

PARMER CARDIFF  
WATERSIDE

Where life science comes together

# In a place where transformation is second nature



## Ideally placed to transform your business

As one of the four nations that form the United Kingdom, Wales has a population of three million people. Cardiff is the capital city of Wales. With a population of 360,000, Cardiff is a major UK city and a leading commercial, financial and cultural centre. Cardiff is home to Wales' devolved government and National Assembly which have

law and policy making powers in areas including economic development, transport, health and education. The historic Cardiff waterfront was central to the world's supply of coal during the first industrial revolution and is now an ideal location for new high-tech life science and healthcare businesses.



## Occupying a stylish contemporary setting

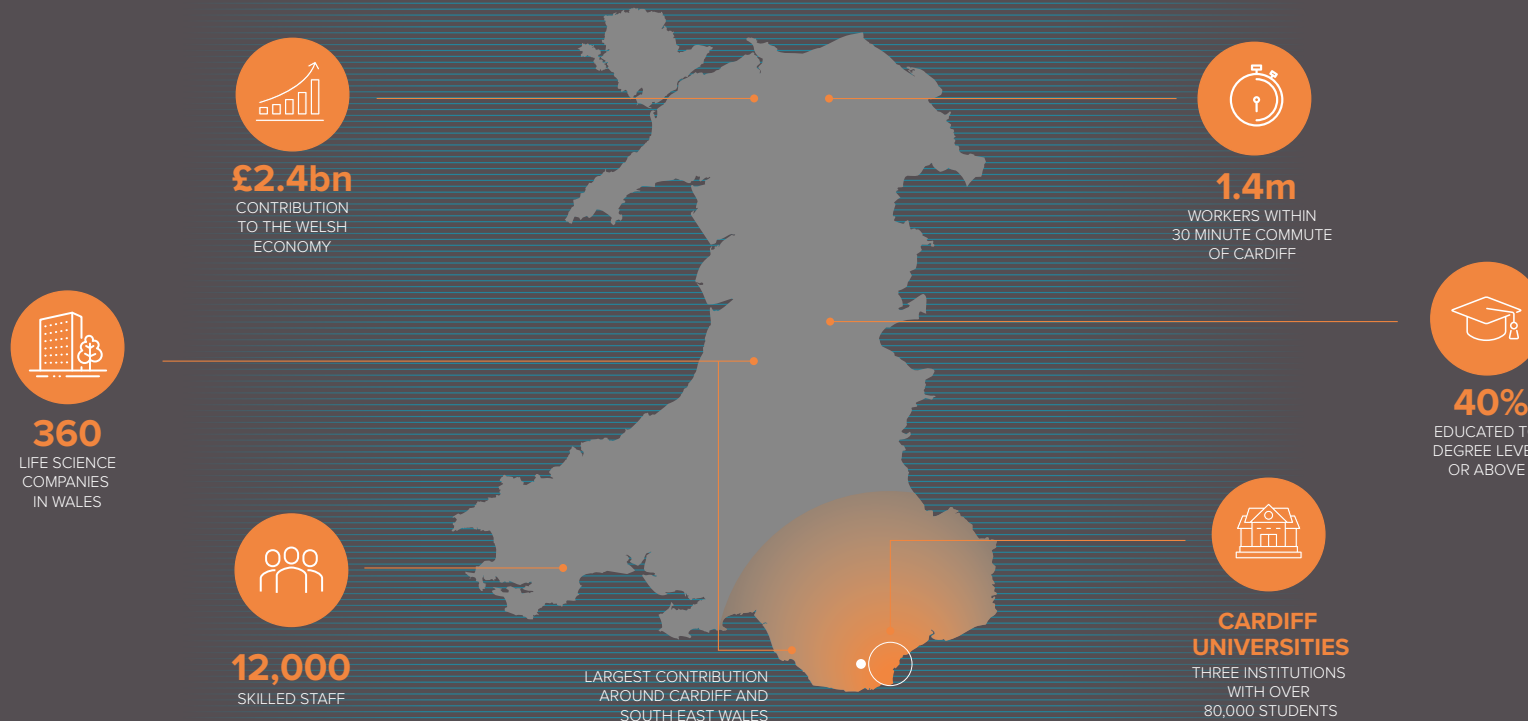


### Parmer Waterside

Parmer Waterside offers world-class workspaces surrounded by the light and open expanse of a cool, contemporary coastal setting, with easy access to the city centre and excellent wider transport links. Set beside Mermaid Quay, Cardiff Bay's leisure quarter, and world-renowned cultural hub.

Parmer Cardiff Waterside offers 400,000 sq ft of space across seven buildings, a multistorey car park and development sites. This brochure takes a look at the life science sector in Wales and shows why Parmer Waterside is the ideal strategic location for new and established life science companies.

# A thriving life science environment



## A valuable part of the Welsh economy

The life science sector is a thriving, high value, part of the Welsh economy. Over 360 medical technology, diagnostics, pharmaceuticals and digital health companies are based in Wales, with the largest concentration around Cardiff and the south east of Wales. The sector employs over 12,000 skilled staff and contributes £2.4bn to the Welsh economy.

Essential to the success of the life science sector is a supply of high quality and highly educated labour. 1.4 million workers live within a 30-minute commute to Cardiff and 40% of this workforce is qualified to degree level or above. Cardiff is also home to three universities each with specific excellence in life science subjects and over 80,000 students in total.



## Where close collaboration is key



An established network of health and life science organisations at the Parmer Waterside campus:

- **Abel and Imray**
- **Association of British Pharmaceutical Industries**
- **British Dental Association**
- **British Medical Association Cymru Wales**
- **Community Pharmacy Wales**
- **General Medical Council Wales**
- **Life Sciences Hub Wales**
- **Midatech**

### Prestigious accommodation

Close collaboration with healthcare providers such as the National Health Service (NHS) is vitally important to life science business growth, from research and development, to clinical trials and as the end user of many life science products and services. The NHS in Wales employs 78,000 staff and has a budget of over £9bn per year, making it one of the largest single healthcare providers in the UK and world-wide.

With world-class office, laboratory and storage spaces to let from 500 to 50,000 square feet, Parmer Cardiff Waterside offers life science businesses a strategic location whether they need a place to start trading, a regional presence or a prestigious global headquarters.



# Midatech at Parmer Cardiff Campus. Perfect chemistry.

Laboratory space within Caspian 1 Building



One of Cardiff's leading life science companies, with headquarters at 1 Caspian Point, (part of the Parmer Cardiff campus), Midatech Pharma PLC is a drug delivery technology company focused on improving the bio-delivery and bio-distribution of medicines.

The company combines approved medications with its innovative drug delivery technologies to provide products that have the potential to powerfully impact the lives of patients.

Midatech's Q-Sphera technology focusses on long-acting injectable drugs using their proprietary 3D printing technology that encapsulates medicines into bioresorbable polymer microspheres.

Midatech occupy a mixture of office and laboratory space within the building. The laboratory space was specifically designed to their exacting requirements.



## Midatech at Parmer Cardiff Campus. Perfect chemistry.



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“Midatech’s move to the Parmer Cardiff Campus has provided us an ideal world-class home for our operations. The high-quality facilities and excellent location help foster the innovation that is fundamental to the success of a life science company like ours.”

**Stephen Stamp**  
Chief Executive Officer  
Midatech Pharma

Driven by a team of scientists, engineers and pharmaceutical development specialists, Midatech is progressing with a pipeline of drugs in development in areas of high unmet need for the benefit of patients.



# Space to feel rejuvenated

“ Mermaid Quay, waterfront shopping and leisure destination



## Mermaid Quay

On the doorstep of the Parmer Cardiff Campus is the stunning waterfront location of Mermaid Quay. It's the perfect place to take a break from the office and experience all it has to offer.

With 30+ restaurants, bars, cafés and a cinema, Mermaid Quay its the ideal accompaniment for occupiers of Parmer Cardiff.

## Atlantic Wharf Arena & Square Development

The new Atlantic Wharf development will be a great addition for Cardiff Bay, delivering more leisure, retail and cultural facilities for occupiers and visitors. The development will also bring forward a new Metro transport link direct from Cardiff's Rail and Bus Interchange at Central Station, enhancing the links between the Bay and the Cardiff City Centre.



and exhilarated



17,000-capacity events arena

A modern, mixed-use development includes food and leisure amenities.

A new cultural centre incorporates the Wales Millennium Centre production space, Art Gallery, and the 'This is Wales' fly-through visitor attraction.

A landscaped public square includes an events space, seating areas and free children's activities.



The development will also include a 150-bedroom, four-star hotel. 150,000 sq ft of office space and up to 1,100 new homes.

A new transport hub connects the metro line between the Bay, City and new St Mellon's stations, and superb pedestrian and transport links including buses, cars, cycles, and scooters.



# National and international connections



Cardiff is within easy reach of London, Bristol, the Midlands and the North West.

A train from central London arrives in two hours, and direct rail links to cities such as Bristol, Birmingham and Manchester mean Cardiff Central Station is one of the busiest in the UK.

Cardiff Airport is also a thriving base, with more than 50 direct destinations, including daily Qatar Airlines flights to the Middle East and onward worldwide destinations.

Travel around the city is served via comprehensive bus and rail networks.

A major planned capital infrastructure project, the South Wales Metro, will further boost the city's connectivity.



# A thriving mixed-use community ... live, work and play



- 1 1 CASPIAN POINT
- 2 2 CASPIAN POINT
- 3 PIERHEAD STREET CAR PARK
- 4 REGUS
- 5 ARUP
- 6 SCOTT HARBOUR
- 7 3 ASSEMBLY SQUARE



# Unique properties at the heart of Cardiff Bay





# PARMER CARDIFF WATERSIDE

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For further details and to arrange a viewing, please contact:

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