



HEMISPHERE
A PLACE FOR PEOPLE TO
COME TOGETHER



An eco trailblazer

Boasting the central position on Paddington Village in Liverpool's Knowledge Quarter, HEMISPHERE will be a new, 8-storey, stand-out 120,000 sq ft commercial building.

In addition to becoming the first operational net zero carbon new build office development in the Liverpool City Region, HEMISPHERE aspires to achieve a Platinum WELL Standard, a BREEAM Excellent Rating, a WiredScore Certification and NABERS 5.5*. We are not holding back.

Complementing its iconic neighbour, The Spine, HEMISPHERE will be designed to showcase a different part of the human anatomy.

Getting its name from the two sides of the human brain, where the right-hand cerebrum is creative and imaginative and the left academic and logical, HEMISPHERE will embody these characteristics, not only making it creative and imaginative but also logical and post-pandemic resilient.

The building's design is revolutionary, with it being quite literally split down the middle, like the two cerebral hemispheres. Each side will have its own personality, look and feel and will feature elements that differentiate it from the other.

Down the centre will be an incredible light installation that replicates the Longitudinal Fissure in the human brain, which is the part of the body that is responsible for transferring information from the brain to the rest of the body.



WELL Platinum



BREEAM Excellent



NABERS



WiredScore

WiredScore



Whilst legislation dictates that we reach net zero carbon by 2050, most innovation-led businesses have pledged to beat that by 10, 15 or even 20 years.

If you have committed to the latter, or are thinking of doing so, with less than 7 years to meet that target, it is now time to set off on your corporate journey to net zero.

By moving into HEMISPHERE you will be making 'one giant leap' to net zero, which is better than writing a cheque to offset your carbon use.

Achieving net zero may feel like an impossible task, but here at Sciontec we can help you set off on the right track.

IT'S TIME TO SET OFF. NOT JUST OFFSET.

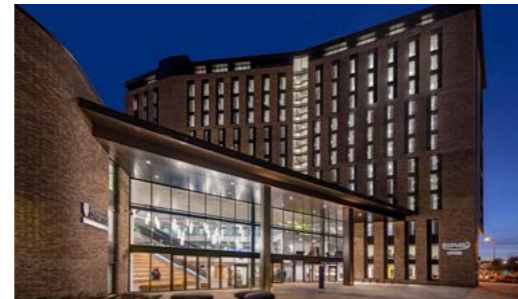


Paddington Village

Liverpool's new innovation-led city-centre business district.

Paddington Village is a new destination for businesses to thrive in the Knowledge Quarter Liverpool Innovation District.

Paddington is an urban village that has Science, Technology, Education and Health within its DNA. With places to work, live, stay, eat and socialise, Paddington Village is being developed in two phases, with the first phase already well underway.



The beating heart of KQ Liverpool

Paddington Village began to rise from the ground back in 2017 and is now proudly home to The University of Liverpool International College, a medical centre, a brand new Multi-Storey Car Park and The Spine.

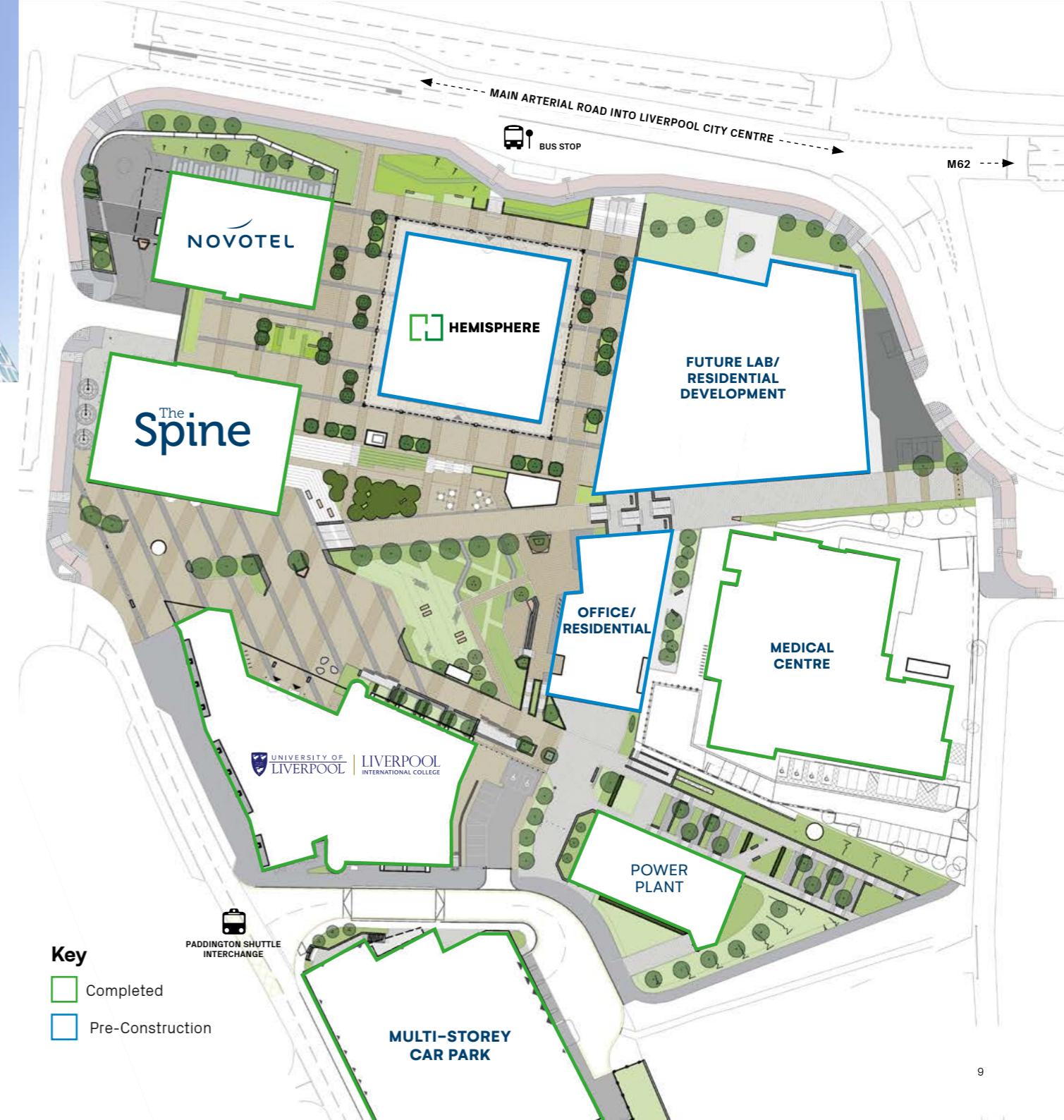
It is also home to Novotel Liverpool Paddington Village, a stunning new 221-bed hotel, which includes 39 Studio Apartments perfect for those longer stays.

Plans for the remaining plots are advancing at pace, with a brand-new lab space, residential development and this net zero office building, HEMISPHERE.

At the centre of all of this will be an expansive public square, complete with trees, biophilia, street furniture and numerous places for people to relax and enjoy the Liverpoolian sunshine.



It will also double up as an events space, for anything from farmers markets to concerts, with all of the required infrastructure in place to turn any occasion into a real 'moment'.



KQ Liverpool

A world-leading innovation district



Paddington Village sits at the heart of KQ Liverpool, which is a 450-acre urban Innovation District, and home to some of the world's most influential players in science, health, technology, education, music and the creative and performing arts.

Ultimately KQ Liverpool is a place that is greater than the sum of its parts. A place that brings together like-minded businesses, academics, clinicians and scientists for the greater good.



As a Sciontec customer at HEMISPHERE, you would not just be another occupier in a building, you would be a part of the wider KQ Liverpool community and have the flexibility to move around within our portfolio.

Innovation & Growth Services

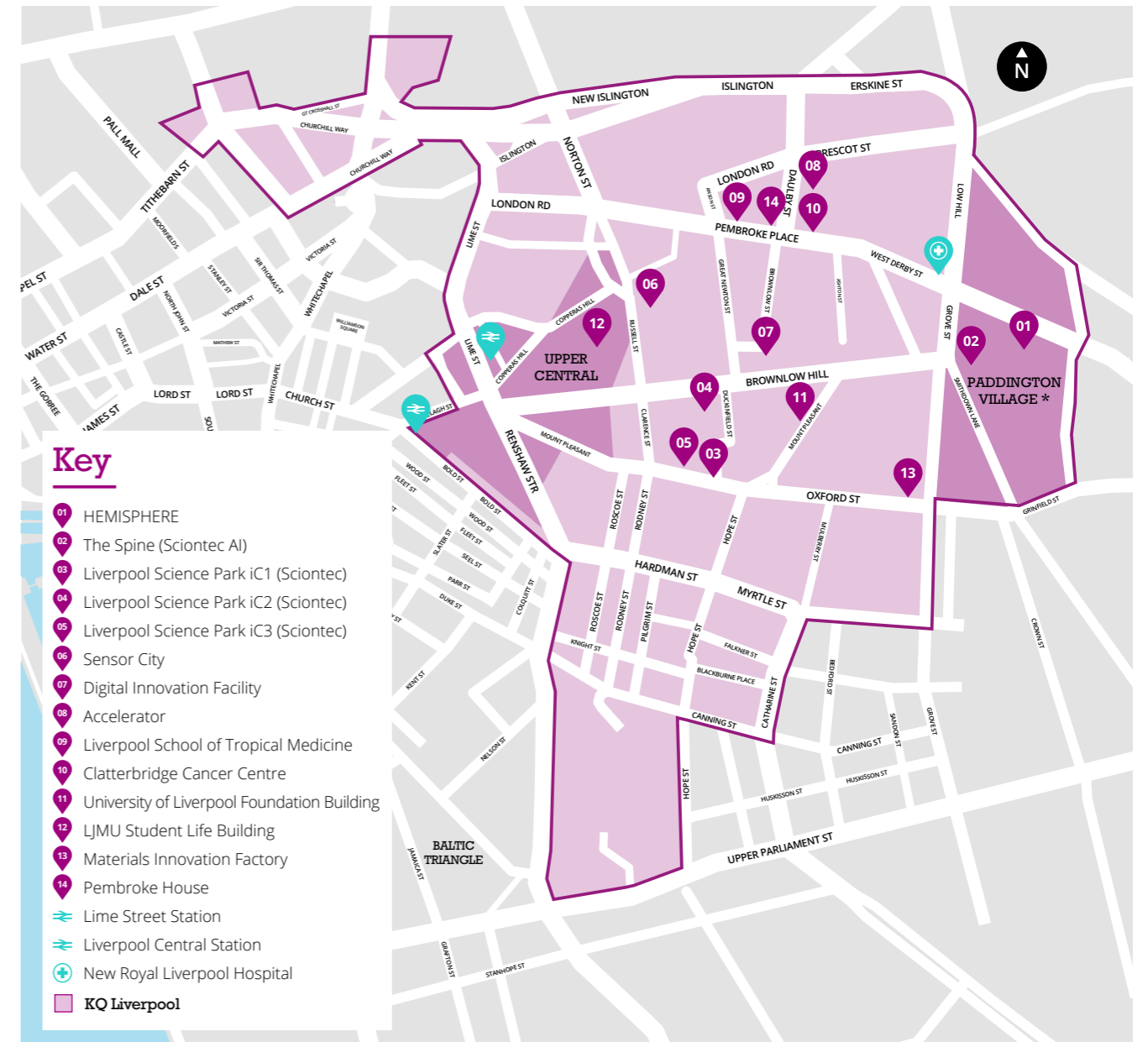
The KQ Liverpool ecosystem thrives thanks to its collaborative outlook and partnership networks. This active collaboration is delivered through a number of bespoke initiatives.

The dedicated KQ Liverpool team works to facilitate these connections, create bespoke business support programmes and run a series of events, which is all provided at no cost to the businesses that benefit from them.

FIND OUT MORE:



Our innovation ecosystem



Connecting the dots at HEMISPHERE

Helping businesses to navigate
the talent pool

Home to the original Red Brick and internationally renowned Russell Group University (the University of Liverpool), one of the UK's top five young universities (Liverpool John Moores University) and the first institution in the world dedicated to tropical disease research (Liverpool School of Tropical Medicine), KQ Liverpool is a key driver of the Liverpool City Region's knowledge economy and a hub for world-leading innovation.

You would also be at the heart of Liverpool's knowledge community, with direct links to leading institutions and adjacent campuses with in excess of 70,000 students.

Through the universities based within KQ Liverpool, we can offer partnerships with incoming businesses that would connect you with students from their first year right through to graduation. With options for summer internships and year in industry placements, this can give businesses unrivalled access to the country's best graduates.

For example, a company wanting to access graduates with a financial background would be linked directly with the Head of Faculty at the University of Liverpool to tap into the accounting, finance and economics department which is ranked 1st in the Russell Group for teaching quality and student experience.



HEMISPHERE

Come together, **right now**

Breaking ground in late 2023 and opening in late 2025, HEMISPHERE is Liverpool's answer to the post-pandemic office.

As hybrid working becomes the norm for most businesses, it is vital that we not only encourage our people back into the office but that we give them a reason to want to be there. That is why we have gone above and beyond when designing the services and amenities that are available within HEMISPHERE.

Costing over £56m to build, HEMISPHERE will have sustainability, health and wellbeing within its DNA and will be designed to encourage collaboration, accidental encounters and deliberate interactions.



HEMISPHERE IS A PLACE WHERE PEOPLE COME TOGETHER.

HEMISPHERE will be the first new build office development in the Liverpool City Region designed to be operational net zero carbon and is the perfect place for you to set down roots.

Designed to the principles of a Net Zero Building in operation, HEMISPHERE will achieve 55kwh/m2 per year as suggested by the LETI guide (The London Energy Transformation Initiative) and RIBA 2030 challenge.



Embodied Carbon

30% LESS THAN A TYPICAL OFFICE BUILDING



Energy Consumption

30% LESS THAN A TYPICAL OFFICE BUILDING



Glazing

40% LESS THAN A TYPICAL OFFICE BUILDING



Opening Windows

20% MORE THAN A TYPICAL OFFICE BUILDING

From zero to hero

Environmental design features include:



The depth of the façade ensures that it self-shades as much as possible, significantly reducing the energy load for the building.



Less than 50% of the building will be glazed to reduce heat loss. We will also be introducing openable windows to allow the building to breathe naturally!



Vertical risers in the core have been increased in size to deliver 13 litres/sec of fresh air to office areas – This will help to significantly reduce CO2 levels to below 800ppm.



Additional filtration is included on the rooftop air handling units to minimise the amount of pollution that can come into the building.



An innovative internal wet heating system that captures waste-heat from one part of the building and redistributes it to other areas that require more heating.

CHANGE YOUR LIFE, CHANGE THE WORLD.



The inner workings

Premium office space with external terrace



16,000 sq ft fully divisible floor plates

Cycle store, changing room & showers (basement level)




Coworking & all-inclusive private offices

Double-height atrium




Café lounge



 **120,000**
Total Sq Ft

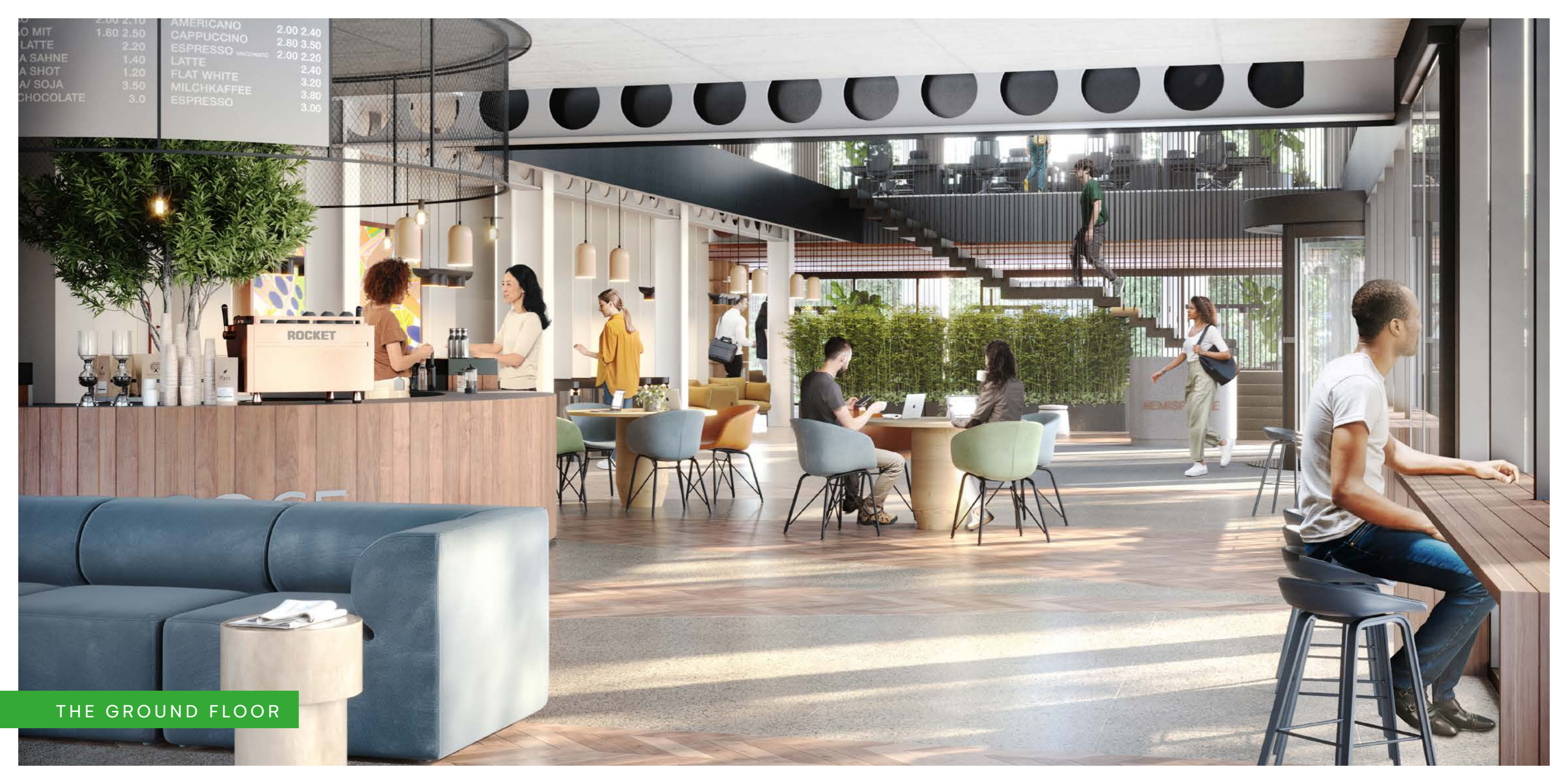
 **8**
Floors

 **CAT A**
Finished

 **2.9m**
Ceiling Height

Multi-purpose events space

8m of stunning public realm
& outdoor workspace



COFFEE	2.00	2.10
AMERICANO	2.00	2.40
CAPPUCCINO	2.80	3.50
ESPRESSO	2.00	2.20
LATTE	2.40	
FLAT WHITE	2.40	
MILCHKAFFEE	3.20	
ESPRESSO	3.80	
	3.00	

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	3.00	

THE GROUND FLOOR

Thought provoking design

The ground floor A closer look...

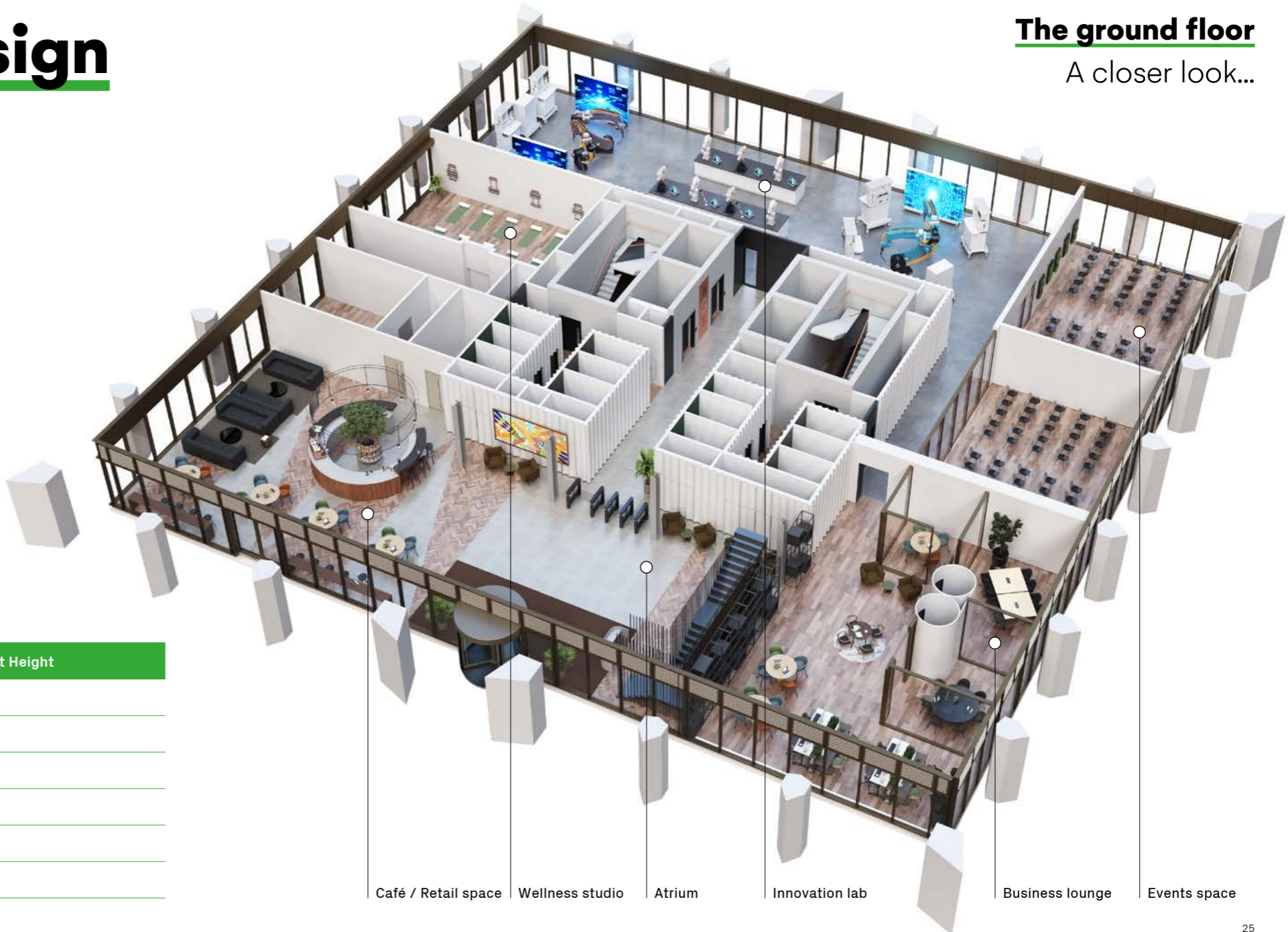
The main entrance to the building will be from Paddington Square to the south and once inside the building the double height foyer will lead to a host station, central core, back of house facilities, café, dining space and a fully equipped wellness studio.

We are planning to include an Innovation Lab, building on the success of our facility at Liverpool Science Park. It will be a shop window to the world for net zero carbon innovation and technology.

Unique workstations have also been created using biophilic principles, bringing the outside in and blurring the lines between internal and external spaces. These unique spaces, known as internal planted glasshouses, will become private formal meeting rooms within the ground floor, providing privacy within a unique working environment.

Whilst these spaces will be critical in supporting small scale collaboration, our stunning, multi-purpose event space will be available for all of customers to use when they need something bigger, or a little different.

From full team briefings to product launches, or cooking demonstrations to puppy yoga classes, TOGETHER, is our approach to event space. It will be flexible, adaptable and agile.



Floor / Space	Size (net)	Floor to Soffit Height
Atrium	1,722 sq ft / 160 sq m	5.8m
Café / Retail space	1,615 sq ft / 150 sq m	2.9m
Innovation lab	3,552 sq ft / 330 sq m	2.9m
Events space	2,260 sq ft / 210 sq m	2.9m
Wellness studio	861 sq ft / 80 sq m	2.9m
Business lounge	1,722 sq ft / 160 sq m	2.9m

Decisions, decisions

HEMISPHERE has been designed to be flexible — future proofing it for many years to come. Gone are the days where adapting, dividing, or splitting a building is too costly to consider.

Its impressive 16,000 sq ft flexible floor plates can accommodate companies of all kinds, giving occupiers the freedom to design a place that will work for them, for years to come.

Within the lower floors of the building will be our serviced office product, **Sciontec AI**, where you can find anything from a single desk to an all-single-all-dancing private office.



Which Sciontec AI (All Inclusive) option, on Floor 1, is right for you?

Flexi Space Membership:

Perfect for anyone who just needs a space to plug-in and go. By taking a Flexi Space weekly membership with us, you will have access to a desk, chair, locker and WiFi as standard.

What's more you'll be sharing the space with other like-minded, innovative entrepreneurs and will have the option to move around or grow your business as and when you need to.

4-week advance payment required

4-week cancellation policy

Project Team Space:

Are you part of a project team that is temporarily looking for a space to collaborate? Our Project Team Space will provide you and your colleagues with a dedicated area to work and feel inspired.

You'll be allocated a permanent bank of desks, chairs and lockers and given access to WiFi within the main open plan part of the floor.

1-month advance payment required

1-month cancellation policy

Private Space:

If you need something a little larger or more private then this is the option for you. Again, each person will have a desk, chair, locker and WiFi but all in the confines of your own little haven.

And, don't worry, we have a variety of offices available should you need a bigger space in the future.

1-quarter advance payment required

Managed Space:

This is the daddy of all workspaces and offers you and your team a larger, fully furnished office, complete with private entrance, phone booths, meeting rooms, breakout space and a kitchenette.

Whilst this is the largest space on offer within the Sciontec AI demise, there are plenty of options to move within the building and wider portfolio should you need to in the future.

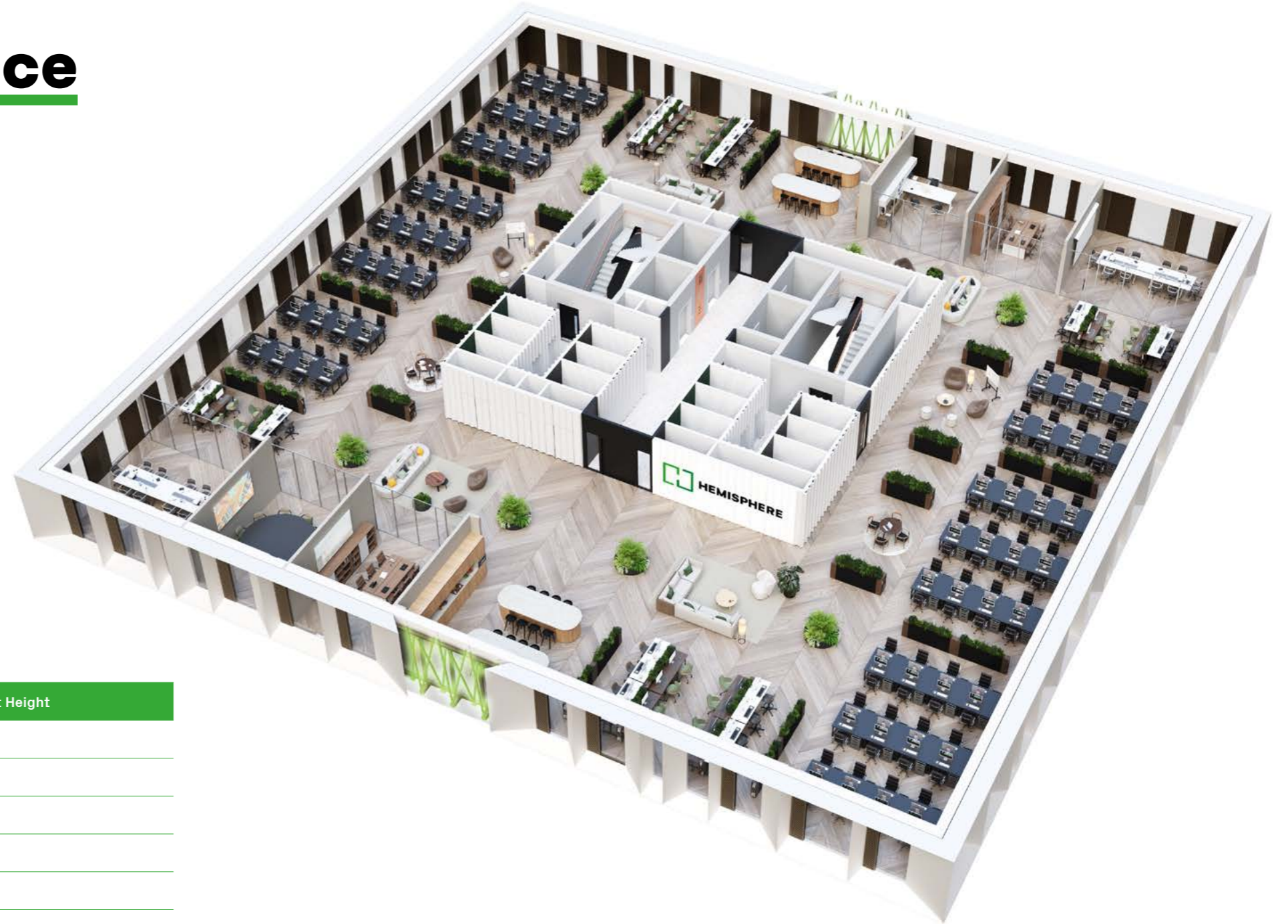
Every Sciontec AI customer gets access to WiFi, discounted meeting rooms, breakout spaces and a kitchenette, at no extra cost.

Future-proof workspace

Floors 2-6 — An example layout


Each full floor can accommodate around 176 people with ample space for workstations, meeting rooms, reception space, breakout areas and kitchen and dining facilities.

What's more, we will provide you with a CAT-A finish so the space will be ready and waiting for you to put your stamp on it.



 **16,088**
Sq Ft

 **176**
Workstations

 **5**
Meeting Rooms

Floor	Size (net)	Floor to Soffit Height
Second	16,088 sq ft / 1,495 sq m	2.9m
Third	16,088 sq ft / 1,495 sq m	2.9m
Fourth	16,088 sq ft / 1,495 sq m	2.9m
Fifth	16,088 sq ft / 1,495 sq m	2.9m
Sixth	16,088 sq ft / 1,495 sq m	2.9m

A room with a view

Floor 7 — An example layout

Within the workspaces you will also find opening windows (yes you read that right), stunning stairwells to encourage people to walk up to their floors, and on the top floor will be the jewel in our crown — a stunning roof terrace with views over Paddington Square.

Running the full length of the buildings, this 1,300 sq ft outdoor space will be the perfect place to get some fresh air, take in the fantastic views or even hold an informal meeting.



14,714
Sq Ft

100
Workstations

5
Meeting Rooms

Floor	Size (net)	Floor to Soffit Height
Seventh	14,714 sq ft / 1,367 sq m	2.9m
Seventh – Balcony	1,315 sq ft / 122 sq m	NA

Healthy from head to toe

We're passionate about creating places that actually improve our customers' physical health, mental wellbeing and productivity, which is why we are committed to building HEMISPHERE to achieve a Platinum WELL Standard.

But, it doesn't stop there, there are a number of other features throughout the building to help us on our mission.

In the basement of the building there will be a cycle hub, which has been designed to celebrate cyclists of all abilities (and enthusiasm). The bicycle store includes space for a generous 166 bicycles, and a variety of storage options will be provided for different types of bikes, including E-charging points.

Leading directly from the undercroft is a staircase, which provides access to the showers, lockers and vanity space. These facilities not only cater for the needs of those who travel to work by bike, but also for those who may wish to get changed and go straight out from work or attend a class in the wellness studio, which is located on the ground floor and has direct access to the stunning outdoor spaces.

Furthermore, there will be fresh towels available for you to use, so gone are the days of trying to dry your damp towel before the next use.



Electric Charging Point and Bicycle Service Station



Fresh towels & toiletries



12 Showers



166 Cycle spaces & lockers

Taking the inside out

HEMISPHERE will be surrounded by 8m of public green space and rather than taking the outside in, will take the inside out.

With outdoor workspace and spaces for exercise and relaxation, HEMISPHERE will provide somewhere for both occupiers and the general public to enjoy.

The positioning and design of the ground floor amenities will also encourage people to interact, explore and embrace the city.

Extra attention will be given to outdoor spaces, connecting them seamlessly with the ground floor and reception area, ensuring that there is sufficient shade and shelter from the elements.

This space will create a raised podium, defining the difference between private and public areas. The level difference allows for terrace seating to the front, whilst planting and trees create privacy and a natural canopy to allow for greater usability in differing weather conditions.



Here, there and everywhere

HEMISPHERE could not be better placed.

It is within walking distance of the city's two main train stations - Lime Street and Central - which will connect you to the underground train (yes, Liverpool has an underground network) and the mainline into Manchester within a matter of minutes.

There are also countless cafés, restaurants, delis, bars, takeaways and shops right on the doorstep.

What's more, plans are also in place to expand the Paddington Shuttle into a new rapid transit 'trackless tram' system – connecting Paddington Village to the main train stations and retail core.



	LIVERPOOL ONE 10 MINUTES	WATERFRONT 24 MINUTES
	M53 MOTORWAY 11 MINS	M62 MOTORWAY 8 MINS
	LIVERPOOL AIRPORT 25 MINS	MANCHESTER AIRPORT 50 MINS
	MANCHESTER 45 MINS	BIRMINGHAM 2 HOURS
	MANCHESTER 35 MINS	LONDON 2 HOURS
	CENTRAL EUROPE 2 HOURS	EAST COAST USA 8 HOURS



What's around

- 01: HEMISPHERE
- 02: Bean Coffee & Kensington Bar (Novotel)
- 03: Base Café (The Spine)
- 04: Subway
- 05: Caffé Nero
- 06: Costa
- 07: Greggs
- 08: Tesco Express
- 09: The Waterhouse Café
- 10: Land (LSP)
- 11: Everyman Theatre & Cafe
- 12: Pen Factory
- 13: Hope Street Hotel
- 14: Bold Street
- 15: McDonald's
- 16: Pure Gym
- 17: Starbucks
- 18: UoL Sports and Fitness Centre
- 19: ATM
- 20: Tesco Express
- 21: Post Office



Technical Specification

Building



Smart Building Management System

WiredScore Certification

24-hour access

Double-height entrance

Onsite café/retail space

Multi-purpose events space

Secure basement parking & EV Charging

4 x 17 person lifts

Customer portal

Air source heat pump



Health & Wellbeing



166 bike spaces

E-bike charging points

166 lockers

Heated lockers

12 showers

Changing cubicles & vanity units

Complimentary towels and toiletries

Bicycle service station

Fully equipped wellness studio

External wellness areas



Office



Platinum WELL

NABERS 5.5*

BREEAM 'Excellent'

EPC Rating A

Exposed soffit with LED lighting

Floor to ceiling height: 2.9m

Full access raised floor

Assumed occupancy 1 per 10m²

Smart building intelligent lighting controls

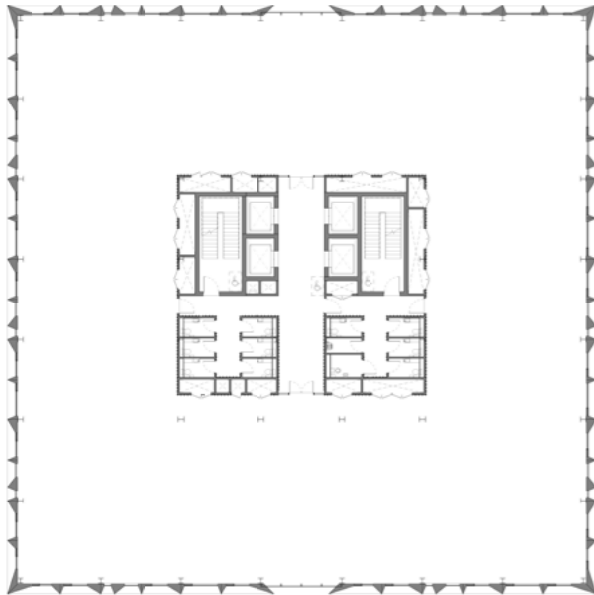
Option for openable windows



Floor plans

If you're looking for something a little smaller than a full floor, then we can help. Floor plates can be easily divided into two, three or even four to create a more bespoke size.

Typical floor plate - Unfurnished

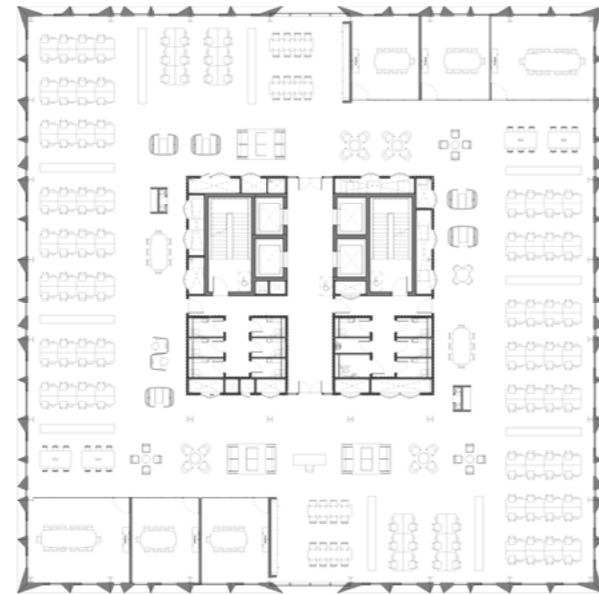


16,088
NIA: Sq ft



19,397
GIA: Sq ft

Example Configuration - Single occupier



16,088
Total Sq ft (per occupier)



150
Workstations (per occupier)

Example Configuration - Two occupiers



8,044 (Office 1)
8,044 (Office 2)
Sq ft



75 (Office 1)
75 (Office 2)
Workstations

Example Configuration - Four occupiers



3,433 (Office 1)
4,025 (Office 2)
3,595 (Office 3)
3,616 (Office 4)
Sq ft



32 (Office 1)
38 (Office 2)
34 (Office 3)
34 (Office 4)
Workstations

Sciontec Developments Limited

The Sciontec vision is to develop and operate the most innovative science and technology buildings in the world.

Sciontec Developments Limited

Registered number: 11570273

Registered address: Liverpool Science Park, 131 Mount Pleasant, Liverpool, L3 5TF

bruntwood
SciTech



sciontec



Sciontec Developments Limited (Sciontec) is the commercial spin out of Knowledge Quarter Liverpool (KQ Liverpool).

Owned by Liverpool John Moores University, the University of Liverpool, Liverpool City Council and Bruntwood SciTech, it operates Liverpool Science Park, manages Sensor City and Sciontec AI at The Spine, and is developing new, world-class science and technology facilities across Liverpool City Region.

Sciontec
[Sci-on-tec]

noun

1. The culmination of science, innovation and technology.
2. Also Scion - the detachment of a young shoot or bud for replanting.

JOIN US ON YOUR JOURNEY TO NET ZERO.



Want to know more?

Let's do this together.

To find out more about how Sciontec can provide the perfect environment for your business, please contact:

hemisphere@sciontec.co.uk



CBRE
0151 224 7666
www.cbre.co.uk



Knight Frank
0161 833 0023
KnightFrank.co.uk

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