

**YORK
BIOTECH
CAMPUS**

**WORLD CLASS
LABORATORIES
& OFFICE SPACE**

**AVAILABLE SPACE
WINTER 2024/2025**



INTRODUCTION

Supporting and enabling scientific discovery, innovation and application.

With over twenty years of scientific heritage, York Biotech Campus is a proven facility for discovery, innovation and success.

Situated a few miles north of the historic city of York in an attractive 80-acre parkland setting, the campus provides office and lab space for entrepreneurs and start-ups, through to scale-ups and established organisations, in a flexible and unique scientific environment.

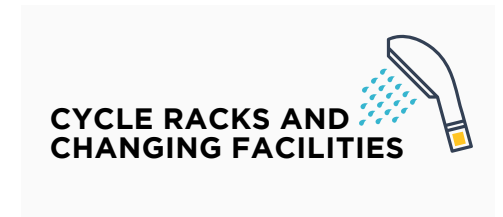
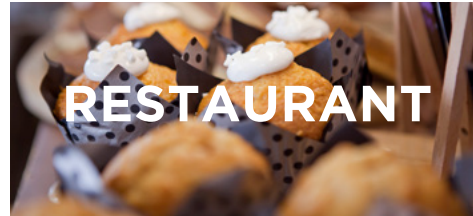
Originally built in 1996 for the Ministry of Agriculture, Food and Fisheries (MAFF), the site has developed over the years from an agri-tech park to a campus with a diverse mix of businesses working in the bioscience sector.

Occupants on campus include public and private sector organisations, including many that are linked to academia, spanning the sector across agri-tech, food biotechnology, environmental, medical, healthcare and diagnostics. Each organisation is geared towards addressing real world issues including how to feed, fuel and heal the world.

York Biotech Campus is also home to the Lakeside Conference Centre, a flexible, multi-purpose events venue with a 250-seat auditorium and flexible meeting rooms.



WHY YORK BIOTECH CAMPUS?



SPACE

Make your next discovery here at our world-class laboratories and flexible office space.

Our campus has a range of laboratory, office and specialist science and technology space.

The space we have is completely flexible and can be made bespoke to you, whether you need laboratories, offices suites or a combination of both.

The site is able to accommodate large or small occupiers with a range of fit-out options including fully-fitted wet and dry labs, offices, and write-up space suited to research and specialist manufacturing.



LABORATORY

Laboratory space starts from 400 sq ft, designed for scientific use and suitable for high-tech manufacturing. They are equipped with HVAC, laboratory gases, fume extraction, RO water, benching and compressed air. We also provide hazardous waste collection.



OFFICES

Office space starts from 200 sq ft, with a range of sizes to suit all businesses. We offer everything from individual offices, to flexible open-plan workspaces. Our team is dedicated to creating the right space for your business.



EXPANSIONS

We want our occupiers to grow with us, which is why we've supported multiple expansions onsite, including converting a pre-existing storage unit into an industry leading manufacturing and research facility. Our campus management team is always on hand to help.



CURRENT AVAILABILITY

ABOUT

A range of accommodation types and sizes is available across a number of different blocks, being a mixture of both multi-occupier and self-contained space. This includes single and double labs, CE rooms, offices, storage and warehouse space. We are able to work with new occupiers on their bespoke fit out requirements if needed.

Space is let on a fully-serviced basis, with a range of features available to occupiers including security, reception, meeting room hire, mail services, cleaning, portage and maintenance.

Unit	Accommodation location	Size (sq ft)
1	Block 21: Ground floor (multi-occupied)	2,750
2	Block 14: First floor (self-contained)	8,752
3	Block 11: Ground & first floor (self-contained)	10,284
4	Standalone property at campus entrance/roadside	3,229
5	Block 23: Warehouse	2,225

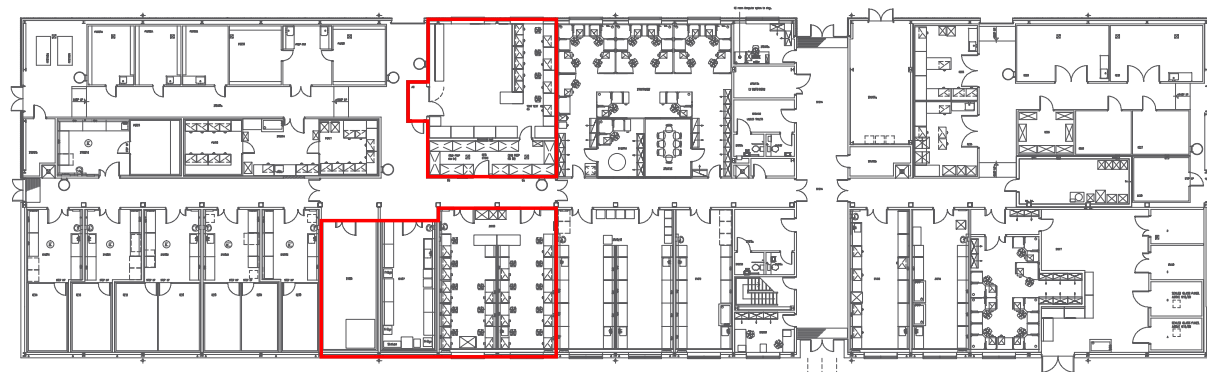


BLOCK 21: GROUND FLOOR (MULTI-OCCUPIED) 2,750 SQ FT

Block 21 is a multi-occupied block with a mixture of labs, CE rooms and offices. There is a communal break-out area with kitchenette for staff to use at break times. There is parking directly outside of the block and EV chargers are also close by. The block is a 5 minute walk to the main reception, atrium and restaurant.

SPECIFICATION

- ⚙️ CAT 2 labs
- ⚙️ HVAC
- ⚙️ Fume extraction
- ⚙️ RO Water
- ⚙️ Lab benching
- ⚙️ Compressed air
- ⚙️ Access control



ACCOMMODATION AVAILABLE

Double lab: 895 sq ft

Large square lab: 1,038 sq ft

CE Room: 410 sq ft

CE Room: 407 sq ft



BLOCK 14: FIRST FLOOR (SELF-CONTAINED) 8,752 SQ FT

Block 14 is available as a self-contained first floor unit, situated adjacent to the site entrance. The space comprises a standard layout of laboratories on one side and office/write-up space opposite. There is a communal break-out area with kitchenette for staff to use at break times. There is parking directly outside of the block. The block is a 2 minute walk to the main reception, atrium and restaurant.

ACCOMMODATION AVAILABLE

Lab space (mixture of single, double and triple labs)
4,844 sq ft in total.

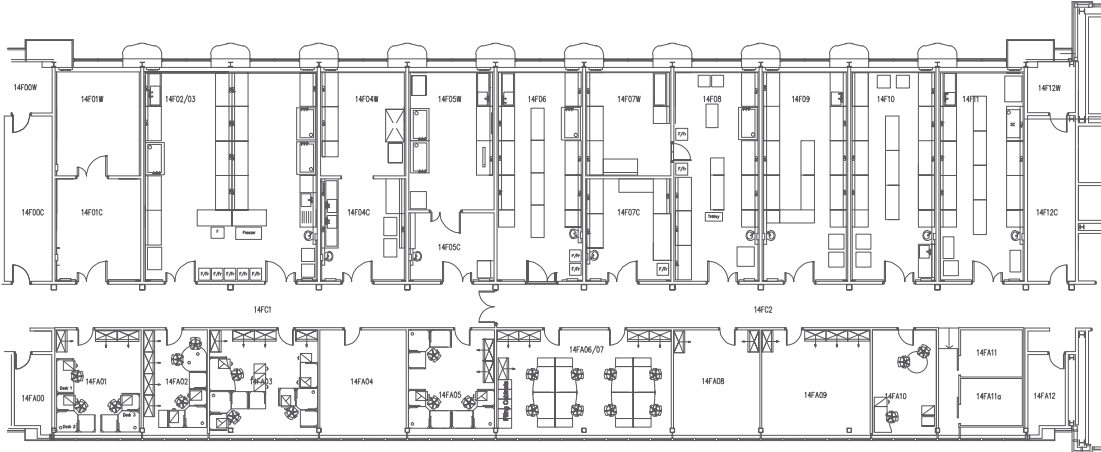
Office space (varying sizes)
2,618 sq ft in total.

SPECIFICATION

- ⚙️ CAT 2 labs
- ⚙️ HVAC
- ⚙️ Fume extraction
- ⚙️ RO Water
- ⚙️ Lab benching
- ⚙️ Compressed air
- ⚙️ Access control

OFFICE SPECIFICATION

- ⚙️ Available furnished or unfurnished
- ⚙️ Data points
- ⚙️ Heating



BLOCK 11: GROUND & FIRST FLOOR (SELF-CONTAINED) 10,284 SQ FT

Block 11 is available as a self contained unit situated adjacent to the entrance to the site. There is a large open-plan office on the first floor in close proximity to meeting rooms/further office space. The ground floor space is made up of two units; one has historically been used as archive/storage, the other is a large open-plan office.

YBC has undertaken a feasibility study to establish how the unit could be converted into lab space. The initial designs incorporate flexible lab layouts combined with write-up space and meeting rooms.

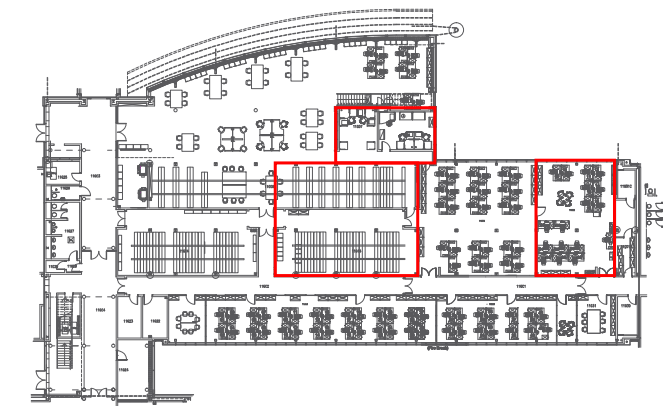
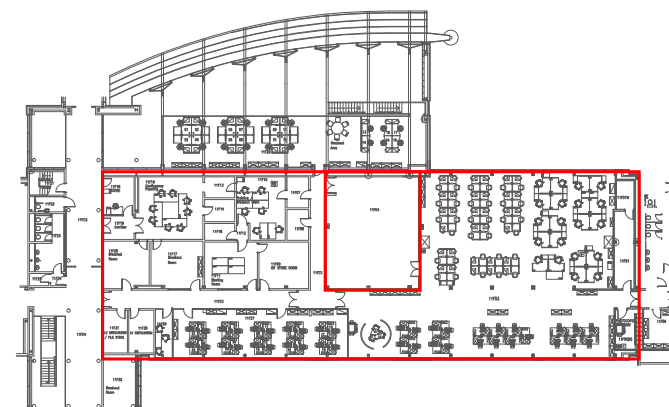
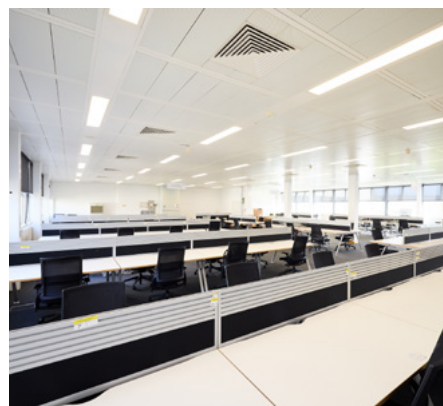
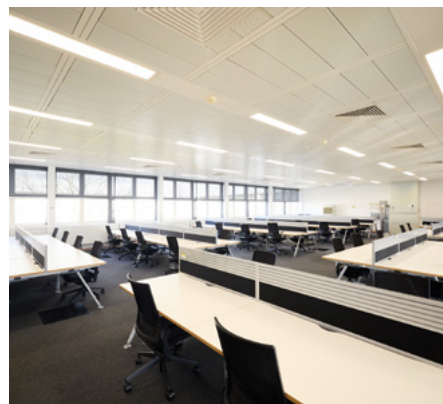
ACCOMMODATION AVAILABLE

First floor - office and meeting rooms, 8,206 sq ft.

Ground floor - archive/office space, 2,078 sq ft.

OFFICE SPECIFICATION

- ⚙ Available furnished or unfurnished
- ⚙ Data points
- ⚙ Heating
- ⚙ LED lighting

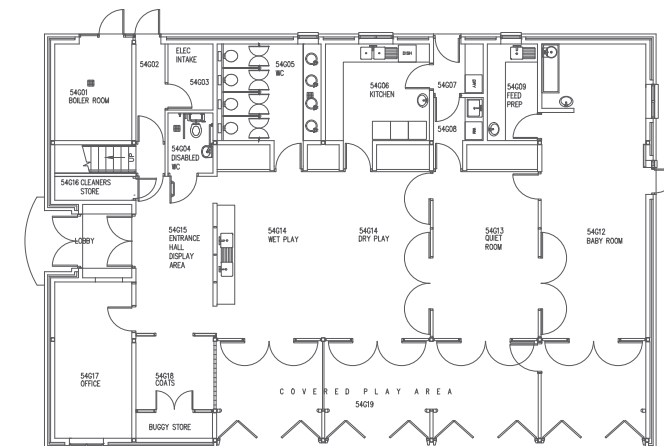


STANDALONE PROPERTY AT CAMPUS ENTRANCE/ROADSIDE 3,229 SQ FT

Block 53 is a detached commercial premises most recently operated as a Nursery. The building is located on the outskirts of the site before the perimeter security fencing, therefore making this accessible to the public. In addition to the 3,229 sq ft of internal accommodation, there is a large outdoor area contained within a boundary wall.

SPECIFICATION

- ⚙ Commercial premises
- ⚙ Kitchen, utility and WC facilities
- ⚙ Air conditioning
- ⚙ Plentiful on-site parking
- ⚙ Highly accessible location
- ⚙ Mezzanine break-out area
- ⚙ Potential for range of uses (subject to planning as appropriate)

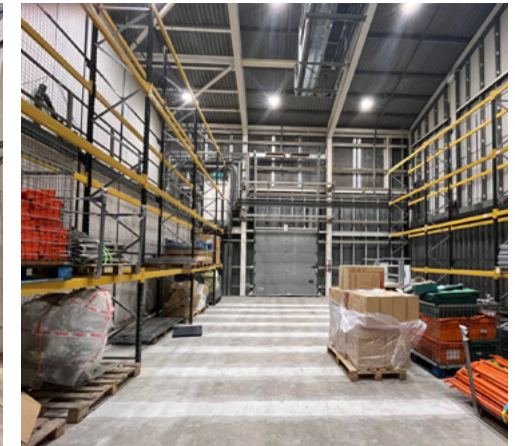
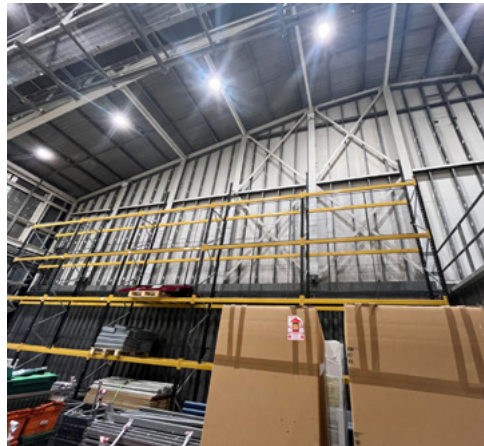
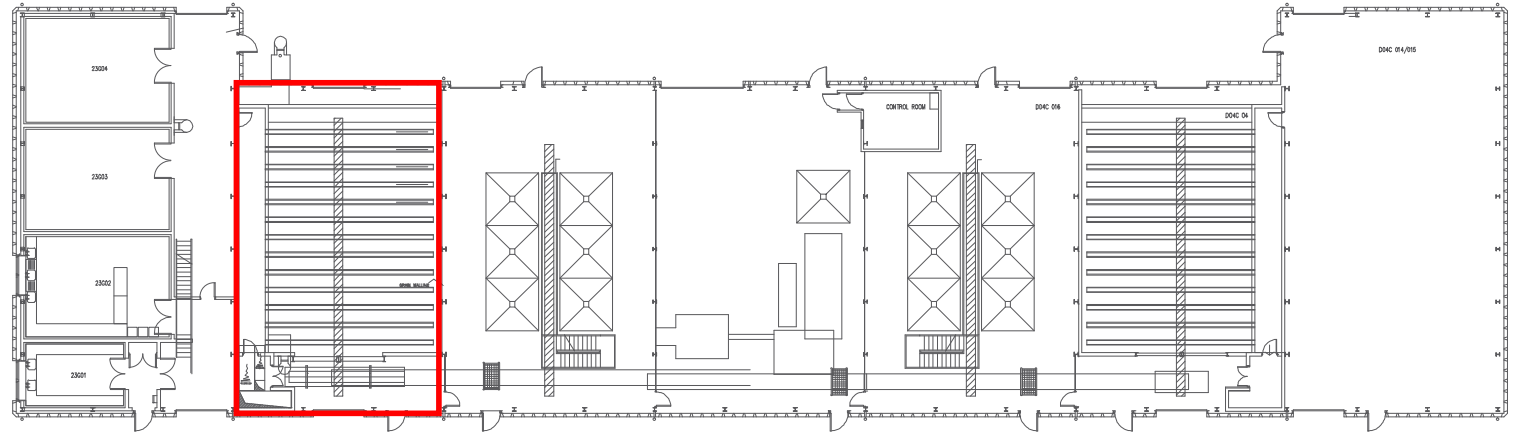


BLOCK 23: WAREHOUSE 2,225 SQ FT

Block 23 is a former grain store that has been part converted into clean rooms, CE rooms and offices for multiple occupiers onsite. This particular space remains as a storage bay, with a ceiling height of 8 metres.

SPECIFICATION

- ❁ Roller shutter doors
- ❁ 8-metre ceiling height
- ❁ Lighting
- ❁ Power



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