



NO. 11 MERESIDE

Be inspired by nature

By
bruntwood
SciTech



*Since the beginning, people have come to Alderley Park to create something **NEW***

WELCOME TO NO.11 MERESIDE

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JOIN A THRIVING SCIENCE AND TECH ECOSYSTEM

Alderley Park is home to a growing life science and tech community of over 250 businesses including award winning medtech, digital health, AI, diagnostics, software development and biotech companies.

With over 2500 people on campus, you will also work alongside two national institutions: Medicines Discovery Catapult and Cancer Research UK Manchester Institute.

These organisations, amongst many others, have chosen to base themselves within an ecosystem that ensures the optimum environment in which their business can grow and develop.



HEARING FROM EXISTING CUSTOMERS



Hear from Lokulus [here >](#)



Hear from Aptus Clinical [here >](#)

ACCESS BESPOKE BUSINESS SUPPORT

As part of Bruntwood SciTech, workspace at Alderley Park comes with a whole host of added benefits, including bespoke business support provided by our Innovation Services team.

The award winning Alderley Park Accelerator offers a variety of programmes and support services to facilitate the growth and scale up of our companies, including:

- One-on-one coaching
- Access to finance and funding
- Workshops and seminars
- Networking and collaboration opportunities



Dr. Steve Franklin
Entrepreneur

ENTREPRENEUR IN RESIDENCE

- Monthly 1:1 clinics
- Venture capital pitch support
- Access to mentors
- Access to professional advisors



NO. 11 MERESIDE:

Leased workspace

BE INSPIRED BY THE NATURE AROUND YOU

No. 11 Mereside offers a unique opportunity to be located at the heart of Mereside life science campus, with spectacular views overlooking the mere and woodland - set to inspire ideas and boost productivity.

SURROUNDED BY AN ARRAY OF ON-SITE AMENITIES

- Co-located next to Cafe 30 (serving *Change Please* coffee) and Mereview Restaurant
- Gym and sports complex
- Grade II listed pub and restaurant
- Over 4000 car parking spaces
- Electric vehicle charge points
- State-of-the-art cycle and shower hub
- Amazon lockers

Workspace available from

500 SQ FT to 30,000 SQ FT



NO. 11 MERESIDE:

The specification

- CAT A Plus spec
- High levels of natural light
- Break out spaces
- Raised access floors
- Air conditioning
- Suspended LED lighting
- HVAC maintenance included
- In-suite cleaning and general waste collection included

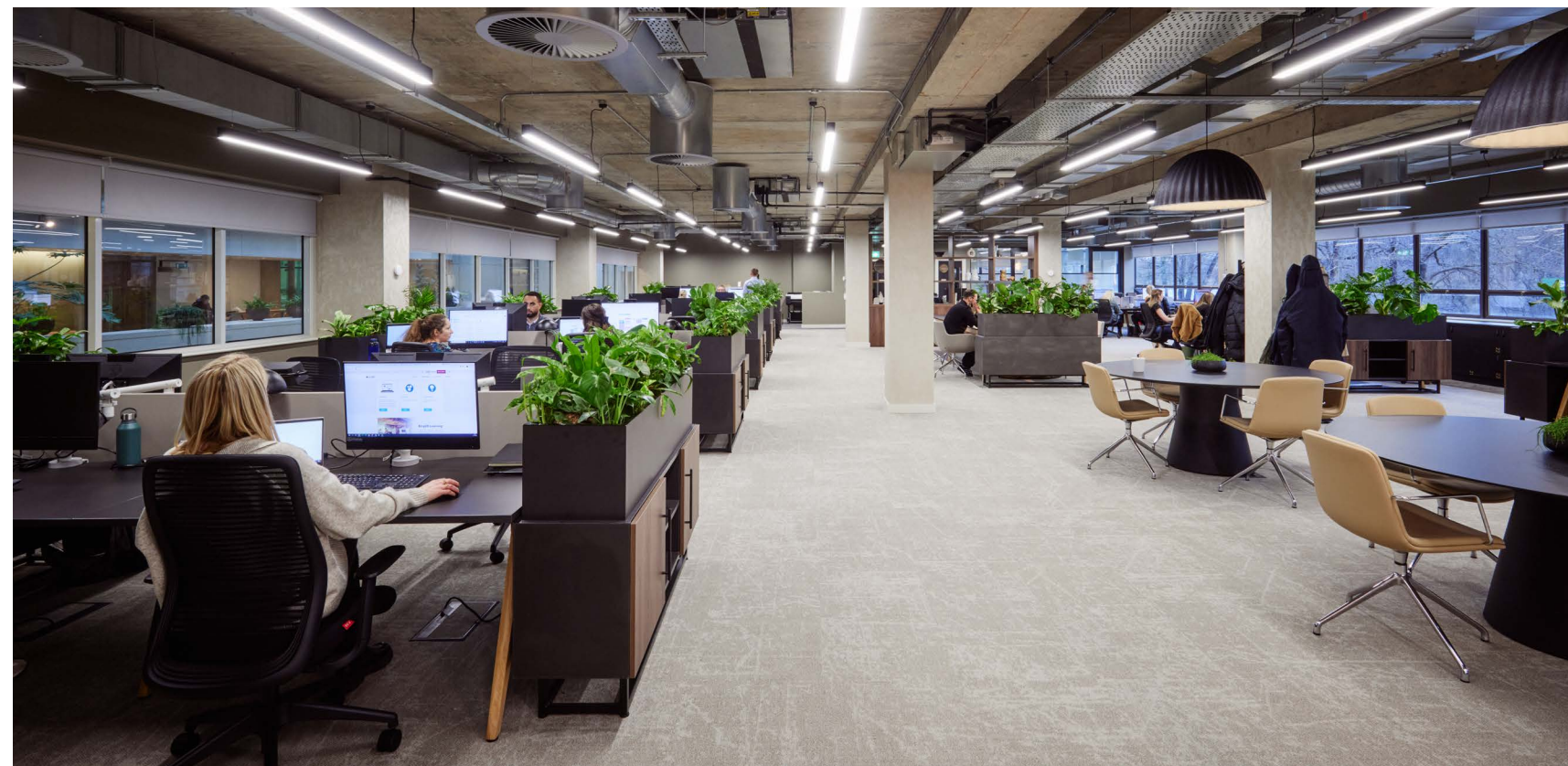
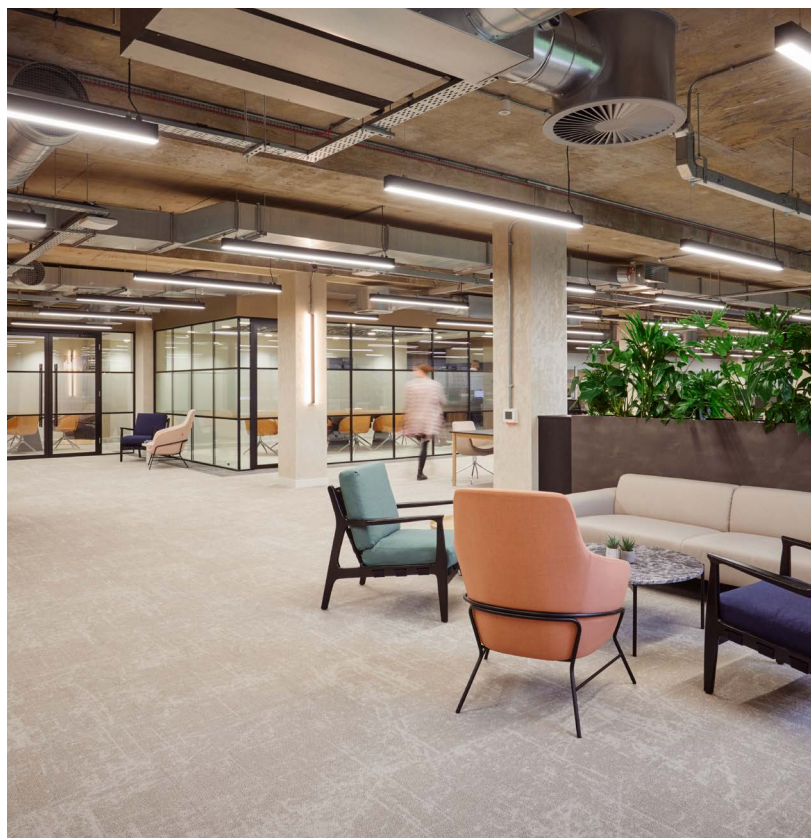


FOR YOUR PEACE OF MIND

Alderley Park offers 24/7 campus security alongside fob suite and building access.

STATE-OF-THE-ART CONNECTIVITY

- 4G Mobile Signal Boosters with 5G Capability
- Platinum WIRED score equivalent
- Up to 100GB connectivity
- On-site provider enabling plug and go internet



EXAMPLE FLOOR PLAN

AREA SCHEDULE

Suite 1	4365 Sq ft
Suite 2	1671 Sq ft
Suite 3	978 Sq ft
Suite 4	587 Sq ft
Suite 5	4020 Sq ft



Furniture included for illustrative purposes only

ENHANCED EMPLOYEE WELLBEING & PRODUCTIVITY

According to the Mental Health Foundation charity, people working alongside 'high exposure' to nature (taking more frequent breaks to spend time outdoors in green spaces) reported significantly higher work engagement compared to the participants in the same study who described themselves as having a low 'exposure to nature' profile (those who spent more time in the office or who took indoor breaks).

“Spending time in blue spaces and green spaces is linked to improved life satisfaction, reduced anxiety and increased happiness.”

(MCMAHAN & ESTES, 2015)



Connect with Nature

Set in 400 acres of parkland, not only does No. 11 provide unbeatable views across the mere and woodlands, the Park is home to an array of walking, running and cycling trails. Whether it's a lunchtime wander, walking meeting, or post-work run, Alderley Park offers a unique location to encourage workplace wellbeing.



70%

OF ADULTS BELIEVE THAT BEING CLOSE TO NATURE IMPROVES THEIR MOOD

49%

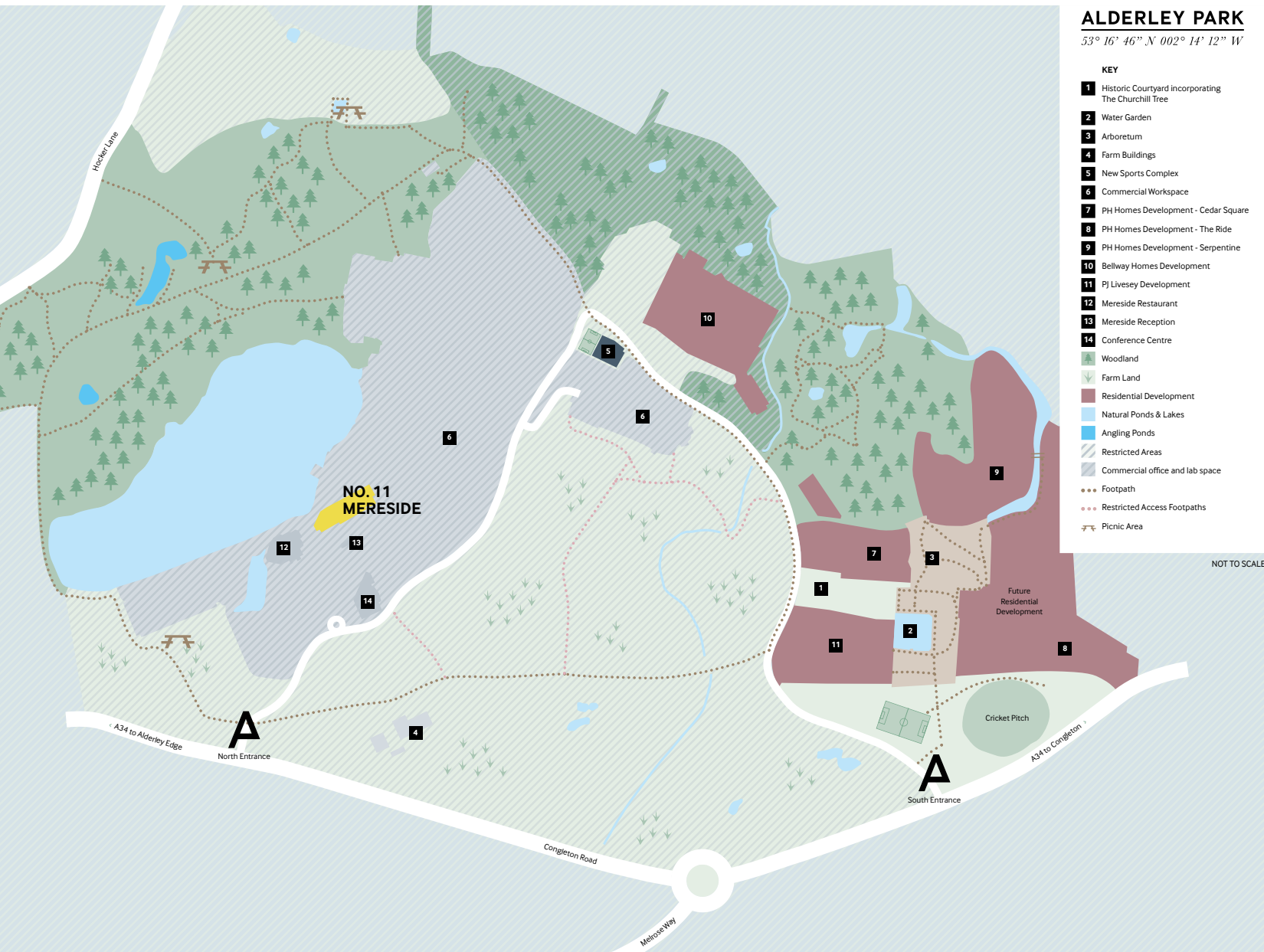
OF ADULTS BELIEVE THAT BEING CLOSE TO NATURE HELPS THEM TO COPE WITH STRESS

65%

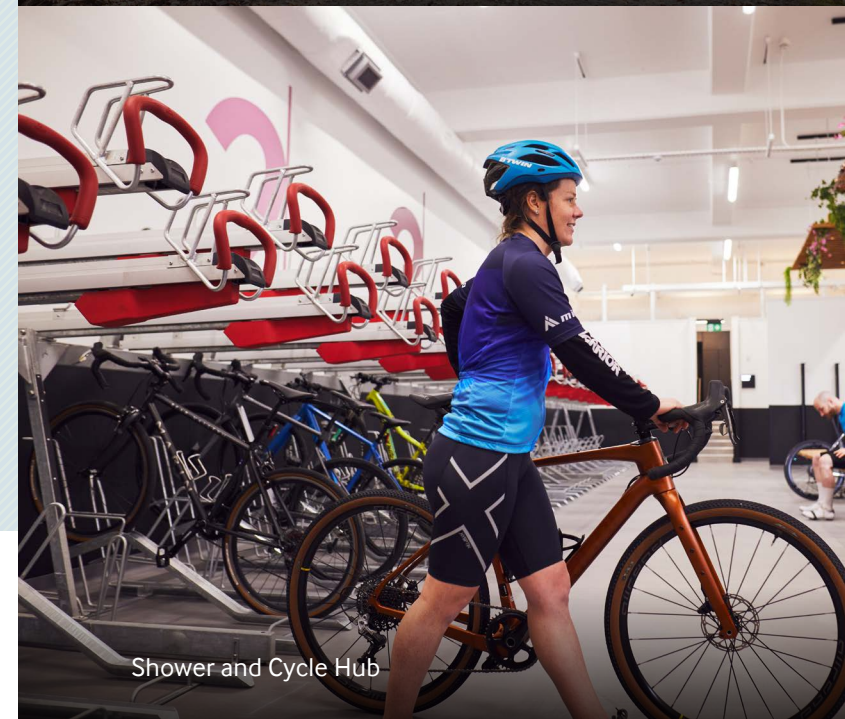
OF PEOPLE SAID THAT SPENDING TIME BY WATER HAS A POSITIVE IMPACT ON THEIR MENTAL HEALTH*

* Mental Health Foundation Report 'Nature: How connecting with nature benefits our mental health' 2021

WOODLAND WALKING ROUTES



PHYSICAL WELLBEING INITIATIVES



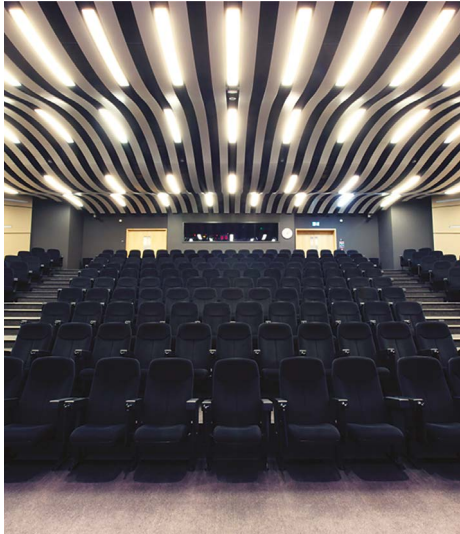
BE PART OF A VIBRANT COMMUNITY

The Park offers a superb selection of amenities, alongside a vibrant community events programme aimed to foster collaboration and enhance social interaction.



EVERYBODY @ ALDERLEY PARK

- State-of-the-art facility
- Sports Hall
- Dance studio
- Tennis courts
- Five-a-side football pitch
- Cricket pitch
- Immersive cycling studio



ALDERLEY PARK CONFERENCE CENTRE

- 232 seat auditorium
- Exhibition space
- Meeting spaces
- Home to major scientific and business conferences



THE CHURCHILL TREE

- Open to all
- Quintessentially British pub and dining
- Grade II listed building
- Great food and drink in a cosy setting



Cinema Under the Stars

COMMUNITY EVENTS PROGRAMME

Bringing together our customers, residents and wider Cheshire community is what makes Alderley Park so unique. Hosting an array of events throughout the year, there is something for everyone.

From our annual Farm Weekend and outdoor cinema, to our weekly 5K run club, pop-up Christmas markets, quizzes and book swaps, you can enjoy making valuable new connections over social events.

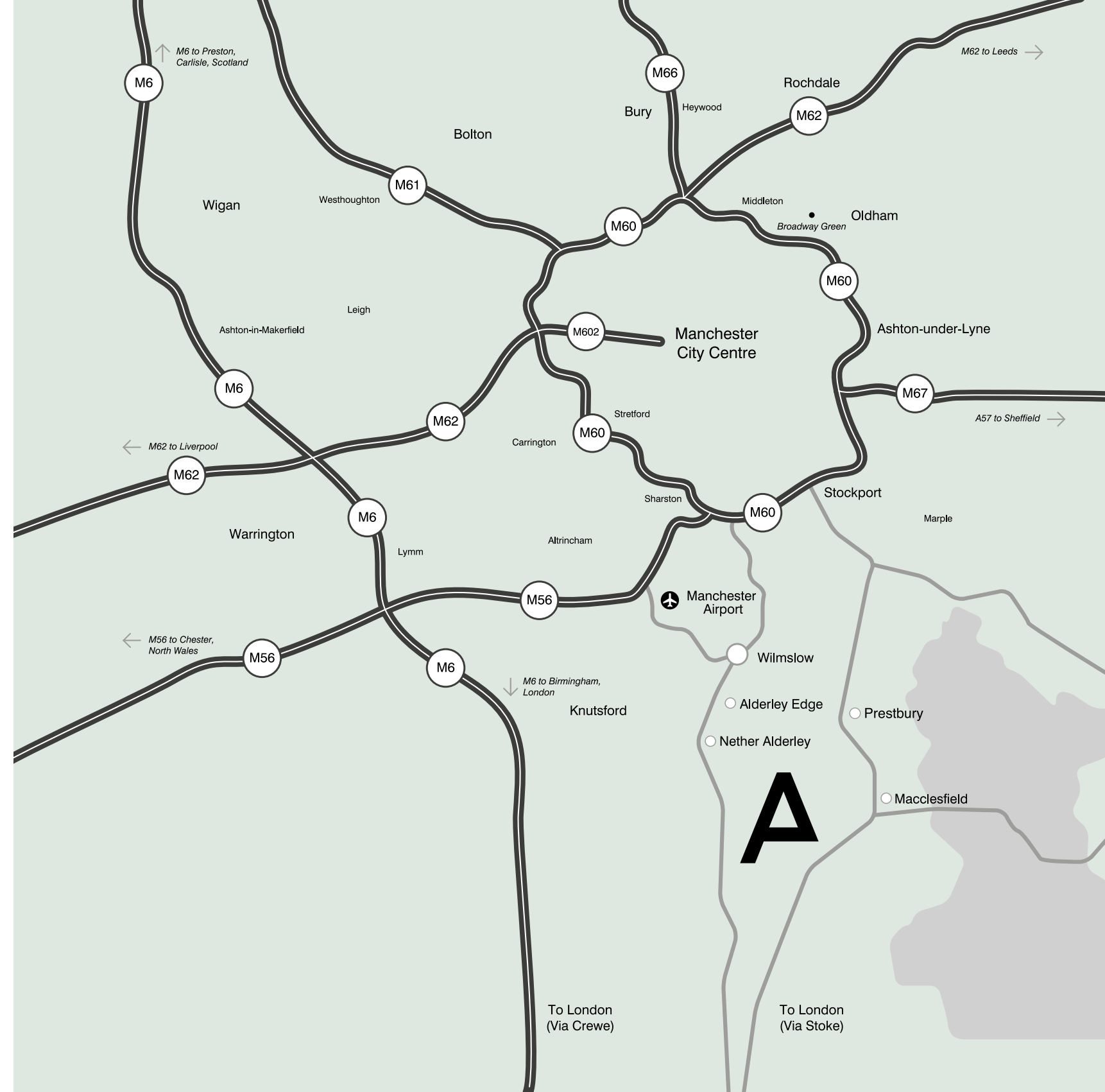
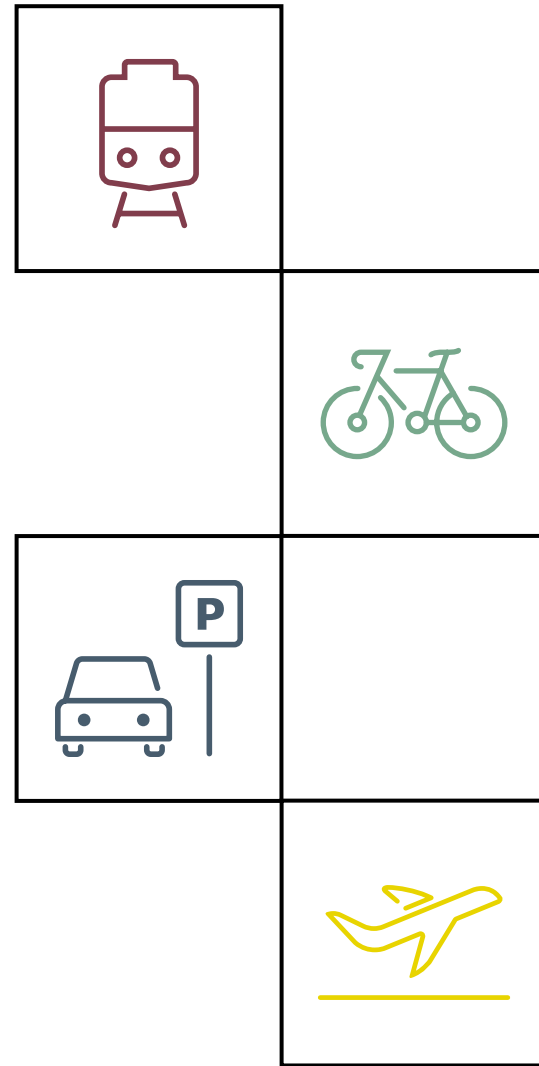


Alderley Park Farm Weekend

GETTING HERE

Alderley Park is easily accessible and well connected to other parts of the UK, Europe and the rest of the world.

- 18 miles from Manchester City Centre universities and hospitals
- Less than 2 hours from London on the train
- 20 minutes to Manchester Airport
- Dedicated park shuttle bus to and from Macclesfield and Alderley Edge stations at peak times
- Cycle routes to the park from Wilmslow, Macclesfield and Alderley Edge train stations.
- Electric vehicle charge points in our new multi-storey car park
- 4,000 car parking spaces on site
- Liftshare scheme



SUSTAINABILITY

As part of Bruntwood, the UK's first commercial property landlord to sign up to the World Green Building Council's Net Zero Carbon Buildings Commitment, including their whole life carbon requirements, we've pledged for our buildings to be net zero carbon by 2030 and are proud to be part of an accredited Gold Standard Low Carbon Company with ISO 50001 Energy Management standard.

NET ZERO CARBON

Acting sustainably has always been key to our approach as a business. From the very beginning, we've chosen to recycle rather than rebuild, bringing new value and life to our buildings and communities by realising their full potential, and developing with a net zero future in mind.

At our core, we are a community-minded business, and we care deeply about the cities we operate within and the customers that we serve. That's why our comprehensive approach to sustainability spans our buildings, our suppliers, our customers, and our communities.



Work has already begun on a number of projects to help us reach our targets, along with looking at ways to work with customers and partners to improve the impact of our sustainable offers. These projects are creating impact across seven key sustainability areas:

- Energy
- Emissions
- Sustainable materials
- Water
- Waste
- Sustainable transport
- Green spaces & biodiversity



NO. 11 DEVELOPMENT

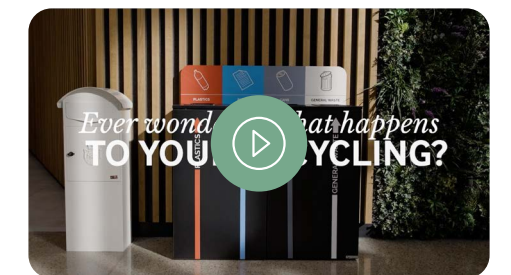
No. 11 Mereside includes a number of initiatives to improve sustainability:

- Thermal modelling analysis to reduce overall energy demands
- Sustainable Procurement & Waste Management
- Landlords Cat A Refurbishment
- Building Management System to enable efficient operation



RECYCLING AT ALDERLEY PARK

Watch the video to find out about our award-winning recycling processes at Alderley Park



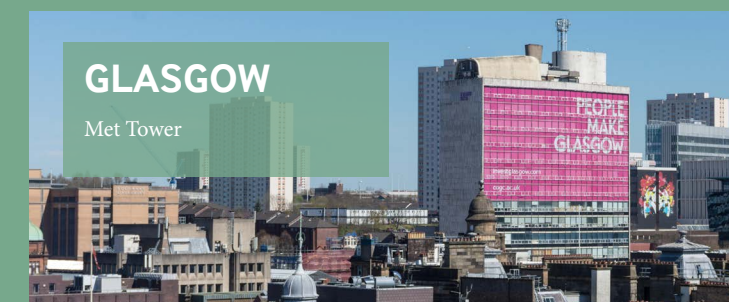
ABOUT BRUNTWOOD SCITECH

Bruntwood SciTech, a 50:50 joint venture between Bruntwood and Legal & General, creates the specialist environments and innovation ecosystems that science and technology businesses need to form, scale and grow. Our unique experience of working in strategic partnership with city councils, universities and NHS Trusts drives inclusive, sustainable economic growth through investment in science and technology infrastructure.

COMPANIES WITHIN THE BRUNTWOOD SCITECH COMMUNITY:



OUR LOCATIONS





ALDERLEY PARK

53° 16' 46" N 002° 14' 12" W

By

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