



MIX MANCHESTER



# MAKING. CHANGE. REAL.

Welcome to MIX MANCHESTER, the UK's best connected science, innovation, and manufacturing campus where forward-thinking occupiers have the flexibility to bring their ideas to life across 2M sq ft of advanced manufacturing, R&D, laboratory, and office space with complementary hotel and amenity uses.

Uniquely positioned to serve as Manchester's manufacturing and innovation exchange, MIX MANCHESTER is perfectly placed to complement and support the growth of the region's established life sciences, advanced materials, digital and technology, and clean technology economies. The scale of opportunity, access to talent and research institutions, and unrivalled connectivity creates a place like nowhere else.

And it's here that everyone from ambitious start-ups to cutting-edge global brands, can join a thriving ecosystem where a like-minded community of partners, producers, and pioneers can succeed on an international stage.

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# MANUFACTURING INNOVATION EXCHANGE







# THE CAMPUS



# MASTERPLAN

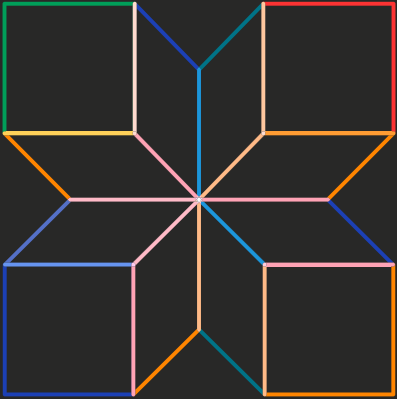
Designed over a two-year period, MIX MANCHESTER is conceived as one of the 5 largest science and innovation campuses in the UK, delivering a total of 2M sq ft with a unique focus on advanced manufacturing.

The masterplan has been meticulously designed to enable a world-class ecosystem of complementary uses.

<div></div>	LARGE SCALE MANUFACTURING (INC. GMP)
<div></div>	MEDIUM SCALE MANUFACTURING (INC. GMP & ADVANCED THERAPIES) & R&D LABS
<div></div>	MID TECH UNITS
<div></div>	OFFICE
<div></div>	HOTEL
<div></div>	MSCP



OPEN FOR MASTERPLAN



MIX MANCHESTER



# MASTERPLAN

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# SPACE TO INNOVATE

Driven by the exacting needs of science and innovation occupiers, there is a range of building types available including advanced manufacturing, R&D, laboratory, and office space, all of which can be built to suit the needs of the end-user.



## MID-TECH INDUSTRIAL

- Flexible lab / manufacturing / industrial
- Single storey (7m + ceiling height) with opportunity for additional mezzanine floors
- Supported by R&D / office facilities
- Suitable for pilot plant and scale-up facilities
- Spaces from 2,000 to 50,000 sq ft



## LARGE SCALE MANUFACTURING (INC. GMP)

- Large batch manufacturing
- Bespoke design and build options and campus opportunities available
- Large footprint, single storey industrial buildings
- Space from 100,000 to 500,000 sq ft – plots can potentially be combined to provide a campus style development if needed





## MEDIUM SCALE MANUFACTURING (INC. GMP & ADVANCED THERAPIES & R&D LABS)

- Small batch / early-stage manufacturing
- Bespoke design and build options available
- Multi-storey buildings suitable for a range of uses including Advanced Therapeutics
- Space from 50,000 to 100,000 sq ft



## OFFICE / EDUCATION

- Grade A new build offices
- Bespoke design and build and immediate occupation options available
- Shared or single tenant workspace
- Suitable for use by education / academic institutions



## R&D LABORATORY

- Containment level 2 lab enabled fit out
- Multi-storey buildings (circa 4.5m slab to slab height)



## HOTELS

- Hotel plots up to 9 storeys
- A total of 400 room keys







# READY FOR BUSINESS

With more than £30m of utilities and highway infrastructure already in place, MIX MANCHESTER is a 60 acre 'shovel-ready' site that can dynamically respond to occupier demand. Here, businesses have the ability to locate and grow on a scale unrivalled in the North West, as well as benefitting from a streamlined planning process through Manchester Airports Group and stakeholder buy in from Manchester City Council.

The location of MIX MANCHESTER also provides immediate access to a highly skilled talent pool on the doorstep, as well as secure, global logistics connections through Manchester Airport.



**SHOVEL READY**  
development



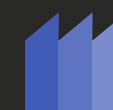
**UTILITIES IN PLACE**  
including high-voltage electricity



**STREAMLINED PLANNING**  
via MAG planning



**STAKEHOLDER BUY-IN**  
from Manchester City Council



**80,000 SQ FT**  
of soft landing space for occupiers



**£6M BRIDGE**  
for pedestrians – completed



**£15M LINK ROAD**  
on Enterprise Way – completed



# FOR A BRIGHTER FUTURE

Making a positive contribution to the local area from the start, MIX MANCHESTER has been designed with biodiversity, environmental sustainability, and wellbeing at its core.

From accredited building practices, climate resilience, and positive environmental management, to sustainable transport infrastructure and a commitment to our local community, we're taking a multifaceted approach to helping secure a brighter future for everyone.



## SUSTAINABILITY

MASTERPLAN COMMITMENT TO BE NET ZERO CARBON BY 2038

FLEXIBLE AND CLIMATE RESILIENT INFRASTRUCTURE

COMMITMENT TO, AND POSITIVE IMPACT ON, OUR LOCAL COMMUNITY

MULTI-MODAL SUSTAINABLE TRANSPORT OPTIONS AVAILABLE

URBAN GREENING

SUSTAINABLE WATER MANAGEMENT

ZERO FOSSIL FUEL CONSUMPTION ON-SITE

POSITIVE IMPACT ON BIODIVERSITY





# EVERYTHING FOR YOUR STAFF

MIX MANCHESTER's location offers convenient access to a range of staff amenities across the campus and wider airport site, with more than 40 landside coffee shops, restaurants, and hotels, as well as gyms, outdoor exercise spaces, and even a crèche.

These numerous shops and services mean you're only a short walk from somewhere to eat, meet, swim, or enjoy a quiet drink after work.

If you fancy a change of scenery, Didsbury, Alderley Edge, Wilmslow, and Hale are within a 20-minute drive and offer some of the region's finest retail and leisure destinations.



# A SAFER PLACE TO WORK

MIX MANCHESTER's location adjacent to Manchester Airport means occupiers and their staff will benefit from a level of security and safety infrastructure unavailable elsewhere in the region. And because it's open all day, every day, you're guaranteed a full-time police presence across the airport estate.

All of this means your business and your people can enjoy their working day in a stress-free and safe environment, no matter what time of day.



## SECURITY

EXTENSIVE CCTV COVERAGE

24/7 MONITORING

ON-SITE SECURITY

ON-SITE POLICE STATION

ARMED RESPONSE TEAMS





Oxford Road Corridor



Graphene Institute



Manchester Metropolitan University

# A WORLD CLASS CITY

From pioneering business and cutting-edge academia to its extraordinary arts and cultural scene, Manchester is well-known for being one of the UK's most innovative and exciting cities. This makes it the perfect choice for ambitious brands wanting the very best for their business and their staff.

But best of all are the people of Manchester, whose global reputation as a creative, industrious, and friendly community helps make the city and its surrounding areas a very special place to live and work.



Deansgate Square



# THE NORTH- WEST'S KNOWLEDGE ECONOMY

MIX MANCHESTER is uniquely located within the North West's established and fast-growing life sciences, advanced materials, digital and technology, and clean technology ecosystem. Its proximity to the Oxford Road Corridor, Manchester's universities, and the wider northern life sciences cluster, means it is well placed to complement and support the region's innovation economy.

And as well as being close to like-minded brands and world-class academic and research institutions, MIX MANCHESTER also grants immediate access to a concentrated pool of talented staff and graduates.



3RD LARGEST LIFE SCIENCES CLUSTER IN THE UK (LARGEST OUTSIDE OF GOLDEN TRIANGLE)

MANCHESTER UNIVERSITY NHS FOUNDATION TRUST IS LARGEST IN THE UK

HIGHEST CONCENTRATION OF MEDTECH COMPANIES IN UK

THE UNIVERSITY OF MANCHESTER IS RANKED TOP 5 FOR BIOLOGICAL SCIENCES AND 7TH FOR CHEMISTRY IN THE UK

UNIVERSITY OF MANCHESTER NEW ENGINEERING & ADVANCED MATERIALS TEACHING FACILITY IS THE LARGEST IN EUROPE

MANCHESTER METROPOLITAN UNIVERSITY IS RANKED 2ND IN THE UK FOR ELECTRICAL AND ELECTRONIC ENGINEERING DEGREES

## THE LARGEST

Oxford Road Corridor is the largest clinical academic healthcare campus in Europe

## 100,000

students across 5 universities in Greater Manchester, including 29,000+ on STEM courses

## c. 42%

of UK biopharma turnover is from the North West

## 36,000

graduates in Greater Manchester per annum, with over 60% graduate retention

## 8,000+

advanced manufacturing companies in Greater Manchester

## 7.2M+

people in the North West, accounting for 11% of UK GDP

## £78.7B

GVA created by the ten metropolitan boroughs of Greater Manchester

## 60%

of the UK's businesses are within a 2-hour drive

## 77,500

economically active residents in Wythenshawe

## 40%

potential reduced operating costs compared to London



# NORTHERN INNOVATION CLUSTER



## EDUCATION

- 1 University of Manchester
- 2 Manchester Metropolitan University
- 3 University of Salford
- 4 University of Liverpool

## INDUSTRY

- 5 Oxford Road Corridor
- 6 Trafford Low Carbon Energy Project
- 7 Speke Bio Manufacturing Cluster
- 8 Hexagon Tower
- 9 AstraZeneca Macclesfield
- 10 Alderley Park
- 11 Atom Valley
- 12 Citylabs
- 13 ID Manchester
- 14 Manchester Science Park
- 15 Upper Brook Street

## MEDICAL

- 16 Manchester University NHS Foundation Trust
- 17 Wythenshawe Hospital
- 18 The Christie

## RESEARCH

- 19 Daresbury Lab
- 20 Manchester Institute of Biotechnology
- 21 Christabel Pankhurst Institute
- 22 Henry Royce Institute
- 23 The Alan Turing Institute
- 24 The Christie
- 25 UK Biobank
- 26 Medicines Discovery Catapult
- 27 Graphene Engineering Innovation Centre
- 28 Fuel Cell Innovation Centre
- 29 Energy House 1 & 2
- 30 Liverpool School of Tropical Medicine
- 31 Manufacturing Technology Centre
- 32 Jodrell Bank







LIFE SCIENCES\*

30,000

EMPLOYEES

727

COMPANIES

£12.4B

TURNOVER

KEY INSTITUTES

Manchester Institute of  
Biotechnology

Manchester University  
NHS Foundation Trust

Christabel Pankhurst  
Institute

The Christie

UK Biobank

Medicines Discovery  
Catapult

Manchester Cancer  
Research Centre

KEY BUSINESSES

Qiagen

Intertek

Evotec

Hologic

Waters

AstraZeneca

Bespak

CLEAN TECHNOLOGIES\*\*

58,000

EMPLOYEES

3,144

COMPANIES

£8.6B

GVA

KEY INSTITUTES

Fuel Cell Innovation  
Centre

Centre of Expertise for  
Advanced Manufacturing  
Sustainably (CEAMS)

KEY BUSINESSES

Siemens

RXPE Power  
Engineering

WSP Parsons  
Brinckerhoff

Carlton Power

ADVANCED MATERIALS & MANUFACTURING\*

278,000

EMPLOYEES

15,000

COMPANIES

£35.5B

GVA

KEY INSTITUTES

Henry Royce Institute

National Graphene  
Institute

Graphene Engineering  
Innovation Centre

Energy House  
(University of Salford)

KEY BUSINESSES

Watercycle  
Technologies

First Graphene

Dow Chemicals

Lazer Quantum

BASF

BAE Systems

Scapa

Thales

Rolls Royce SMR

DIGITAL & TECH\*\*

86,000

EMPLOYEES

10,000

COMPANIES

£5B

GVA

KEY INSTITUTES

The Alan Turing  
Institute

School of Digital Arts  
(SODA)

Greater Manchester  
Digital Security Hub  
(DiSH)

Greater Manchester  
Cyber Foundry

Hartree Centre at  
Daresbury

KEY BUSINESSES

Roku

Uber

HPE

THG

AO.com

ARM

Cloud Imperium

NCC Group

IBM

GCHQ

\*The North West

\*\* Greater Manchester







# WHERE IDEAS TAKE FLIGHT

MIX MANCHESTER is the only major science, innovation and manufacturing campus adjacent to an international airport and provides unrivalled access to the very best the region has to offer.

It is uniquely placed to benefit from multi-modal transport to access surrounding ecosystems and talent pools and enjoys all the transport benefits of an international airport as standard. MIX MANCHESTER is easily accessed by car, tram, train, or plane, so nowhere is beyond reach.



## ROAD

Direct access to the M56 motorway

Manchester city centre 9.5 miles drive

On-site national and regional bus and coach station

24/7 taxi & chauffeur services

On the doorstep to Cheshire with Wilmslow, Hale and Alderley Edge within a 20-minute drive



## AIR

Manchester Airport connects 28m passengers a year – a figure that is expected to increase to 35m following the £1Bn refurbishment of Terminal 2 in 2025

220+ international destinations, including the east coast of America, Hong Kong, and Singapore

A direct daily British Airways shuttle service to Heathrow Airport (60 mins)

650,000 sq ft freight and logistics hub with airside access



## TRAM

On-site Metrolink station

'Super early' Metrolink service from 3am every day

Tram connections every 12 minutes to Wythenshawe, Didsbury, Chorlton and city centre

25% season ticket discount for MIX MANCHESTER occupiers



## RAIL

National mainline train station on-site

13 minutes to Manchester city centre

2 trains to London Euston every hour

9 trains per hour to Manchester Piccadilly





# 13 MINUTES TO THE CITY CENTRE

MIX MANCHESTER offers occupiers direct access to Manchester's thriving city centre in only 13 minutes by train and in less than 10 miles by car. And with train and Metrolink connections running every 20 minutes from the airport's transport interchange, it provides you and your staff with regular and reliable connections to the heart of the city throughout the day.

It is also connected directly to the M56 providing immediate access to the region's extensive motorway network.

KEY

- ROAD
- RAIL
- METROLINK

ROAD

- 9.5 miles drive to Manchester city centre
- Direct access to the M56
- 6 miles to the M60
- 10 miles to the M6

RAIL

- 13 minutes to Manchester Piccadilly by train
- 16 minutes to Manchester Oxford Road by train
- Direct to Manchester City Centre by Metrolink

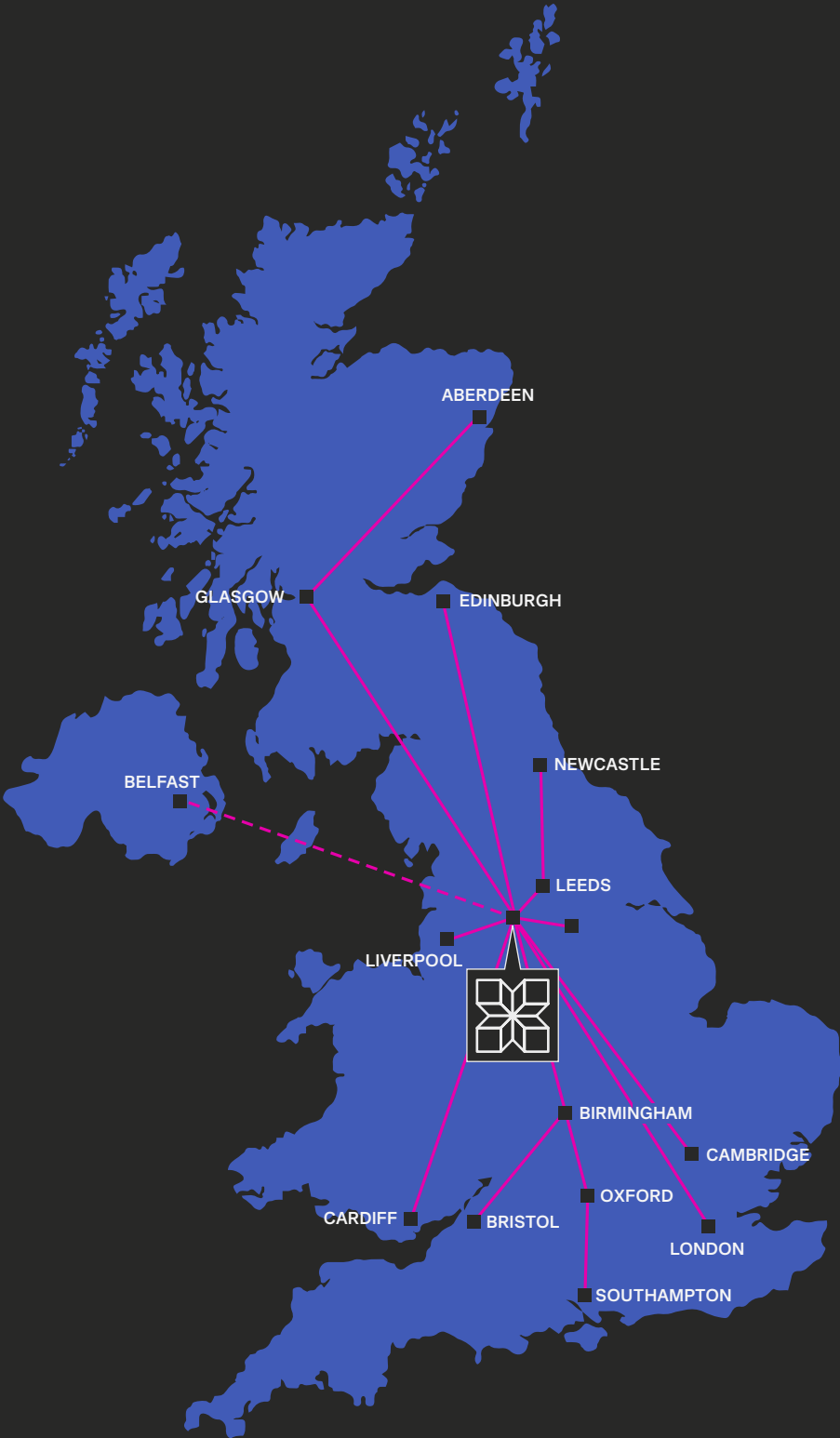






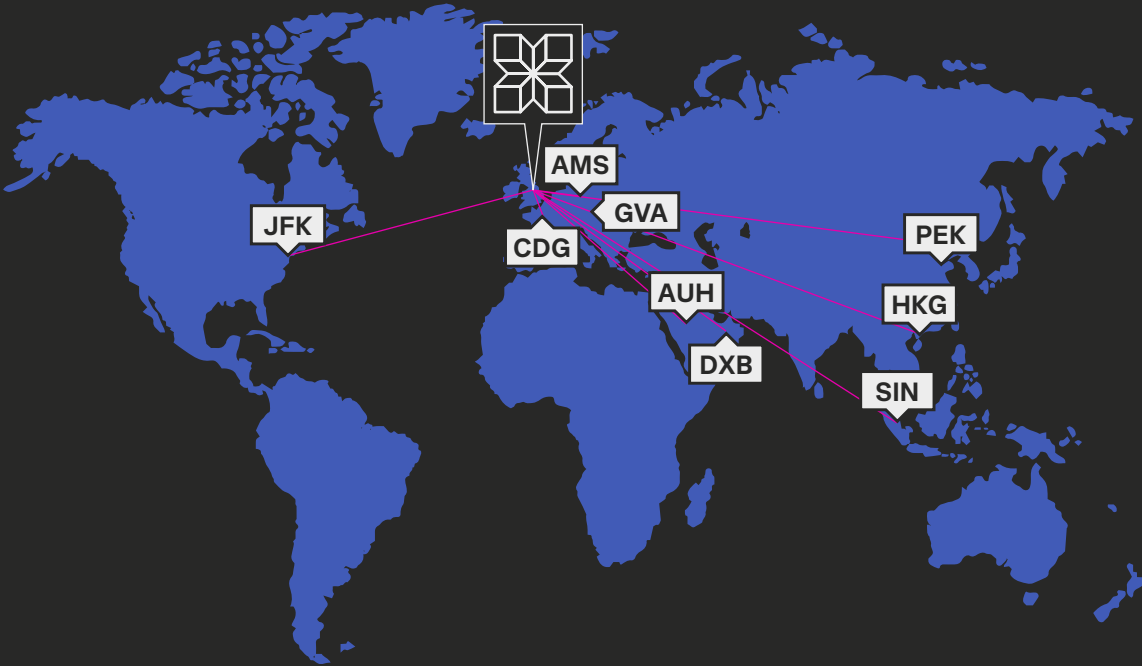
# MAKE NATIONWIDE CONNECTIONS

	ROAD	RAIL
OXFORD	156 MILES	3.13 HRS
CAMBRIDGE	175 MILES	3.59 HRS
LONDON	192 MILES	2.34 HRS
LIVERPOOL	35 MILES	1.07 HRS
LEEDS	57 MILES	1.17 HRS
BIRMINGHAM	80 MILES	1.44 HRS
GLASGOW	222 MILES	3.32 HRS
EDINBURGH	223 MILES	3.28 HRS





# WHERE MANCHESTER MEETS THE WORLD



DUBLIN	0.50 HRS	GENEVA	1.50 HRS
EDINBURGH	1.00 HRS	ZURICH	1.50 HRS
LONDON	1.05 HRS	DUBAI	7.05 HRS
GLASGOW	1.05 HRS	ABU DHABI	7.10 HRS
AMSTERDAM	1.15 HRS	NEW YORK	7.40 HRS
PARIS	1.30 HRS	SHANGHAI	11.05 HRS
BRUSSELS	1.35 HRS	BEIJING	12.00 HRS
FRANKFURT	1.40 HRS	HONG KONG	12.30 HRS
COPENHAGEN	1.50 HRS	SINGAPORE	13.00 HRS





Mere Golf Club & Spa



Alderley Edge



Altrincham Market

# WORK-LIFE BALANCE

MIX MANCHESTER has been designed to provide you and your staff with the perfect work-life balance. Blending contemporary work environments with extensive public realm, amenities, and green spaces, it is set to become a cutting-edge urban campus where people are proud to work.

It is also only a short drive to the sought-after villages and towns of Alderley Edge, Hale, Wilmslow, Didsbury, Prestbury, and Chorlton, and is easily commutable from Manchester city centre in only 13 minutes by train. This means there is convenient

access to a diverse range of high-quality residential communities in parts of the region often voted as some of the best places to live in the UK.

Away from work, Cheshire is home to a number of exclusive golf courses, country clubs, and health spas, as well as 5 star hotels, Michelin rated restaurants and award winning independent leisure venues. It is also surrounded by some of the region's finest countryside, where you can enjoy a variety of stunning rural destinations including Quarry Bank Mill, Tatton Park, Dunham Massey, and Delamere Forest.



Quarry Bank Mill





# STRENGTH IN PARTNERSHIP

The joint venture partnership behind MIX MANCHESTER comprises: Manchester City Council (MCC), Greater Manchester Pension Fund (GMPF), Manchester Airports Group (MAG) and Beijing Construction Engineering Group International (BCEGI). The partners' combined experience and investment in major

commercial property developments across the world provides the strong foundations upon which the project is based. Collectively, the partnership is working together to ensure the long-term success of this brand-new science, innovation, and manufacturing campus.



Manchester City Council is the local authority for the city of Manchester in Greater Manchester. Its involvement in MIX MANCHESTER builds on their wealth of economic assets and strengths in advanced manufacturing, life sciences and innovation, as well as professional services, creative, digital and new media.



Manchester Airports Group (MAG) owns and operates Manchester, London Stansted and East Midlands Airports, together with a significant property business. MAG employs over 4,500 people and annually serves over 55 million passengers.



Beijing Construction Engineering Group (BCEGI) is a Chinese construction and engineering firm that has built important structures in Beijing and infrastructures and buildings overseas through international branches.



Greater Manchester Pension Fund (GMPF) manages pension scheme for the ten local authorities in Greater Manchester and a host of other kindred bodies, such as schools, colleges, and charities. It is part of the nationwide pension scheme for local authorities, the LGPS.



# AGENTS



James Devany  
07525 582901  
james.devany@jll.com



Jamie Bottomley  
07788 975465  
jamie.bottomley@trackrealestate.co.uk

# DEVELOPMENT TEAM



Emily Fleet  
Development Manager  
07563 397281  
emily.fleet@mix-manchester.com

Gareth Jackson  
Group Property Director  
07739 651601  
gareth.jackson@mix-manchester.com

Helen Ratcliffe  
Development Manager  
07701 374291  
helen.ratcliffe@mix-manchester.com

Chris Rumsey  
Property Development Director  
07720 312966  
christopher.rumsey@mix-manchester.com

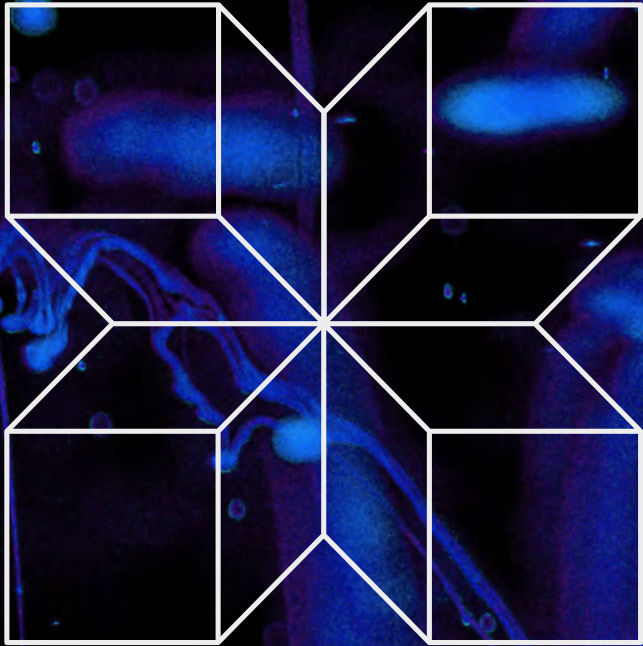
# MIX-MANCHESTER.COM



# FIND US

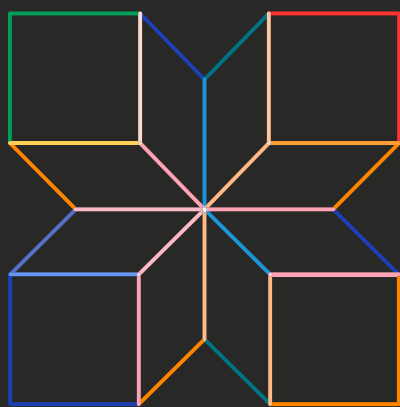
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All information contained within has been checked and  
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