

Cat 2 Labs & Offices



Lab units from
298 - 2,411 sq ft

Whole floor available
9,200 - 10,429 sq ft

Available on flexible terms

Available Floors

Cat 2 Labs & Offices

Brand new lab space created at Hexagon Tower, with fantastic panoramic views from the 6th floor in Blackley, North Manchester.

The whole of level 6 has been freshly refurbished to a high standard, with 9,200 sq ft of smart new lab & office spaces available. Could be occupied by one large company or several starter businesses.

Suitable for Chemistry, Biological, Biosafety or Clinical lab use.

Lab Category: 2 | Air changes: 6

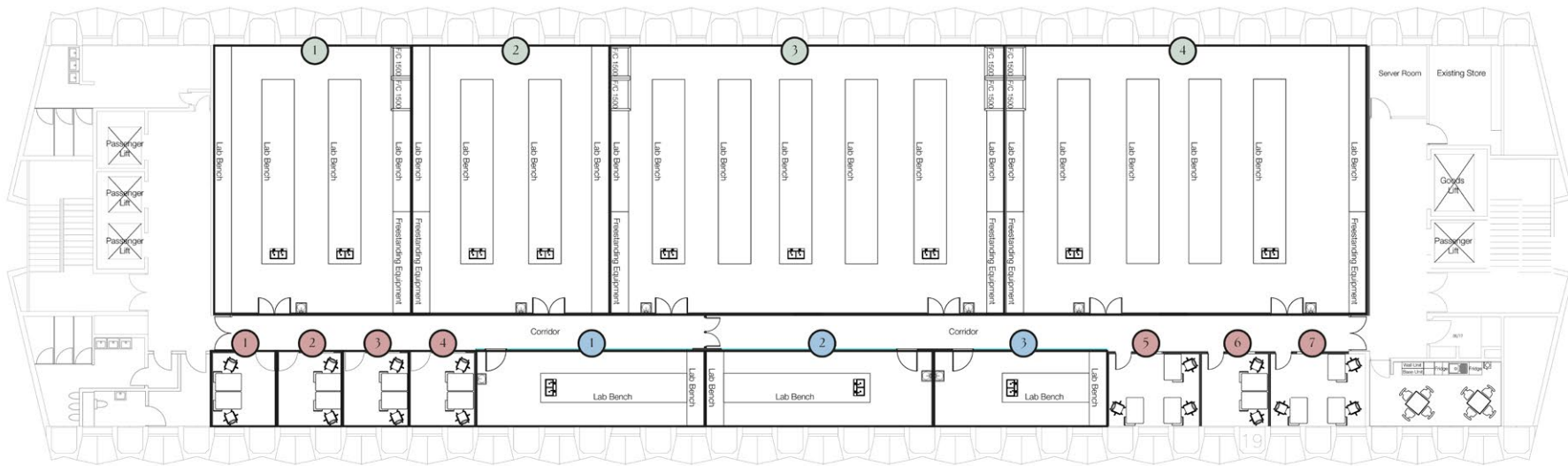
Specification

- Open-plan labs have capacity for up to 2x fume-cupboards per space (evenly distributed)
- Dual-duct ventilation provides heating & cooling at 6 air-changes per hour and circa 35W/m² +/- 3°C (If heat-gains exceed this, piping can be installed for supplementary VRF cooling)
- Vucathene high-density polypropylene drainage
- Metered 3-phase electricity
- Managed bottled-gas service, e.g. Nitrogen and Helium, and can be piped to units as required
- Bulk liquid nitrogen storage on site and lifts suitable for regular top-up of Dewars for E.g. NMR or cryogenic storage
- Shared server-room space. The use of communal, external Chemical stores, Highly Flammable Liquid stores and Gas Cylinder stores is included
- Standard LED lighting



6th Floor – Floorplan

Total: 10,429 sq ft



Unit	1	2	3	4	1	2	3	1	2	3	4	5	6	7
sq ft	1,206	1,206	2,411	2,207	398	398	301	105	107	107	107	150	107	161
sq m	112	112	224	205	37	37	28	9.8	10	10	10	14	10	15
	Laboratory				Bio Lab			Office						

Cat 2 Labs & Offices

High-quality laboratory and office space arranged over these upper floors, offering fantastic views across Manchester and beyond. The labs are well-appointed with a generous provision of fume cupboards, benching and storage throughout. Each floor benefits from its own local network switching, with fibre connectivity available.

The space is highly flexible, with demountable partitions allowing easy configuration for small or larger occupiers and can be taken as a whole or shared between multiple businesses.

8th Floor

Lab units from 1,299 – 1,341 sq ft
Whole floor available – 10,429 sq ft
Fume Hoods - 33

9th Floor

Lab units from 350 – 1,458 sq ft
Whole floor available – 10,429 sq ft
Fume Hoods - 28

10th Floor

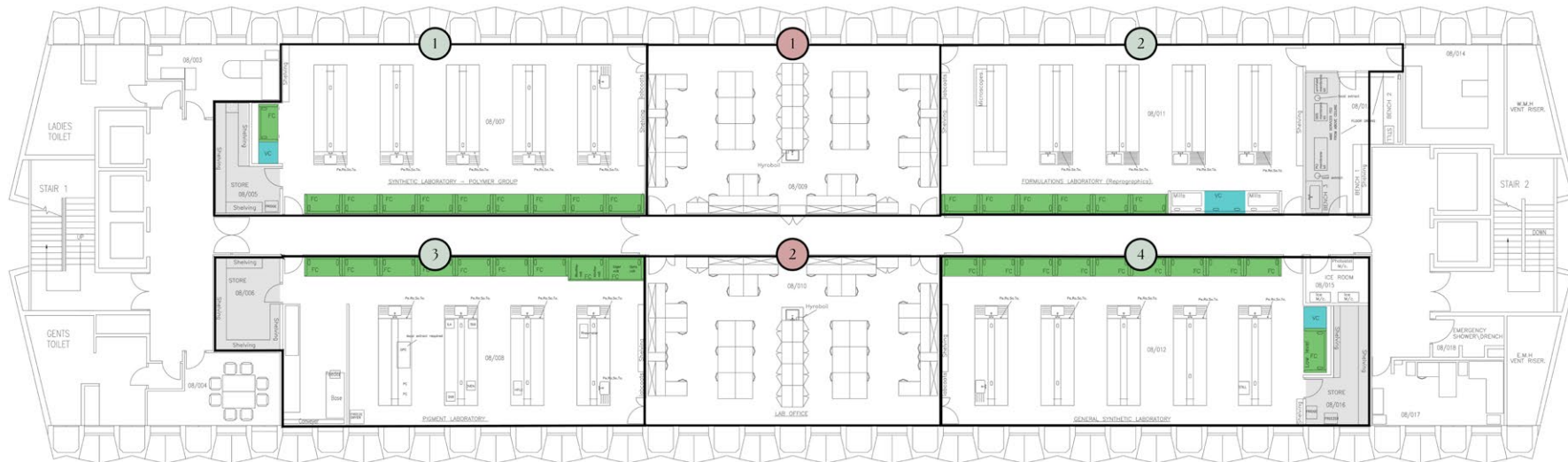
Lab units from 587 – 1,339 sq ft
Whole floor available – 10,429 sq ft
Fume Hoods - 27

Specification

- Dual-duct ventilation provides heating & cooling at 6 air-changes per hour and circa 35W/m² +/- 3°C (If heat-gains exceed this, piping can be installed for supplementary VRF cooling)
- Vucathene high-density polypropylene drainage
- Metered 3-phase electricity
- Managed bottled-gas service, e.g. Nitrogen and Helium, and can be piped to units as required
- Bulk liquid nitrogen storage on site and lifts suitable for regular top-up of Dewars for E.g. NMR or cryogenic storage
- Shared server-room space. The use of communal, external Chemical stores, Highly Flammable Liquid stores and Gas Cylinder stores is included
- Standard LED Lighting

8th Floor – Floorplan

Total: 10,429 sq ft



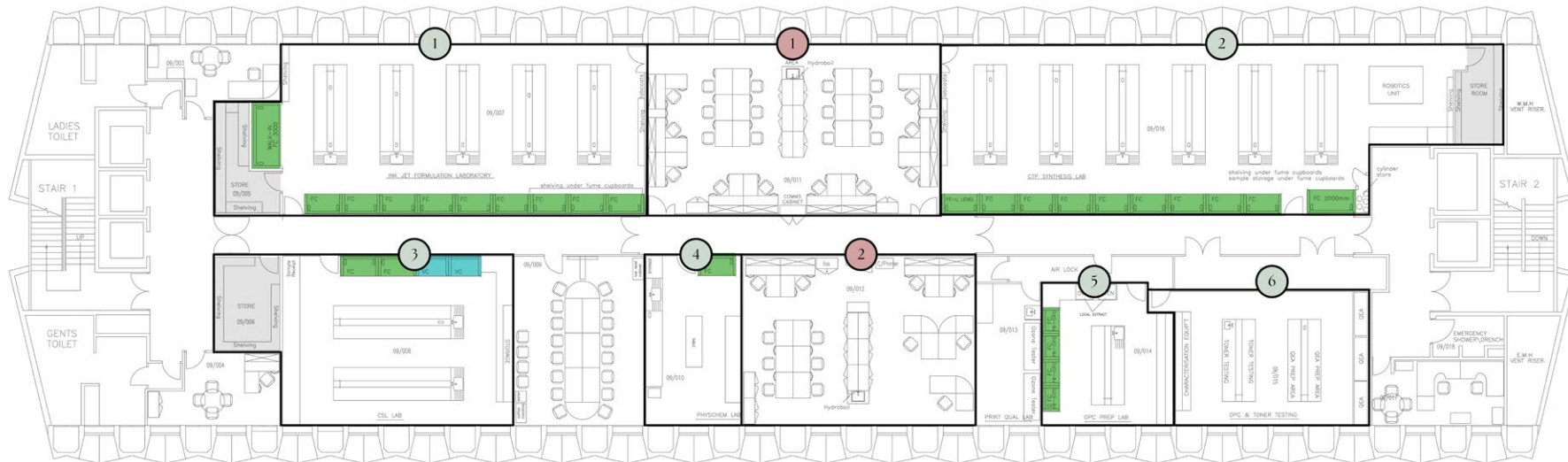
Unit	1	2	3	4	1	2	Vented Cabinet	Fume Cabinet	Storage
sq ft	1,341	1,299	1,326	1,316	1,072	1040			
sq m	125	121	123	122	99	96			
Fume Cabinets (FC)	10	6	9	9					
Vented Cabinets (VC)	1	2	0	1					
Benches	5	5	1	4					
Ceiling Height ft	8.44	8.44	8.44	8.44					
Ceiling Height m	2.5	2.5	2.5	2.5					

Laboratory

Office

9th Floor – Floorplan

Total: 10,429 sq ft



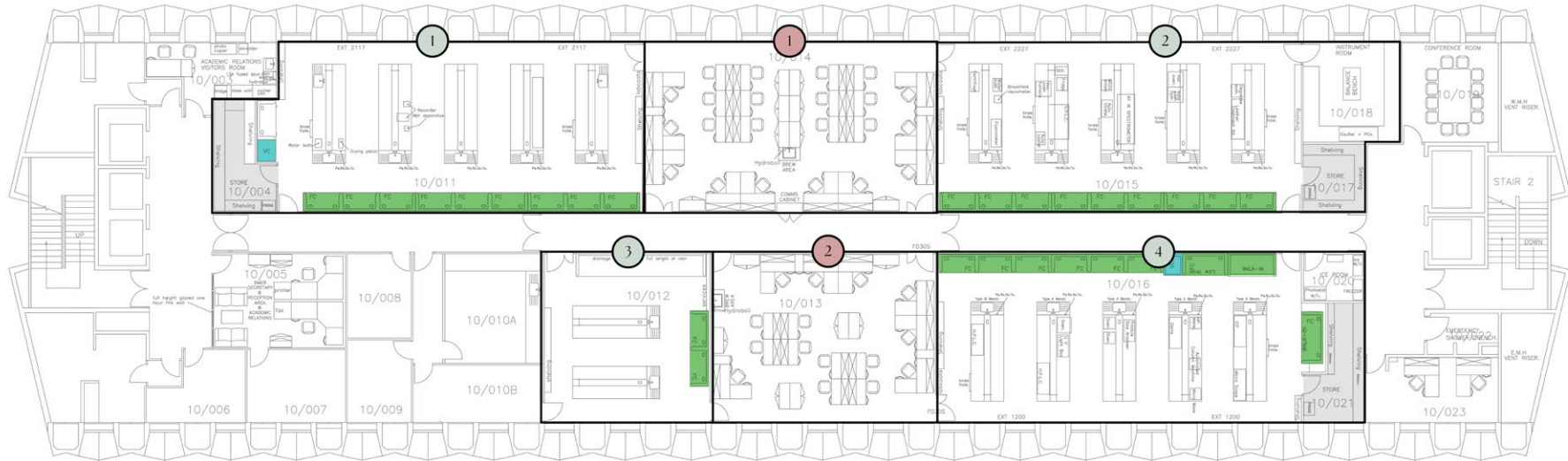
Unit	1	2	3	4	5	6	1	2	Vented Cabinet	Fume Cabinet	Storage
sq ft	1,458	1,122	888	350	405	602	1,069	1,040			
sq m	135	104	82	33	38	56	99	96			
Fume Cabinets (FC)	10	10	2	1	4	0					
Vented Cabinets (VC)	0	0	2	0	0	0					
Benches	5	6	2	1	1	2					
Ceiling Height ft	8.44	8.44	8.44	8.44	8.44	8.44					
Ceiling Height m	2.5	2.5	2.5	2.5	2.5	2.5					

Laboratory

Office

10th Floor – Floorplan

Total: 10,429 sq ft



Unit	1	2	3	4	1	2	Vented Cabinet	Fume Cabinet	Storage
sq ft	1,318	1,312	587	1,339	1,034	807			
sq m	122	122	55	124	96	74			
Fume Cabinets (FC)	9	9	2	9					
Vented Cabinets (VC)	0	0	0	1					
Benches	5	5	2	5					
Ceiling Height ft	8.44	8.44	8.44	8.44					
Ceiling Height m	2.5	2.5	2.5	2.5					

Laboratory

Office

Hexagon Tower

Laboratories | Offices | Investment | Business Development

Hexagon Tower is a premier incubator in Manchester for growing life science businesses, recognised for its sense of community and collaboration opportunities.

Available on flexible terms

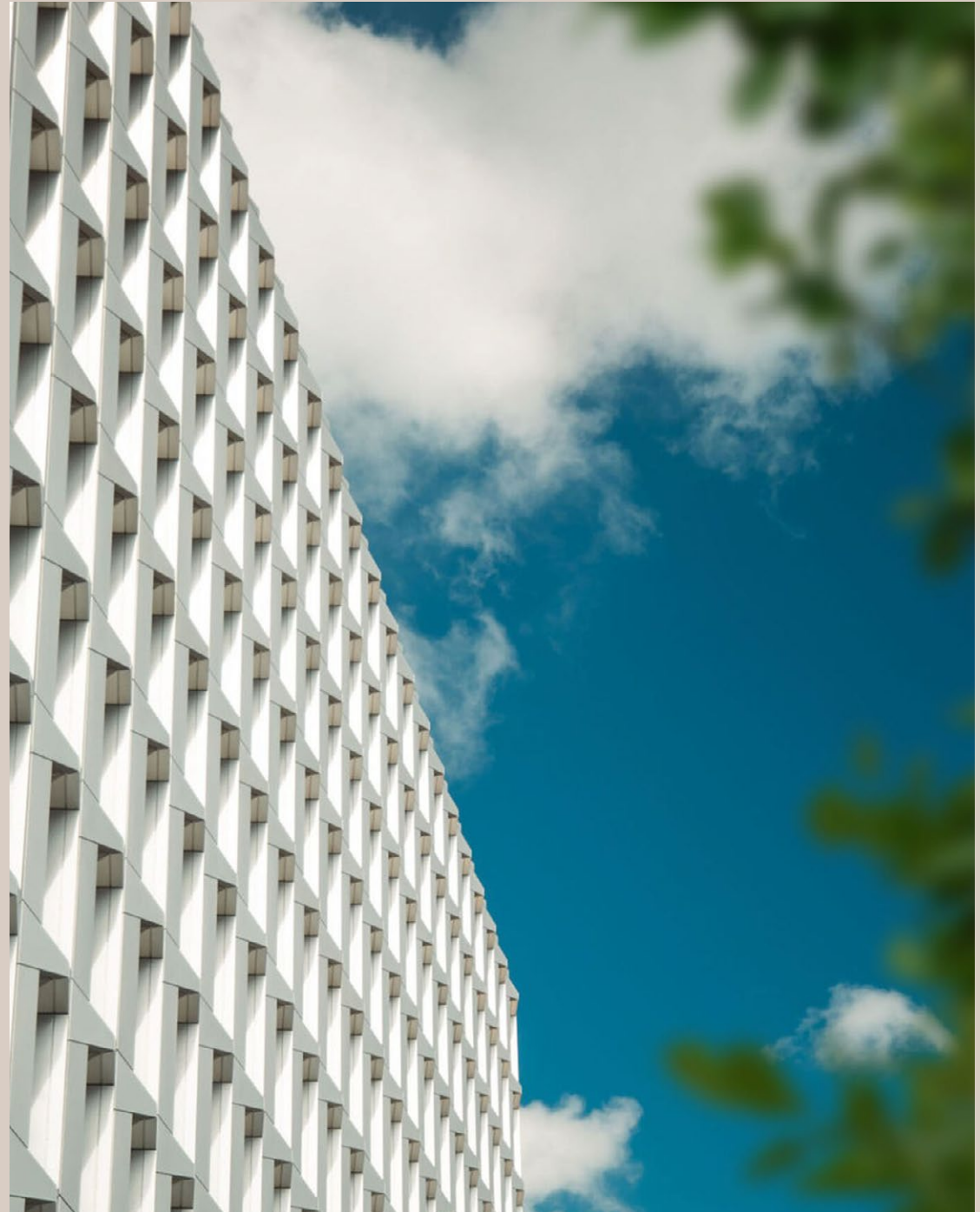
- Fully furnished options available (depending on lease terms)
- On-site parking
- Café restaurant – The Hive
- Shared kitchen areas
- Gym & fitness classes
- High speed internet
- Unique common areas
- Shared outdoor spaces
- Bike storage
- Showers & hair dryers
- Good transport links
- In-house reactive maintenance team
- Cleaning services
- External chemical storage facility
- Hazardous waste disposal
- Fully accessible
- IRTA-trained site logistics team

Further chargeable services

- Provision and management of telephony using the latest VoIP system
- Taxi booking
- Meeting room booking
- Courier services

[View Available spaces to rent](#)

[Learn more about Hexagon Tower](#)



Cat 2 Labs & Offices

Floors 6, 8, 9 and 10

at Hexagon Tower

Contact

Address	Pioneer		Carter Jones	Track Real Estate	
Crumpsall Vale Blackley Manchester M9 8GQ	Claire Morton +44 (0)1642 438 004 c.morton@thepioneergroup.com	Jeroen Houtzager MRICS +44 (0)7970 315 587 j.houtzager@thepioneergroup.com	Matt Lee +44 (0)7815 469 115 matt.lee@carterjonas.co.uk	Jamie Bottomley +44 (0)7788 975 465 Jamie.Bottomley@trackrealestate.co.uk	Pioneer thepioneergroup.com

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