

MIX MANCHESTER

**LARGE SCALE
MANUFACTURING**
(INC. GMP)

Units available up to
400,000+ sq ft



MAKING. CHANGE. REAL.

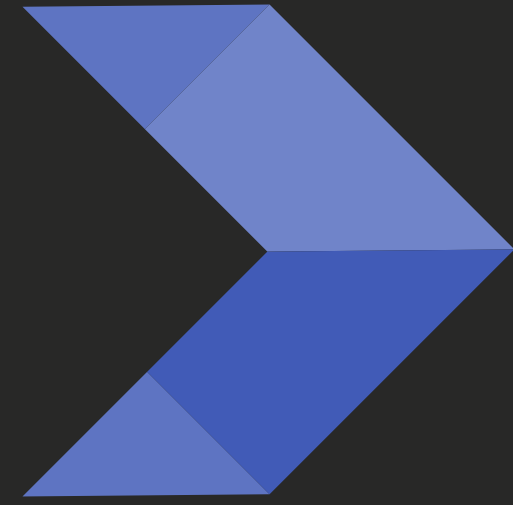
Welcome to MIX MANCHESTER, the UK's best-connected manufacturing, science, and innovation campus where forward-thinking occupiers have the flexibility to bring their ideas to life across 2M sq ft of bespoke advanced manufacturing, R&D, laboratory, and office space with complementary hotel and amenity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

Uniquely positioned to serve as Manchester's manufacturing and innovation exchange, this shovel-ready development 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.

And it's here that large-scale manufacturers can join a thriving eco-system where a like-minded community of partners, producers, and pioneers can succeed on an international stage.



READY FOR BUSINESS



SCALE, FLEXIBILITY, SPEED OF DELIVERY

Fully prepared and shovel ready site

£30m+ infrastructure already in place

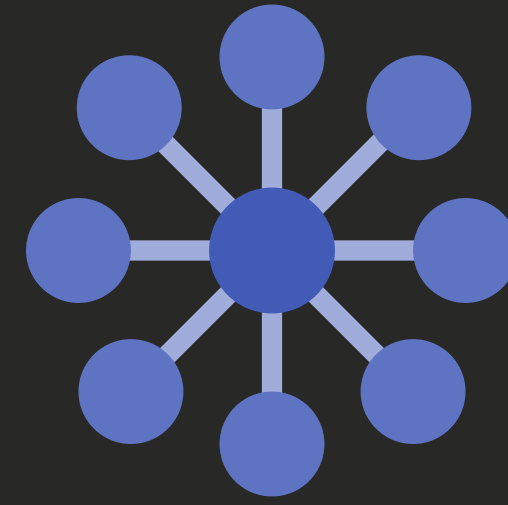
High voltage power and utilities enabled

60 acres capable of sub-division
in multiple configurations

Buildings available from
4,000 sq ft to over 400,000 sq ft

Leasehold, freehold, shell
or fully fitted facilities available

Strategic Regeneration Framework well advanced

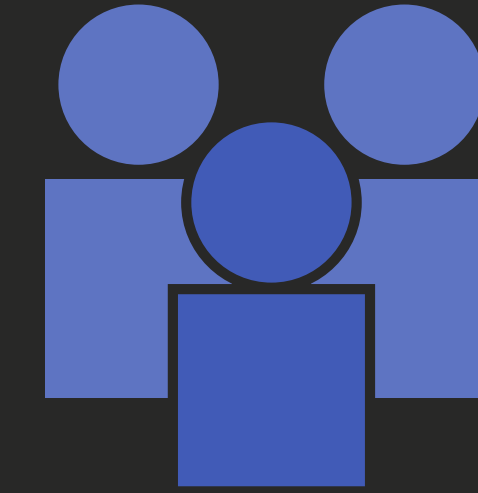


SUPPORTIVE REGIONAL ECOSYSTEM

Highly supportive local planning authority

Full support from Manchester City Council
and Greater Manchester Combined Authority

Relocation support from Manchester's
Inward Investment Agency, MIDAS



ACCESS TO REGIONAL TALENT

30,000 people employed in life sciences
generating £14.3bn turnover

175 life sciences manufacturing sites employing
11,600+ people, generating £5.4bn in turnover

Experienced pharma manufacturing talent pool

Key translational research centres inc.
Manchester Institute of Biotechnology and
the Graphene Engineering Innovation Centre

100,000+ student population
including 20,000 STEM graduates

Home to Europe's largest advanced
materials and engineering school

278,000+ people employed in Advanced Materials
& Manufacturing across 15,000 companies

FLEXIBILITY

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.

This indicative masterplan has been meticulously designed to enable a world-class ecosystem of complementary uses, as well as offering occupiers the flexibility to take plots up to 20 acres in size.

PHASE 1

- MEDIUM SCALE MANUFACTURING (INC. GMP & ADVANCED THERAPIES) & R&D LABS
- MID TECH UNITS
- OFFICE
- HOTEL
- MSCP

- 1 Holiday Inn (Open)
- 2 Ibis Budget (Open)
- 3 Plot Available
- 4 Plot Available
- 5 Plot Available
- 6 Tribe (Open)
- 7 Premier Inn (Opening Q4 2026)
- 8 Plot Available
- 9 Plot Available
- 10 Dakota (Opening Q4 2026)
- 11 Plot Available
- 12 Plot Available



LARGE SCALE MANUFACTURING LAYOUTS

- LARGE SCALE MANUFACTURING (INC. GMP & ADVANCED THERAPIES) & R&D LABS
- MID TECH UNITS
- MSCP



OPTION 1

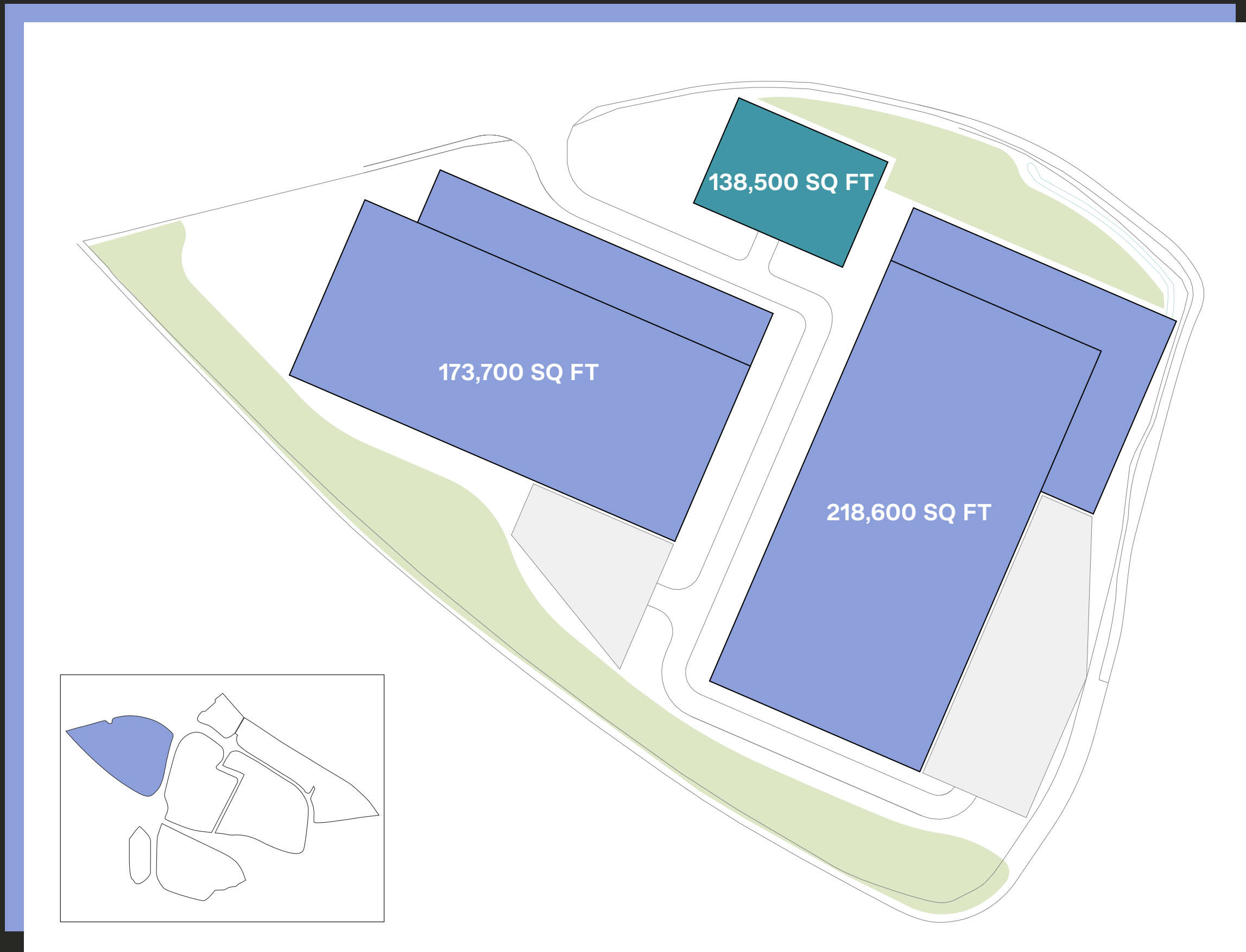


OPTION 2

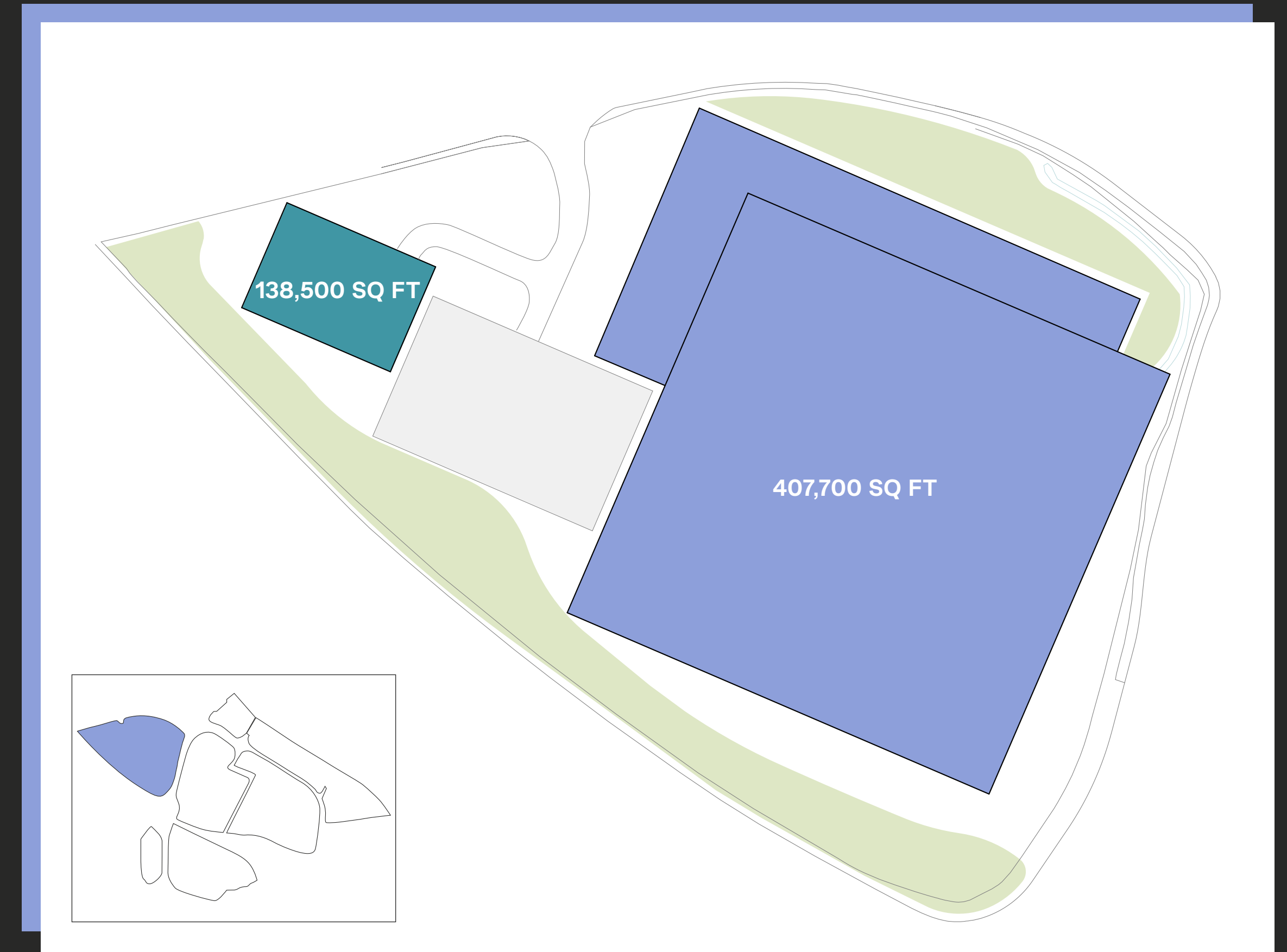
Layouts indicative only.
Bespoke options are available.

LARGE SCALE MANUFACTURING LAYOUTS

■ LARGE SCALE MANUFACTURING (INC. GMP
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■ MSCP



OPTION 3

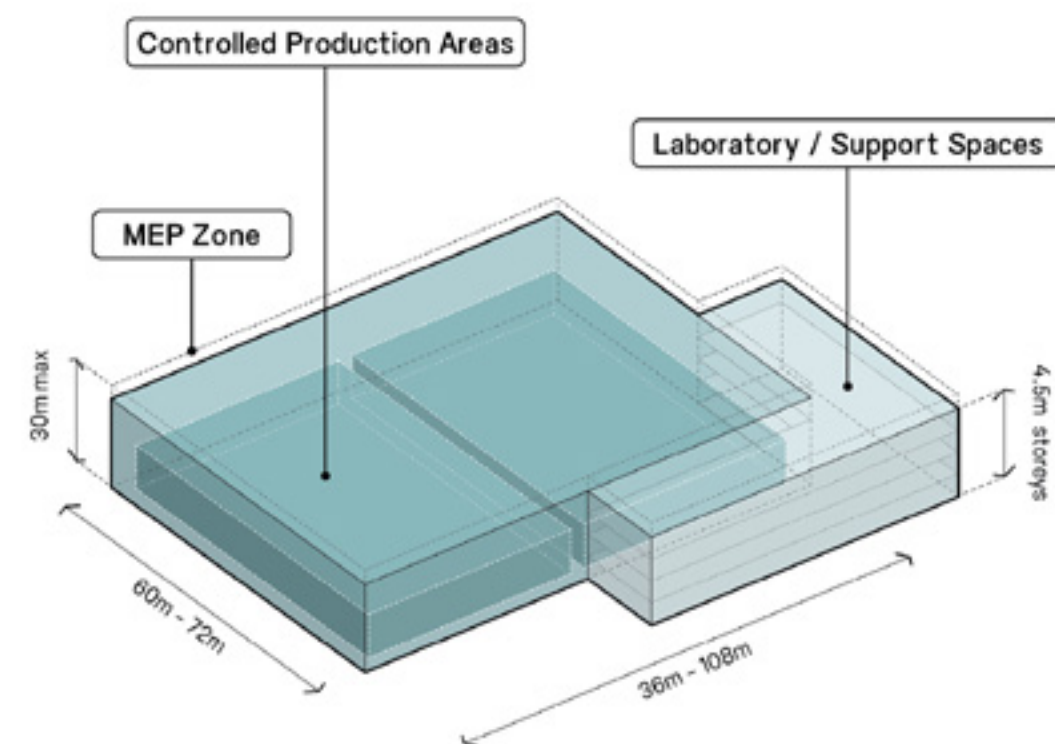


OPTION 4

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EXAMPLE BUILDING TYPOLOGIES

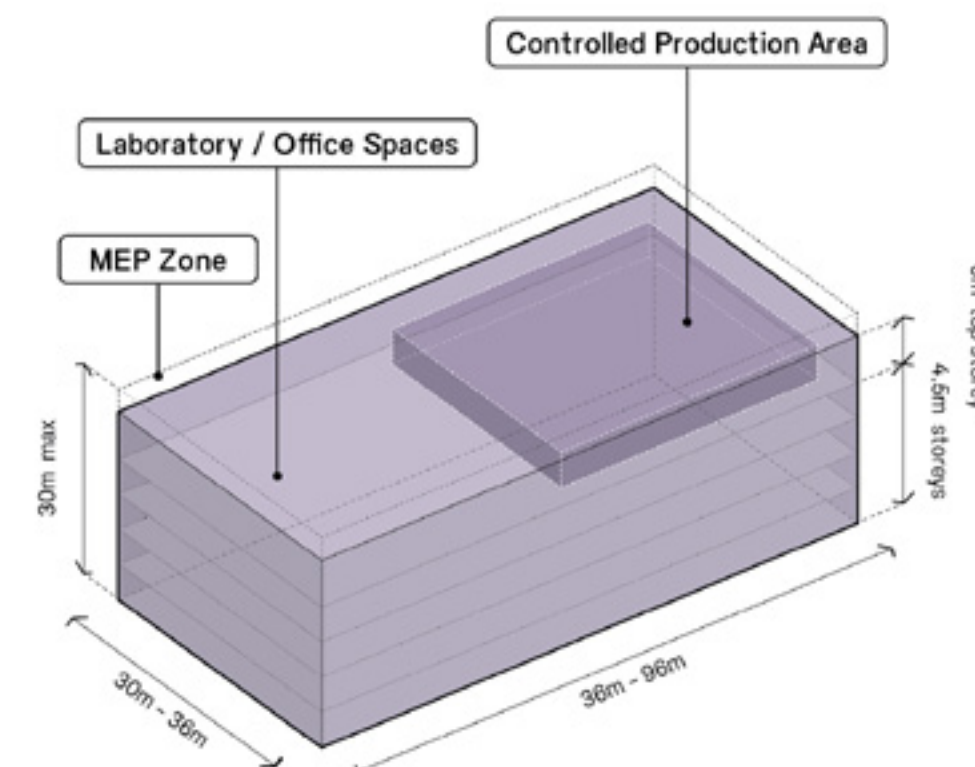
LARGE SCALE MANUFACTURING



DESIGN PARAMETERS

GIA	50,000 – 250,000 sq ft
Floor-plate	c.60% of GIA
Width (production)	36 – 108 m
Depth (production)	60 – 72 m
Width (support)	Varies to suit
Depth (support)	18 – 24 m
Maximum height	30m (including MEP / flues)
Storey height (production)	9m+ clear (to tenant requirements)
Storey height (support)	4.5m
MEP / flue zone	3m above roof (subject to strategy)
Building occupancy	750 sq ft / person

MEDIUM SCALE MANUFACTURING & ADVANCED THERAPEUTICS



DESIGN PARAMETERS

GIA	50,000 – 100,000 sq ft
Floor-plate	20,000 – 25,000 sq ft
Width	36 – 96 m
Depth	30 – 36 m
Maximum height	30m (including MEP / flues)
Storey height	4.5m (6m to GMP production area)
MEP / flue zone	3m above roof (subject to strategy)
Building occupancy	250 sq ft / person

MAJOR PHARMACEUTICAL MANUFACTURERS & CDMOS

The north west is home to a wide range of national and international pharmaceutical brands, all of whom could benefit from the large scale manufacturing opportunities available at MIX MANCHESTER. These include:

LARGE SCALE MANUFACTURING

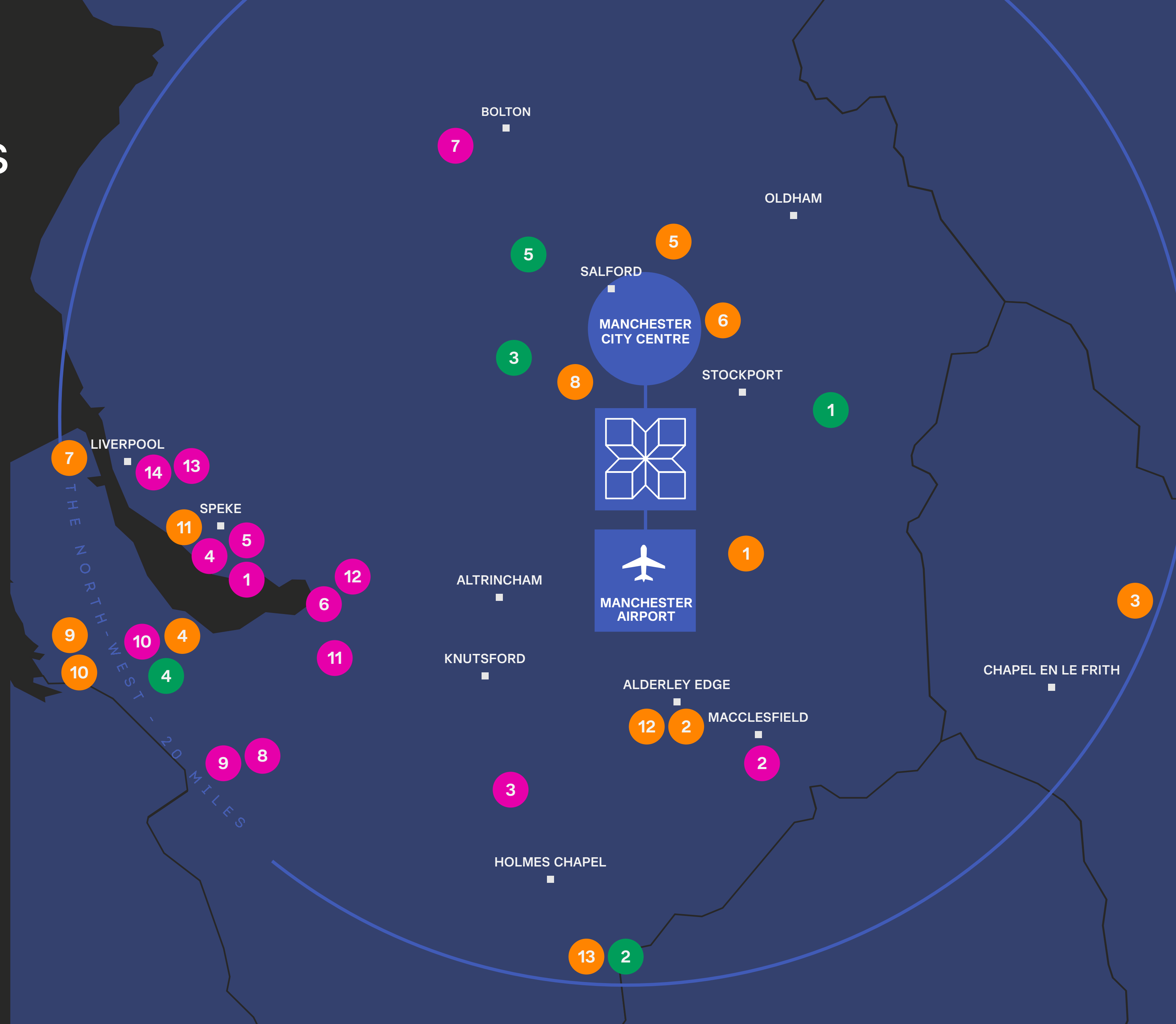
- 1 AstraZeneca
- 2 AstraZeneca
- 3 Bepak
- 4 Seqirus
- 5 Pharmaron
- 6 Teva
- 7 Crescent Pharma
- 8 Ipsen
- 9 Wockhardt
- 10 Convatec
- 11 Fresenius Kabi
- 12 Relonchem
- 13 Baxter Healthcare
- 14 Mast Group

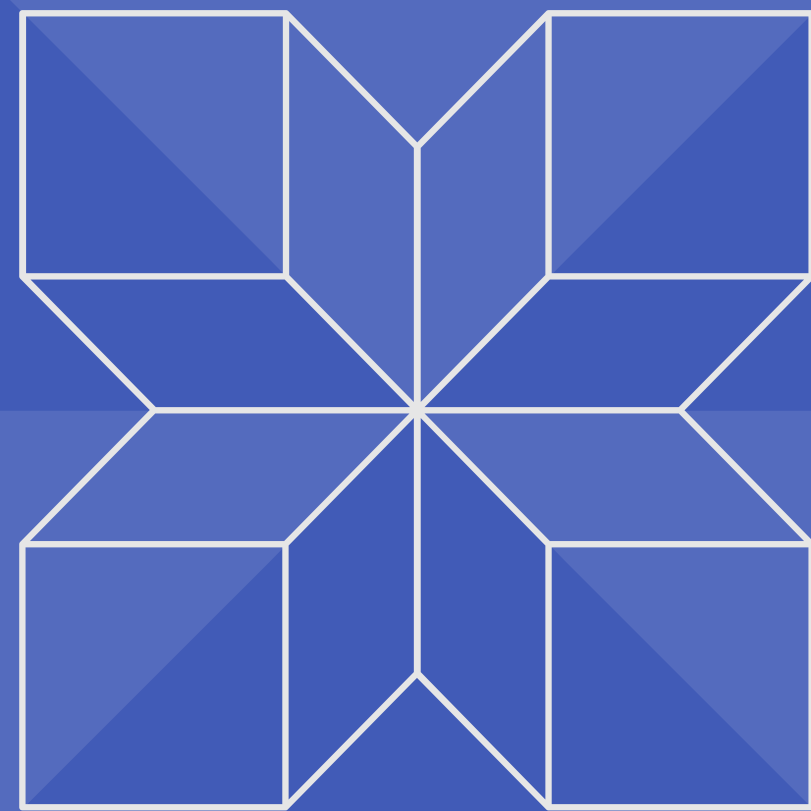
CDMO

- 1 Seda Pharmaceutical Services
- 2 SAI Life Sciences
- 3 Concept Life Sciences
- 4 Biofortuna
- 5 Intertek
- 6 Carbogen Amcis
- 7 Bristol Myers Squibb
- 8 Hologic
- 9 Sterling Pharma Solutions
- 10 SGS Quay Pharmaceuticals
- 11 TriRx
- 12 Charles River
- 13 Charles River

OTHER MANUFACTURING

- 1 Apollo Scientific
- 2 Biocomposites
- 3 Holiferm
- 4 Unilever
- 5 PZ Cussons





MIX MANCHESTER

MIX-MANCHESTER.COM



FIND US

M90 3DQ

///popular.unique.static

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