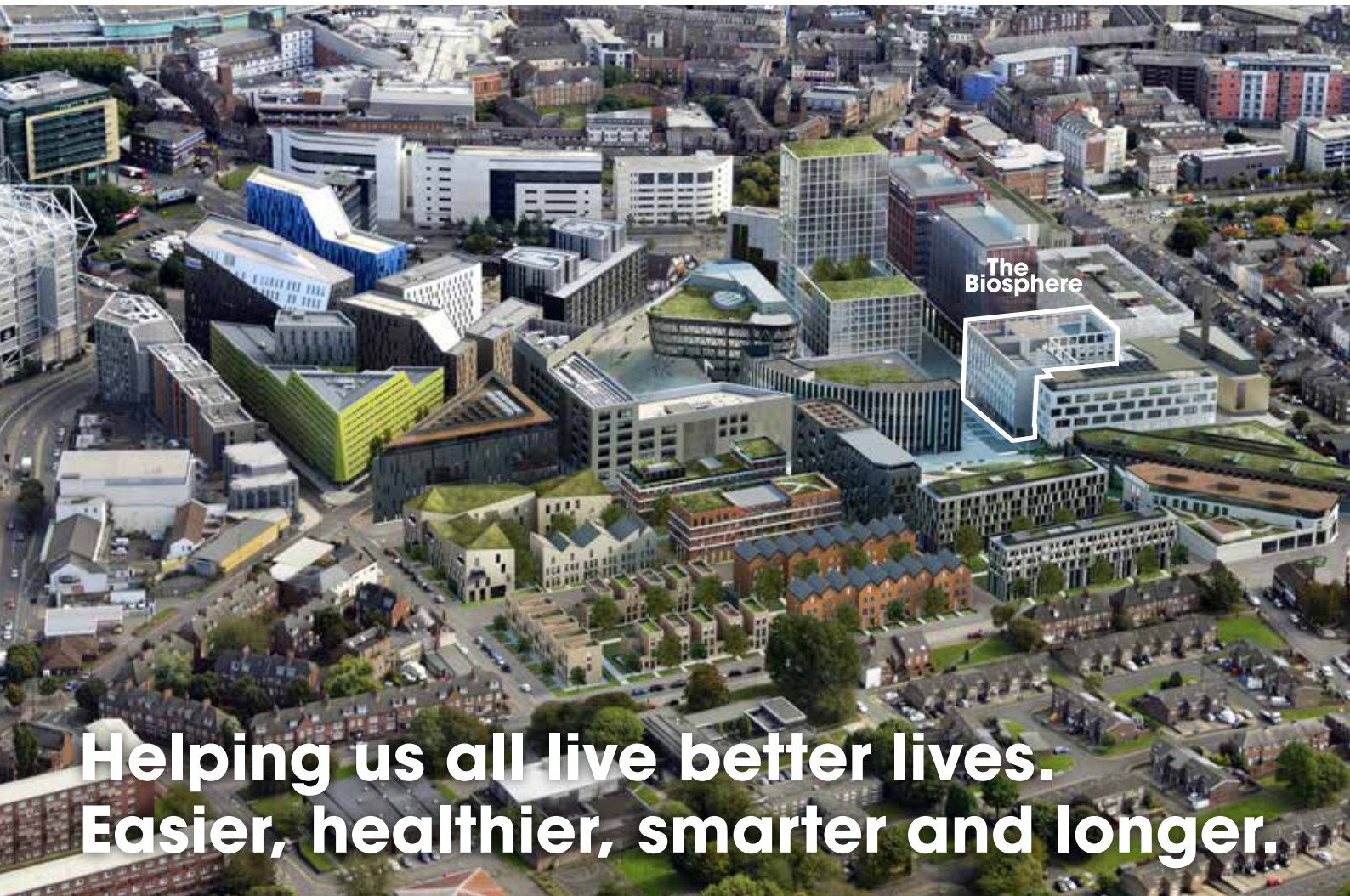
The Biosphere Newcastle is a specialist facility tailored to the commercialisation of life sciences and innovation, research and development in the North East of England's regional and economic capital.

We offer high-quality biology and chemistry laboratories, Grade A offices and conference space in Newcastle upon Tyne's bustling city centre.

**90,000** sq ft

Biology and chemistry laboratories  
and high-quality office space





**Helping us all live better lives.  
Easier, healthier, smarter and longer.**

Newcastle  
**helix**



- One of the largest developments of its kind in the UK
- Mixed-use, prime city centre location
- Innovation hub for investors, businesses, scientists and citizens

For more information, visit [newcastlehelix.com](http://newcastlehelix.com)

**Newcastle is a city with a reputation for research excellence in life science and innovation, and is home to one of the UK's largest NHS trusts, with more specialist services than any other group of hospitals outside of London.**

The city has built a global reputation as a UK hotspot for clinical trials, supported by pioneers at Newcastle upon Tyne NHS Hospitals Trust, Newcastle University and Northumbria University.

The North East is one of the strongest regions in the UK for exports of medical and pharmaceutical products, with the commercial base underpinned by a broad range of expertise including biotechnology and novel therapeutics.

The North East's reputation for clinical research places numerous sector-specific assets within easy reach, supporting the entire bench to bedside pathway.

## The Newcastle Helix family



The Biosphere



The Core



The Urban Sciences Building



Learning & Teaching Centre



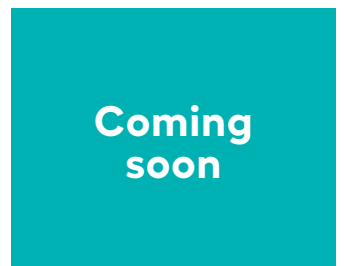
National Innovation Centres for Ageing & Data



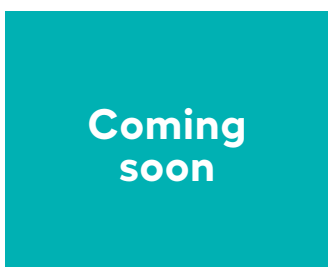
The Key



The Lumen



The Energy Centre



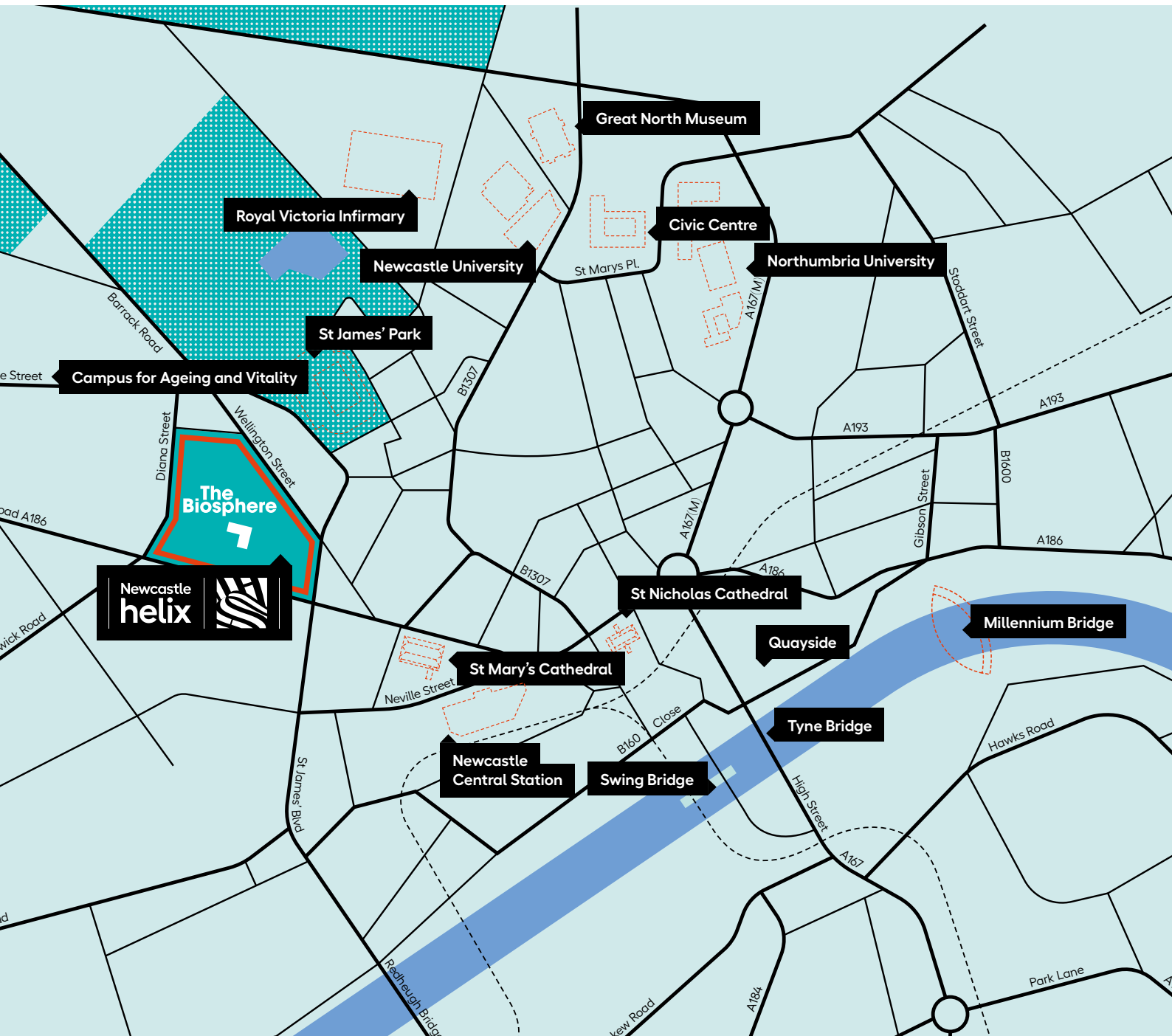
The Garage



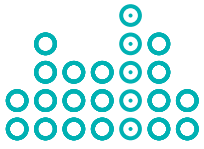
The Spark



Residential



# Local connections



One of the largest sites of its kind in the UK



Mixed-use, prime city centre location



Innovation hub for investors, businesses, scientists and citizens



Emphasis on pedestrian movement



Secure multi-storey car parking



Secure cycle parking



Excellent public transport network – bus & Metro



Local amenities



Site waste management



London King's Cross  
2 hours 40 minutes



Edinburgh Waverley  
1 hour 25 minutes



Newcastle International Airport  
25 minutes



# Accommodation

## Level

<b>5</b>	<b>Lettable freezer farm with back-up generator, comms room, cycle storage</b>
<b>4</b>	<b>Fitted laboratories and write-up space</b>
<b>3</b>	<b>Fitted laboratories and write-up space</b>
<b>2</b>	<b>Fitted laboratories and write-up space</b>
<b>1</b>	<b>Fitted laboratories and write-up space</b>
<b>0</b>	<b>Grade A offices, conference space and social mezzanine</b>
<b>LG</b>	<b>Reception and management</b>

### Our offer

- Flexible, adaptable space and lease terms subject to business requirements
- Short-term use available
- Co-working and virtual offers
- On-site management, staffed reception (8.00am – 5.30pm)
- Secure 24/7 occupier entrance
- Lab wash-ups
- ICT managed services
- Shower facilities
- Secure cycle storage
- Social mezzanine

### Additional services (chargeable, subject to agreement)

- Lettable freezer farm with back up generator
- Bookable meeting rooms
- Conferencing and events (up to 80 persons)
- Catering and hospitality
- General and specialist cleaning
- General and specialist waste disposal
- Additional ICT services





# Fitted laboratory specification

## Category II:

- Laboratory benches, shelving and moveable under-bench storage
- Laboratory sinks and taps
- Climate control
- Fume cupboards with 1.2m and 1.8m external width, 0.9m deep with an extract volume flow rate of 0.35m<sup>3</sup>/s
- Fume cupboards with cold water, drip-cup and electrical power supply
- Gas bottle storage areas (bottles, pipework, regulator outlets for tenant to provide to their individual requirements)
- Independent electricity metering
- Secure/lockable door-entry system
- Floor-to-ceiling windows with blinds
- Anti-slip vinyl flooring to lab
- Carpet tile to write up
- Multiple power and data outlets
- Controlled LED lighting
- Mechanically ventilated
- Labs maintain negative pressure



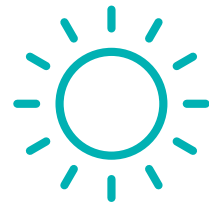
# Metrics



**Lettable freezer farm  
with back-up generator**



**BCO compliant  
office space**



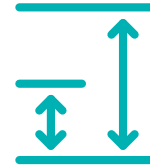
**Natural light  
to all work spaces**



**Floor-to-soffit  
full height glazing**



**Passenger lift and  
26 person goods lift**



**Double-height  
shared reception**



**Secure entrance and  
site security strategy**



**Dedicated drop off,  
pick up, delivery, collection**



**Combination of lab and  
office space available**



**Social hub, conference space and  
meeting areas**



**Equalities Act compliant**



**Variety of lab layouts  
on 6.6m grid**

# Grade A office suite (Level 0)

## Features:

- Floor-to-ceiling windows with blinds
- Exposed soffit ceiling with acoustic baffle
- Controlled LED lighting
- Multiple power and data outlets
- Independent electricity metering
- Secure/lockable door entry system
- Raised access floor with carpet tile

# Lab wash-up specification (Levels 2 & 4)

## Features:

- Autoclave
- Sink
- De-ionised water supply
- Glass wash



# Plug+Go Communications

## Features:

- Managed telephony, network and internet service
- Private, safe, secure network for your business with remote access via VPN
- Network security provided: firewalled, gateway antivirus, intrusion prevention
- Internet traffic shaping ensuring a reliable service
- Telephone and ICT ready to plug and go with wireless internet throughout the building
- Shared building internet connection – 1GB/1GB up/down, uncontended, resilient
- Cat 6a structured cabling throughout the building
- Business class Voiceover IP (VoIP) services with handsets provided and direct dial phone numbers available
- Meeting spaces furnished with SMART whiteboards shared via app and wireless connection from your own laptop to widescreen SMART TV

Additional services, such as rack space, negotiable on request



# Elevation





## Lower Ground

**Reception and Management Office**

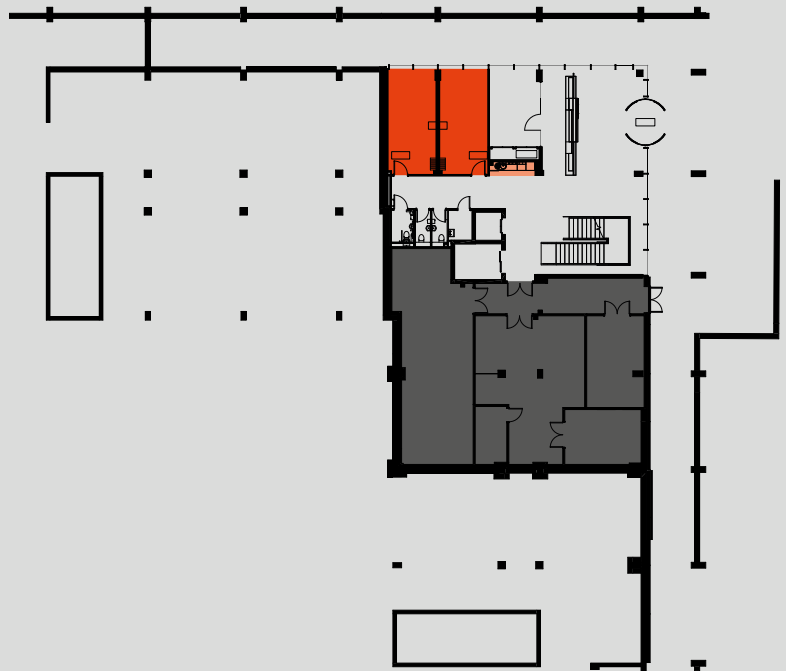
**Bookable meeting rooms x 2**

**Goods refuse and gas bottle store**

<b>Labs</b>	<b>0</b>
Starter	0
Small	0
Medium	0
Large	0

**Meeting & Social spaces**      **2**

**Offices**                      **0**



- Labs & write-up    ● Unfitted lab space    ● Office    ● Meeting rooms    ● Social hub & tea points
- Lab wash    ● Back-of-house/plant    ● Risers for fume cupboards    ● Freezer farm (Level 5)

Plans for indicative purposes only, not to scale. Estimated net internal lettable area.



# Level 0

Grade A Office Suite

Social mezzanine

Meeting rooms x 2  
(or conference for 80)

Social hub &  
tea points 1

Offices 12



# Level 1

Containment II

Fitted laboratories and write-up

Labs 15

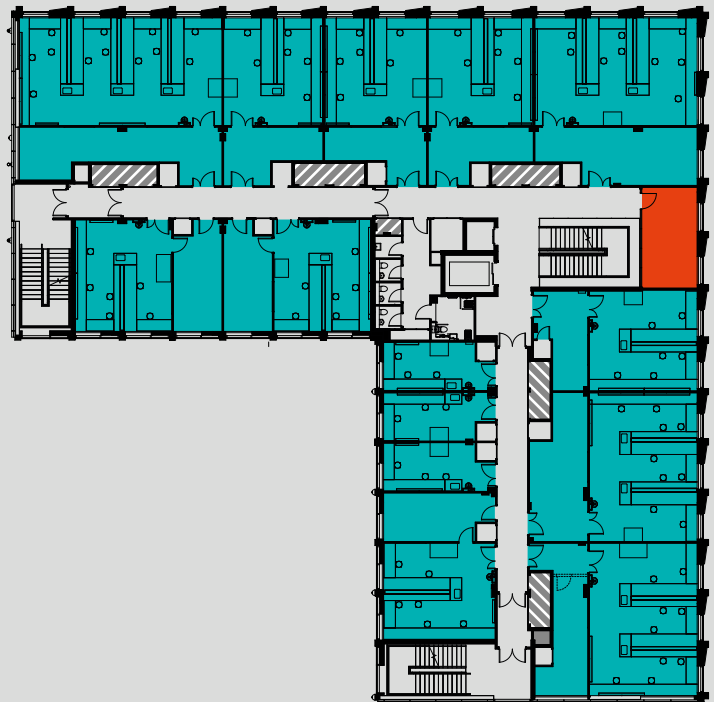
Starter 11

Small 1

Medium 3

Large 0

Meeting rooms 1



Plans for indicative purposes only, not to scale. Estimated net internal lettable area.





## Level 2

### Containment II

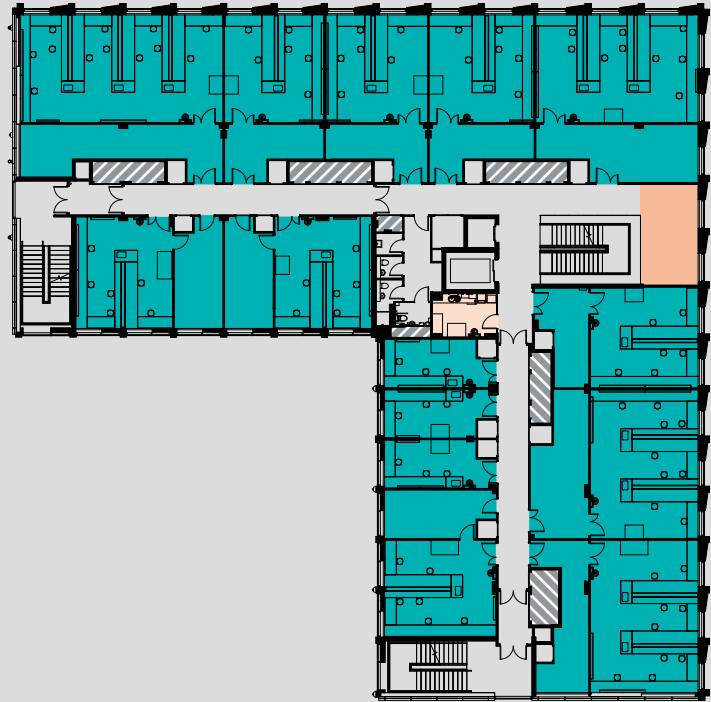
#### Fitted laboratories and write-up

#### Lab wash

<b>Labs</b>	<b>14</b>
Starter	11
Small	1
Medium	3
Large	0

<b>Social hub &amp; tea points</b>	<b>1</b>
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<b>Lab wash</b>	<b>1</b>
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## Level 3

### Containment II

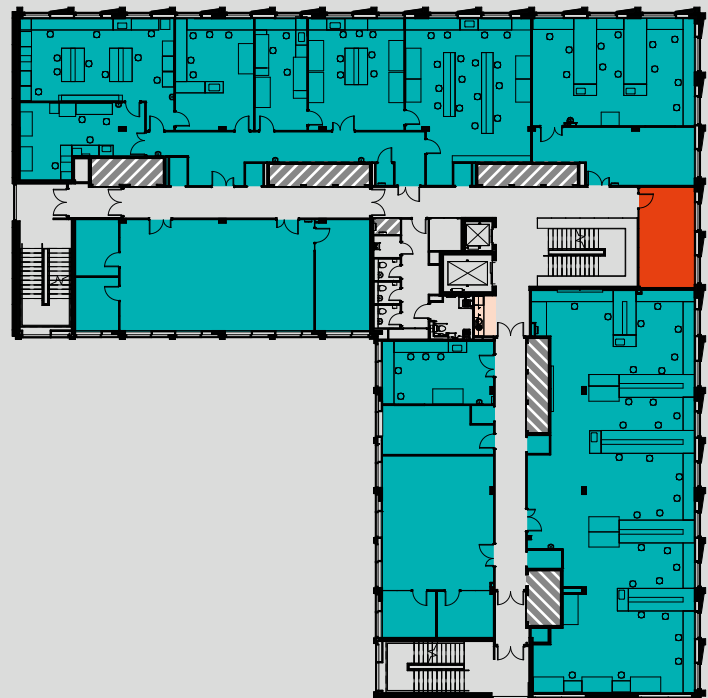
#### Fitted laboratories and write-up

#### Lab wash

<b>Labs</b>	<b>9</b>
Starter	1
Small	3
Medium	4
Large	1

<b>Meeting rooms</b>	<b>1</b>
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<b>Social hub &amp; tea points</b>	<b>1</b>
------------------------------------	----------



● Labs & write-up  
 ● Unfitted lab space  
 ● Office  
 ● Meeting rooms  
 ● Social hub & tea points  
● Lab wash  
 ● Back-of-house/plant  
 ● Risers for fume cupboards  
 ● Freezer farm (Level 5)



# Level 4

## Containment II

### Unfitted laboratories and write-up

#### Lab wash

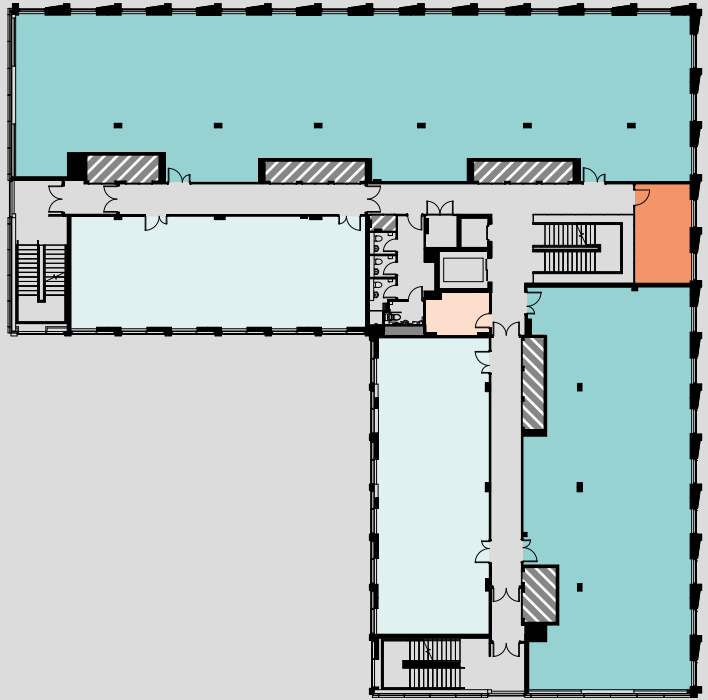
<b>Labs</b>	<b>2</b>
Starter	0
Small	0
Medium	0
Large	2

#### Social hub & tea points

1

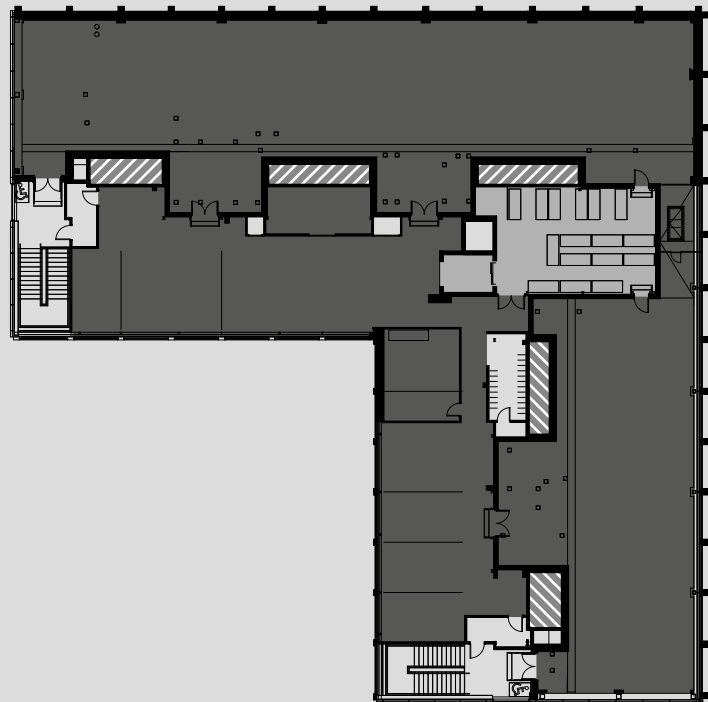
#### Offices

2



# Level 5

## Lettable freezer farm



- Labs & write-up
- Unfitted lab space
- Office
- Meeting rooms
- Social hub & tea points
- Lab wash
- Back-of-house/plant
- Risers for fume cupboards
- Freezer farm (Level 5)

Plans for indicative purposes only, not to scale. Estimated net internal lettable area.



## **Important notice:**

The information in this document gives a general overview of the property and is only given as a guide. It does not form any part of an offer or contract, and you must not rely on this information as statements or representations of fact.

Any descriptions and dimensions we refer to are given only as a guide and are not comprehensive or precise.

You should not take anything in this document as a statement that the property or any services or equipment in the property are in good condition or working order.

The information in this document is given without responsibility and you should not assume that the matters stated in it are accurate. Please make sure you inspect the property and carry out your own investigations before you agree to enter into any contract. You must rely on your own inspections, investigations and enquiries on all matters.

No one employed by the landlord (Newcastle City Council) has authority to make any promises or representations or give any warranties or assurances about the property.

The property's VAT position may change without notice.

## **Business rates:**

Chargeable.

Please note, the facility is yet to be valued by the Valuation Office.

## **Business Improvement District**

The Biosphere sits within Newcastle's Business Improvement District – a charge of 1% of rateable value is payable to NE1 on all properties with a rateable value of £20,000 or more.

## **VAT**

VAT is chargeable on rent and all services supplied.

## **Site and location**

Centrally provided by Helix Partners.

## Contact us:

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Newcastle upon Tyne  
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+44 (0) 191 277 7849

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www.thebiospherenewcastle.co.uk

### Funded and supported by

Newcastle  
**helix**

North East  
Local Enterprise Partnership

NORTHERN  
POWERHOUSE



European Union  
European Regional  
Development Fund

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