

**YORK
BIOTECH
CAMPUS**

**WORLD CLASS
LABORATORIES
& OFFICE SPACE**



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.

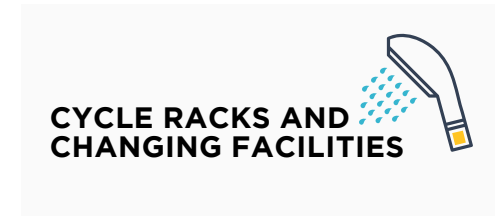
Originally built in 1996 for the Ministry of Agriculture, Food and Fisheries (MAFF), the site has developed over the years from an agri-tech park to a campus with a diverse mix of businesses working in the bioscience sector.

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.



OUR SCIENCE COMMUNITY

We're proud of the diverse mix of bioscience organisations based at York Biotech Campus. One of our biggest advantages is that we give you the opportunity to be part of our science community and work alongside other science professionals.

Whether you need a specific science service from a neighbouring organisation, or want to speak to an expert, there are more than 1,100 people to network with, including PhD scientists and global leaders in their fields.

The range of science taking place onsite is astonishing. From bench-top research into living skin cultures, insect bioconversion, to development and manufacturing of lateral flow tests, the site is a test bed for science of all kinds. We can accommodate you whatever stage of the journey you're at, whether that's research or having a packaged end-product ready for distribution to a worldwide customer base.

We're home to international, national and local businesses of all shapes and sizes, from start-ups to large scale businesses including:



OUR SCIENCE COMMUNITY

An ideal base offering world-class facilities for both established life science organisations and ambitious smaller ventures looking to grow and develop.



First fully-flow through field scale mesocosm facility in Europe



54 growing houses



1.2m honey bees in onsite apiaries



82 controlled environment rooms



Insect Research Laboratory



Quarantine facilities



One of the largest mass spectrometry suites in the UK



“We benefit from a wide range of managed services and flexible, science-focused facilities that support our business needs. Our connections with neighbours have also brought new business opportunities.”



“Being based on a campus site opens up opportunities for broader networking with other organisations, and we love being part of the community here.”



“We’re able to take advantage of being so close to complementary businesses in our field, such as Fera Science. We regularly use its DNA service and can drop off and collect samples easily, as well as discuss results and requirements first-hand.”

CONNECTING WITH YORK & YORKSHIRE

Our occupiers don't just benefit from being part of our science community onsite, they can also take advantage of being part of a thriving science network throughout York, Yorkshire and the Humber.

THE NORTHERN POWERHOUSE

- ⚙ The northern bio-economy is estimated to deliver annual turnover of £91bn
- ⚙ Home to approx. 16,500 companies employing around 415,000 people
- ⚙ Major UK hub for advanced manufacturing and chemical process
- ⚙ Leader in food manufacturing

Home to world-class research bodies and institutions – take advantage of the region's knowledge and facilities through collaborating with academia and industry bodies including University of York, University of Leeds, Institute for Agri-Food Research and Innovation (IAFRI), Global Food and Environment Institute (GFEI), Crop Health and Protection (CHAP), BioVale, BDC and N8 AgriFood.

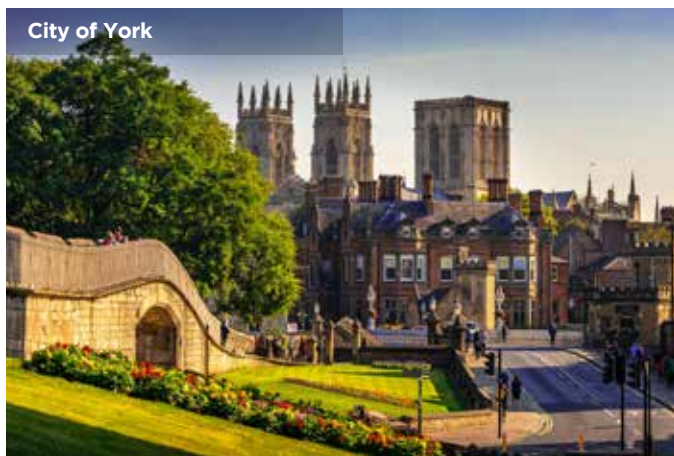
Access to a pipeline of talent – Yorkshire has globally ranked universities offering degrees in relevant courses in bioscience, providing access to some of the UK's best graduate talent.

BIOYORKSHIRE

The BioYorkshire initiative is a ten-year programme that aims to transform York and North Yorkshire into the UK's first carbon negative region and become a hub for green innovation, skills development and inward investment.

Led by University of York, Askham Bryan College and Fera Science, it will:

- ⚙ Create 4,000 highly skilled jobs
- ⚙ Boost the region's economy by over £1.4bn
- ⚙ Reduce 2.8 million tonnes of CO2 annually





**A COLLABORATIVE COMMUNITY,
WHERE IDEAS COME TO LIFE.**

CAMPUS COMMUNITY

The concept of the workplace is ever-changing. For those rooted to science, labs are often the deciding factor when choosing somewhere to locate. However, at the York Biotech Campus, we believe that a workplace is much more than just a lab.

It's where your workforce will spend their time and it's important that their experience is fulfilling.

We're not that sum total of 14 science blocks and 4km of lab benching. We are a community, working alongside each other, collaborating and supporting each other.

KEEPING CONNECTED

We are a collaborative community, which is why our campus management team ensure our occupiers keep connected onsite. Our businesses have access to a dedicated intranet, full of useful information and tools to reach out to other employees, we have a regular newsletter and host onsite events. We also have plenty of collaboration and networking space across campus.



"At York Biotech Campus, we can benefit from being around a like-minded community. The gym and Lakeside Conference Centre are also a bonus!"



"The site has everything we need, from vital services like building management and security, to specialist science facilities like water filtration and lab support, as well as added bonuses like the restaurant, which our employees love."



"We're also fortunate to be surrounded by lots of green space and it's nice to be able to have a walk around the site and be in nature on your lunch break."

CAMPUS FACILITIES

Our excellent range of onsite facilities include:

- ⚙ The Lakeside Restaurant plus 24-hour vending and hot and cold water stations
- ⚙ Fitness Centre with instructor-led sessions and sports clubs
- ⚙ Onsite conference facilities at Lakeside Conference Centre
- ⚙ Bookable meeting rooms and conference suites all with AV support and video conferencing
- ⚙ Ample parking for cars, motorcycles and bicycles
- ⚙ Networking and open innovation space.



MEETINGS ROOMS

The campus offers a variety of meeting rooms available for use free of charge for occupiers. Each meeting room is equipped with AV equipment. We also have an onsite conference centre offering a 250-seat auditorium and flexible meeting space which are similarly available to occupiers.



THE LAKESIDE RESTAURANT

Our onsite restaurant caters for all tastes and requirements and serves breakfast and lunch. The in-house catering team can also accommodate for meetings and events, from hot breakfast muffins, artisan sandwiches to sharing platters or how about a BBQ on our Lakeside Terrace?



FITNESS CENTRE

The Fitness Centre is available exclusively for campus residents and is open 24/7, with a full range of high-quality cardio and resistance machines and a good selection of free weights. The facility also hosts fitness classes and has shower and changing facilities.



CAMPUS ESSENTIALS

We're a fully-serviced and secure campus.

This means that organisations based here can concentrate on their core business whilst they enjoy the following inclusive services:

- ⚙️ Managed reception and spacious visitor waiting area
- ⚙️ Unified voice and data infrastructure including secure data rooms
- ⚙️ IT and telephony services
- ⚙️ Cleaning, portage, postal and handyman services
- ⚙️ Waste management, including contaminated / special and chemical waste
- ⚙️ Back up plant and power supplies
- ⚙️ Secure perimeter with staffed patrols, CCTV and 24-hour gatehouse.

**24/7 365
DAYS A
YEAR**



**A RESILIENT
INFRASTRUCTURE**



**HIGH SPEED
INTERNET
CONNECTIONS**



SECURITY CONSCIOUS

A gated entry system controls access to site and multiple security measures ensure a secure perimeter. All members of staff are given a campus access card that gives them entry to its organisation's premises, as well as common areas across the campus. Our security staff are on site 24/7 safeguarding the campus and are there to support in case of emergency.

PEACE OF MIND

We provide occupiers with the peace of mind that, should they need urgent support, they have 24/7 access to a highly skilled team of engineers and specialists who respond quickly, ensuring uninterrupted services and no disruption to work.



FACILITIES

Restaurant

Lakeside Conference Centre

Main reception

Mail room

Fitness Centre

Mesocosm

Car park

Car park

Security & gatehouse











YORK
BIOTECH
CAMPUS

LAKE SIDE CONFERENCE CENTRE

A FLEXIBLE & UNIQUE EVENTS SPACE

OUR OFFER

WHY LAKESIDE CONFERENCE CENTRE?

-  **AV equipment and IT support**
-  **Video conferencing**
-  **Range of catering options**
-  **Natural daylight**
-  **Exclusive weekend hire**
-  **150 free car parking spaces**
-  **Dedicated events team**
-  **Reception services**

York Biotech Campus is home to Lakeside Conference Centre, a flexible and unique events space set in an environment that encourages innovation and creative thinking.

Located at the heart of the campus, it offers flexible meeting rooms and a 250-seat auditorium with floor to ceiling windows, flooding the space with natural daylight.

The centre also benefits from a spacious and light mezzanine area, providing a large open space that can be used for exhibitions, as a breakout area between meetings, or for smaller group discussions.

Its versatile nature means that Lakeside Conference Centre is the perfect setting for every type of event, whether it's a major conference, an exhibition, a board meeting, a workshop or a training course. Event organisers can also benefit from exclusive weekend and evening access.

Our dedicated and experienced events team will ensure your event runs smoothly, from initial booking through to delivery.

For more information, get in touch by emailing conferences@yorkbiotechcampus.com or visit <https://yorkbiotechcampus.com/lakeside>.



THE SPACE

- Holds up to 250 delegates
- Meeting rooms for 10 – 50 delegates
- Dedicated exhibition space
- Outside terrace, perfect for BBQs and drinks receptions

Space options	U-Shape	Classroom	Boardroom	Cabaret	Theatre	Exhibition space
Sand Hutton Suite	35	33	37	100	250	-
Claxton Meeting Room	30	30	30	36	50	-
Kirkham Meeting Room	30	24	24	36	50	-
Sheriff Hutton Meeting Room	-	-	8	-	-	-
Mezzanine Exhibition Space	-	-	-	-	-	20 stands
Atrium Exhibition Space	-	-	-	-	-	20 stands



The Society of
Food Hygiene
and Technology

“Lakeside Conference Centre’s flexibility makes it a brilliant multi-purpose event space. We took advantage of its 250-seat auditorium and break out rooms, and its mezzanine floor is perfect for exhibition space.”



“Sava regularly uses Lakeside Conference Centre to host our training days. The auditorium is a great space with lots of natural light and ideal presentation equipment. There is always a lovely buzz around the campus, providing a wonderful atmosphere.”



“Lakeside Conference Centre offered the perfect blend of an impressive, professional events space set amongst a community of vibrant and forward-thinking partners. The team was excellent, paying real attention to our needs, ensuring that the space complimented the tone of our event.”

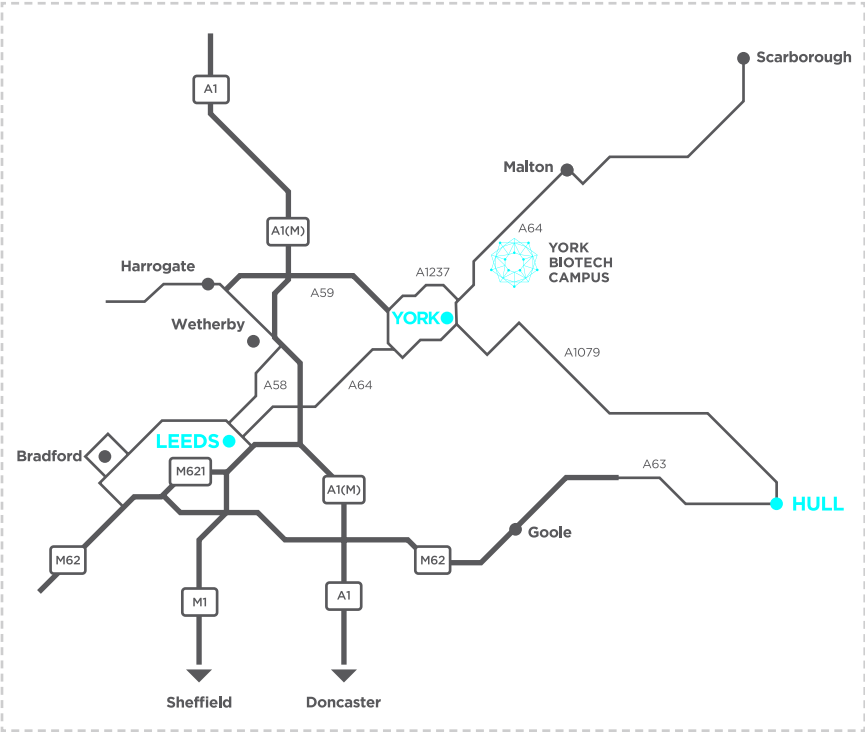


YORK
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LAKESIDE
CONFERENCE
CENTRE

FIND US

A unique rural location near the historic city of York.



York Biotech Campus is situated in the beautiful countryside of North Yorkshire and is conveniently located approximately eight miles from the historic city of York. The campus is adjacent to the A64 and a regular bus service connects us to York.

York enjoys direct rail connections to a number of destinations including Leeds, Hull and Manchester. London can be reached by train in under two hours.

A number of airports, including Leeds Bradford, Manchester and Teeside, offer international connectivity and are within easy reach of the campus.



Secure onsite car parking



Journey time from York Railway Station approx. 30 minutes



Nearest airport is Leeds Bradford



Coastliner Bus Service stops nearby



Bike shelters



YORK BIOTECH CAMPUS

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