



Birmingham BioCity

A LANDMARK 130,000 SQ FT STATE OF THE ART
FACILITY FEATURING CL2 LABS, OFFICES AND MEETING
ROOMS IN A WORLD CLASS ENVIRONMENT

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← An artists impression
CGI of Birmingham
BioCity along the canal

Birmingham BioCity

Birmingham BioCity will provide 130,000 sq ft of best in class fitted CL2 labs and offices dedicated to Life Science R&D. The building will set a new standard for Life Science infrastructure with purpose designed facilities optimised to the needs of Life Science SMEs, corporates, universities, NHS and research institutes.

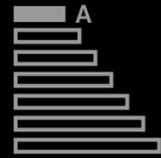
The building will set a new standard for Life Science infrastructure with purpose designed facilities optimised to the needs of research intensive Life Science SMEs and corporates, universities, NHS and research institutes.

Located within Birmingham Knowledge Quarter, companies will have direct access to the clinical trials ecosystem and research facilities provided by local universities such as the University of Birmingham and Aston University. Occupiers will benefit from UK Investment Zone status with access to tax benefits, low business rates and organisational support at government level, making it the perfect place for thriving businesses looking to start up, scale and grow.

Birmingham BioCity will be a transformative development offering fit for purpose fitted CL2 labs equipped with supporting office and meeting rooms to meet your business needs. Coupled with unparalleled connectivity, the development is just an 8 minute walk from the new HS2 Curzon Street station. The building has been designed with sustainability and biodiversity at the heart of the development making it the perfect location for innovative Life Science occupants.

Best In Class Specification

Accreditations marked with * are targeted at this stage & will be subject to final sign off by the relevant accredited bodies



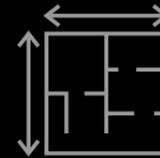
EPC 'A' rating



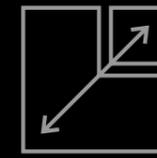
Target WiredScore
'Platinum'*

BREEAM®

BREEAM 'Outstanding'*



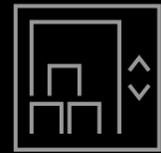
Flexible floor plates with ability
to reconfigure spaces



60/40 lab to office split with
100% flexibility



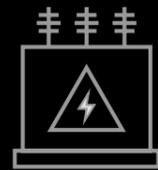
Hybrid lab-office space enabled
for enhancing collaboration in
interdisciplinary teams



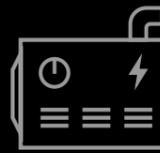
Direct access to storage and
goods lift from all floors



Minimum 6 air changes per hour



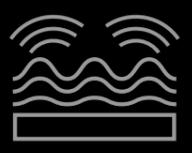
1.5 MVA power across the
entire building



500 KW back-up generator



Dedicated telecoms and LV
risers for each tenancy



Vibration performance of floors
(up to 400x), microbalances,
optical balances and
projection aligners



Generous ground floor
reception business lounge and
cafe for flexible working



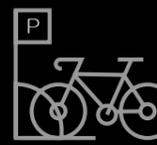
Beautiful roof terrace with
adjoining meeting rooms, event
and hospitality space



Top quality public realm
facilities with biodiverse
planting, pedestrian links and
outdoor seating



8 showers
(including accessible showers)



116 cycle parking spaces



116 lockers and additional
drying cupboards

Sustainability And Biodiversity

Birmingham BioCity is part of the UK's first net zero carbon-ready ecosystem. The transformative development has a commitment to achieving net zero by 2030. Birmingham BioCity aligns with the Big City Plan, Birmingham City Council's Sustainable Community Strategy and the Our Future City Plan: Central Birmingham 2040.

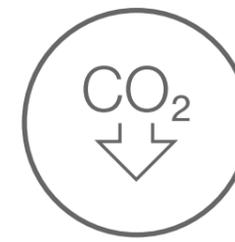
The building is also located within Birmingham's Clear Air Zone (CAZ) which is actively reducing air pollution caused by vehicles entering the city. It has a sophisticated network of public transport and is walking distance to the city centre.



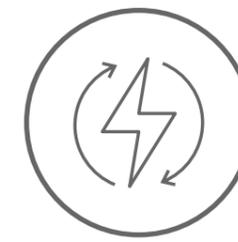
BREEAM Outstanding*



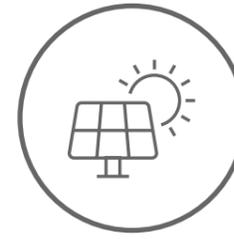
Ultra-efficient LED lighting



Ultra-low carbon technologies



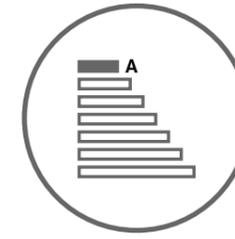
All electric building



Photovoltaic technology



Up to 50% reduced heating cost for occupiers



EPC Rating A



Wiredscore Platinum*



Smartscore Platinum*



WELL Platinum Gold targeted*



NABERS 5 Stars



Cycle Score Platinum



UKGBC operational and embodied carbon assessed meeting UKGBC standards



Sustainable architecture with quality material



Biodiverse planting



Prioritised pedestrian movement

Accreditations marked with * are targeted at this stage & will be subject to final sign off by the relevant accredited bodies

UK Investment Zone Status

UK Investment Zones are new hubs for innovation and investment across the UK. They are designed to encourage economic growth by offering financial and business incentives in key sectors like Life Sciences. Birmingham BioCity will be the first UK Investment Zone Life Science building outside of London and the first of its kind in Birmingham.

Investment Zones offer exciting opportunities for businesses that choose to invest and grow within them. Benefits include:

- Financial incentives such as PAYE and staffing cost advantages, less tax, stamp duty savings and 0% business rates*
- A custom built, centralised ecosystem to boost local employment opportunities and ensure connectivity between businesses and communities
- The creation of cross collaboration opportunities between industry, academic and research institutes
- Engaged local leadership that contribute resources and expertise to support those operating within UK Investment Zones
- £160m of funding over 10 years to support businesses, facilitate growth and unlock potential, including:
 - Dedicated skills academies
 - Apprenticeships for SMEs
 - Grant funding for purchasing capital equipment
 - R&D funds for grants, loans or equity stakes

*Incentives available until 31st March 2034. Some time limitations apply.

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Birmingham BioCity: At The Centre Of A Thriving Life Sciences Ecosystem

The West Midlands is rapidly emerging as one of the UK's most dynamic life sciences regions. Since 2017, Birmingham has seen a surge in regeneration and investment, positioning itself as a serious contender to the Golden Triangle. Anchored by world-class research institutions, specialist networks and a mature innovation ecosystem, the city offers everything life sciences companies need to scale and succeed.

Birmingham stands at the forefront of the UK's life sciences revolution, powered by one of the nation's most advanced clinical trials ecosystems. Home to the NIHR Birmingham Biomedical Research Centre, multiple world-class Clinical Trials Units and University Hospitals Birmingham, one of Europe's largest teaching trusts, the city leads major national studies and accelerates discovery from lab to patient. The Midlands diverse 5.5 million-strong population and integrated university-hospital partnerships make Birmingham a testbed for inclusive, high-impact research. This unrivalled infrastructure positions the city as a prime destination for investors, innovators and companies driving the next generation of health breakthroughs.

Why Invest In Birmingham BioCity?

Purpose-built life sciences infrastructure to support growth and innovation.

Lab and office facilities exceeding Golden Triangle standards at highly competitive rents.

Access to a deep talent pool from three major universities and a diverse STEM graduate base.

Government-backed incentives through UK Investment Zones and the Midlands Engine Investment Fund II.

Exceptional quality of life with cultural vibrancy, green space, top schools and collaborative workspaces.

Vibrant Surrounding Amenities

← Aerial CGI of Birmingham
Knowledge Quarter ft. Curzon
Wharf & Birmingham BioCity

The building is situated within Birmingham's growing Knowledge Quarter making it ideal for developing partnerships with leading academic institutions. It is surrounded by a mixture of commercial and educational developments including Birmingham Women's and Children's hospital, undertaking research and providing care for over 140,000 patients each year.

Birmingham BioCity is nestled by:

- 1. ASTON INSTITUTE FOR MEMBRANE EXCELLENCE**
- 2. SPARK THE MIDLANDS**
- 3. WEST MIDLANDS HEALTH TECH INNOVATION ACCELERATOR**
- 4. BIRMINGHAM CHILDREN'S HOSPITAL**

Birmingham BioCity will act as a hub promoting enterprise and innovation in the life science sector. It will be an ecosystem that brings those with ideas, technologies and expertise together with people with the funds to invest.

Birmingham BioCity will create a commercial urban bio centre of scale, providing crucial resource to Birmingham's life sciences infrastructure.

Transport And Connectivity

Birmingham BioCity has excellent connectivity within the West Midlands, across the UK and beyond. The building is located at the north edge of the Birmingham City ring road, bounded by the Aston Expressway, Dartmouth Circus, Dartmouth Middleway and the canal. It is easily accessible from Birmingham city centre by bike and foot with the aspiration to be accessible by boat in the future.

AIR: Birmingham (BHX) airport

RAIL: Close to the city centre, with mainline railway stations including New Street, Moor Street and Curzon Street Station and metro links.

HS2: HS2 Curzon Street station will be a modern terminus integrated with existing local public transport links. The station will be an 8 minute walk from Birmingham BioCity. **The HS2 will provide links to London via the innovation line in just 42 minutes.**

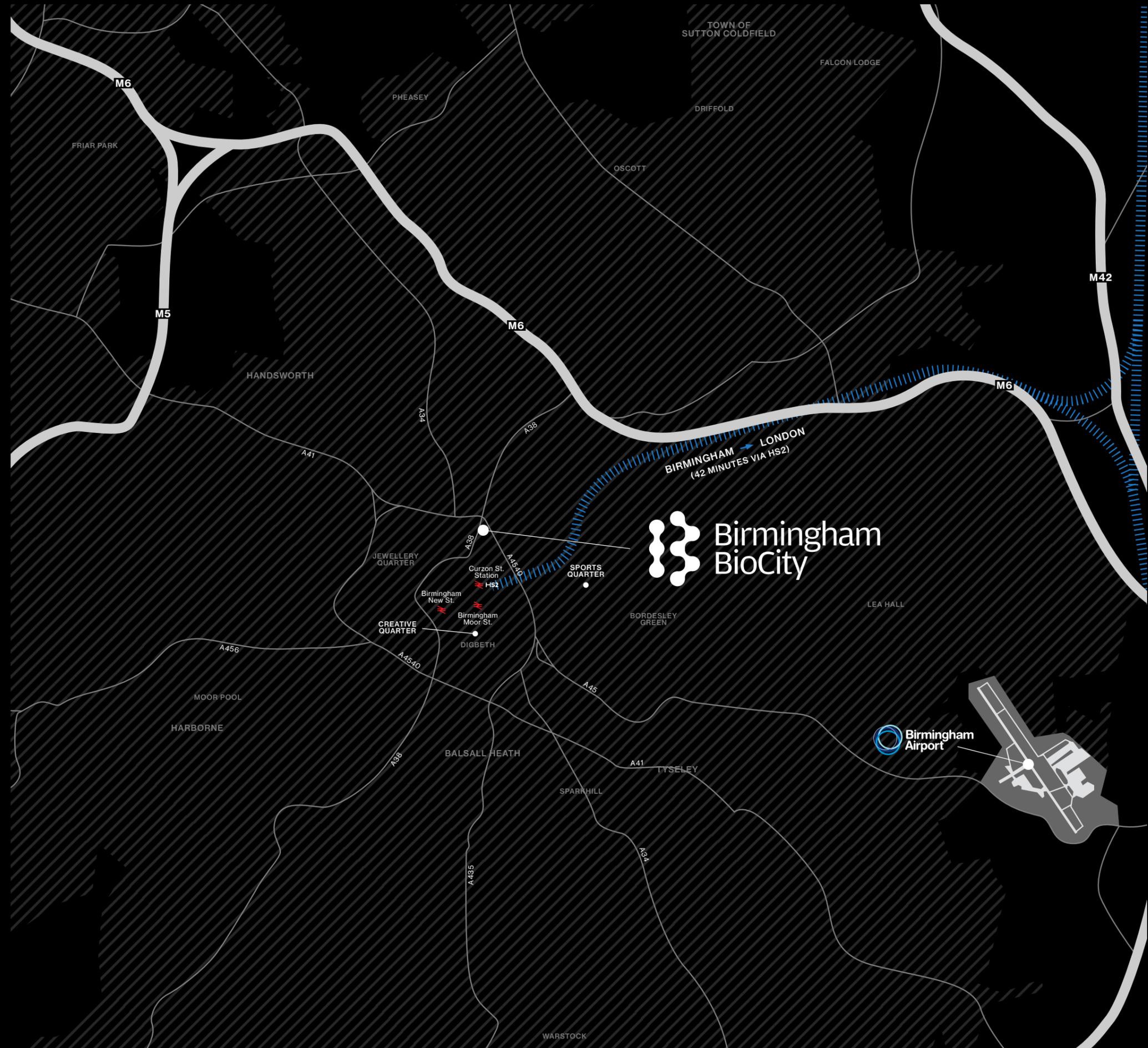
ROADS: Close to the M5, M6 and M42 and local bus routes. Sprint bus/tram have been extended with a new stop serving the Knowledge Quarter. Car parking spaces are located beneath the podium deck.

FOOT/CYCLE: Public realm design is pedestrian and cycle friendly with at grade pedestrian plazas. The development includes the provision of 116 cycle parking spaces.

WATER: Canals link Birmingham BioCity within walking distance to city centre. Future water bus links will also be explored.

MAP KEY

-  HS2 ROUTE
-  HS2 STATION
-  BRITISH RAIL STATION



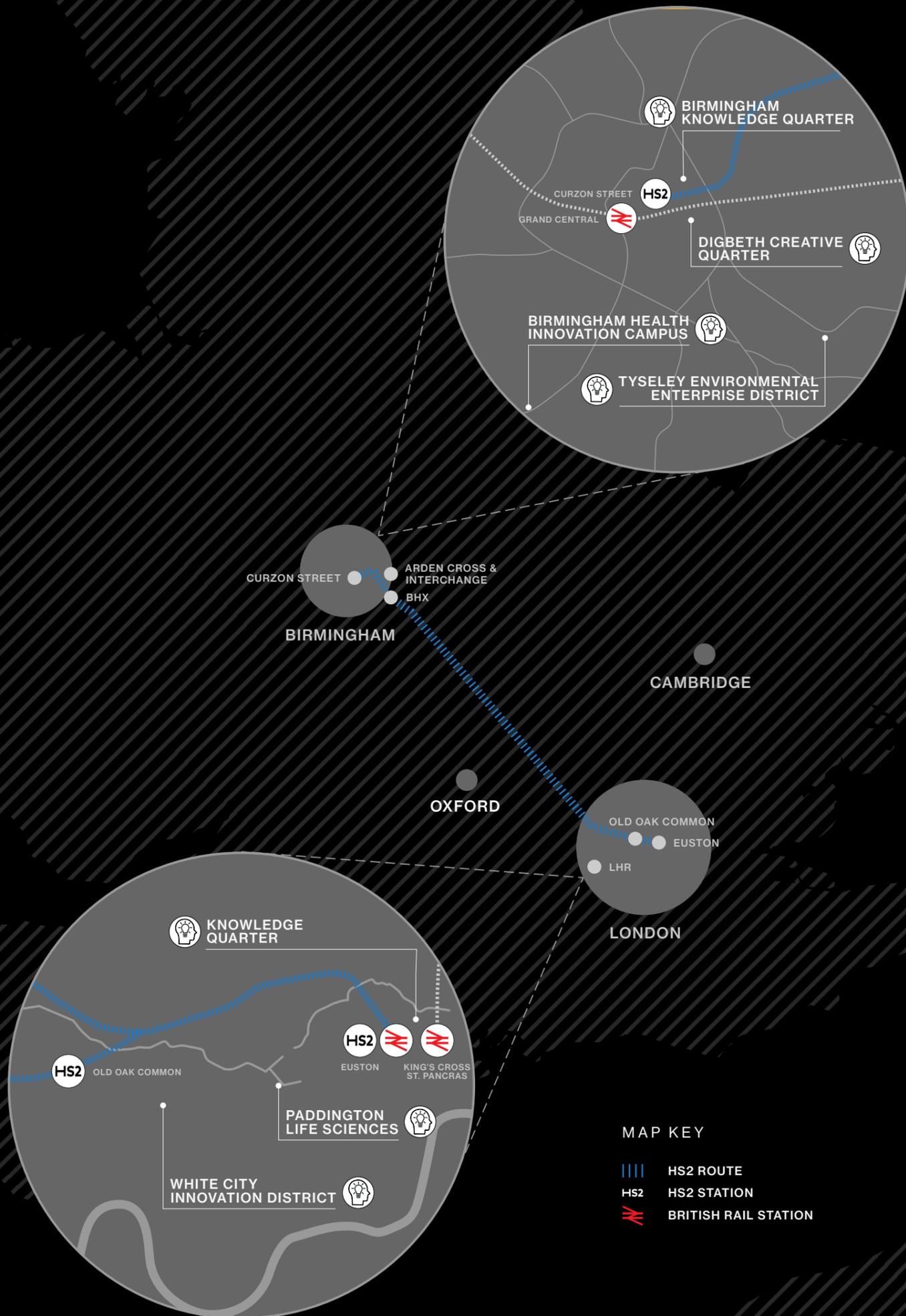
The Birmingham–London Innovation Corridor: A New Era for Birmingham BioCity

Companies based at Birmingham BioCity, will be positioned at the heart of one of the most significant innovation shifts in the UK. The new Birmingham–London Innovation Corridor, enabled by HS2, will connect the country’s most dynamic research, technology and life-sciences hubs along a single high-speed route - creating a powerful new axis of growth between Birmingham and the capital.

This corridor will sit alongside, and complement, the Oxford–Cambridge Arc, ensuring the UK’s knowledge economy is no longer concentrated in one region. Instead, it will unlock a second national powerhouse for innovation, accelerating R&D commercialisation, attracting global investment and creating thousands of high-value jobs across the Midlands and beyond.

For Birmingham BioCity organisations, this means faster access to partners, investors and markets; deeper collaboration with universities and industry; and a more diverse, resilient innovation ecosystem. Through the Knowledge Quarter’s Quadruple Helix model, that unites academia, industry, government and communities, we are building a future-ready environment where breakthrough ideas can scale, talent can thrive and businesses can grow with confidence.

The Birmingham–London Innovation Corridor is more than a transport link. It is the backbone of a globally significant innovation network and Birmingham sits at its centre.



“ A high-quality sustainable destination along the Birmingham and Fazeley Canal and Aston Junction, with a strong sense of place rooted in its own heritage, but looking to the future in its design. ”



Public Realm

The design of the public realm has been at the heart of the Birmingham BioCity design. Here pedestrians and cyclists will have priority, guided gently through plazas planted with trees, rain gardens and seating areas. The public realm will provide a community space for residents, building occupiers, visitors and the general public with areas to sit, meet and socialise.

← An artists impression CGI of Birmingham BioCity's public realm space

THE PUBLIC REALM SPACE:

Aligns with the Health and Wellbeing agenda that responds to the local heritage and waterside context.

Prioritises function, accessibility and amenity with sustainable urban draining, planting, street furniture, ecology and lighting.

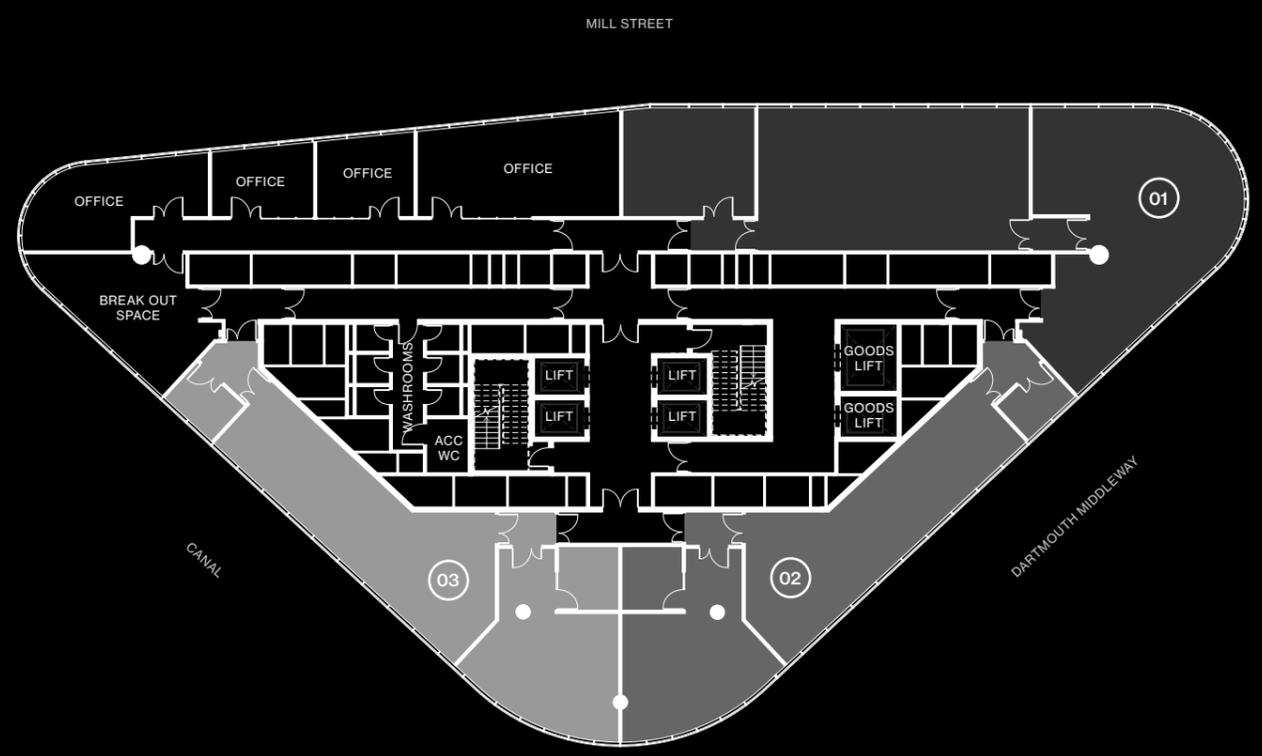
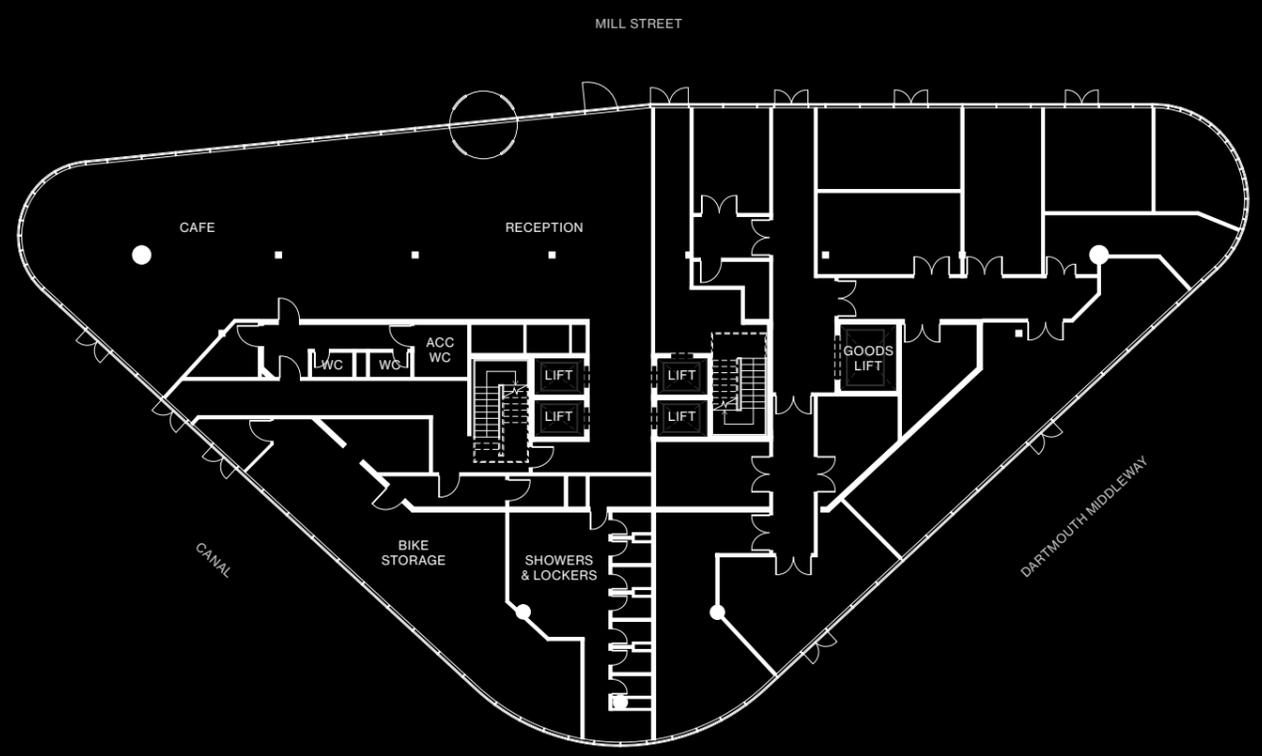
Includes pedestrian links to surrounding areas and reactivation of the canal.

Has biodiverse planting including a mix of tree, shrub, perennials and grasses.

Combines the concepts of play, health and wellbeing perennials and grasses.

Ground Floor

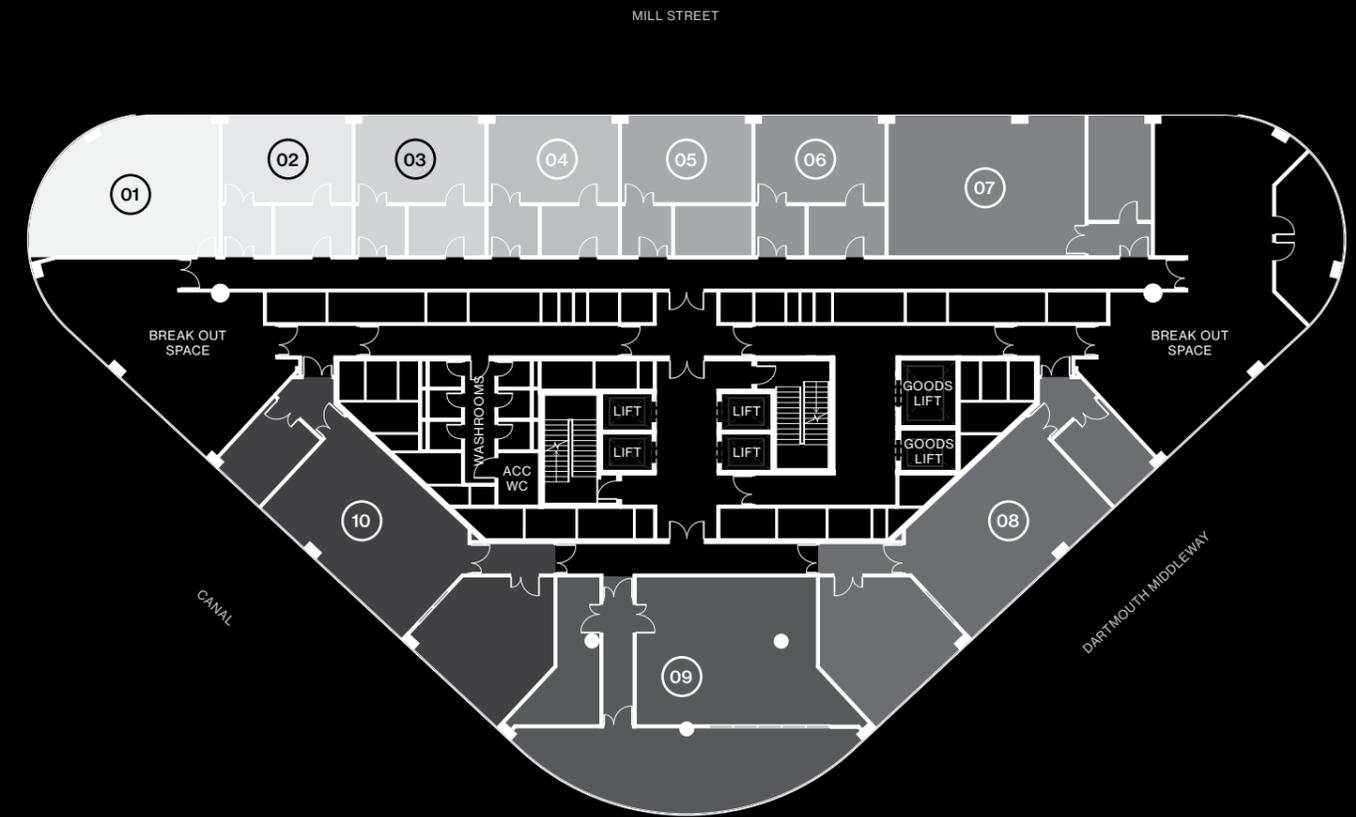
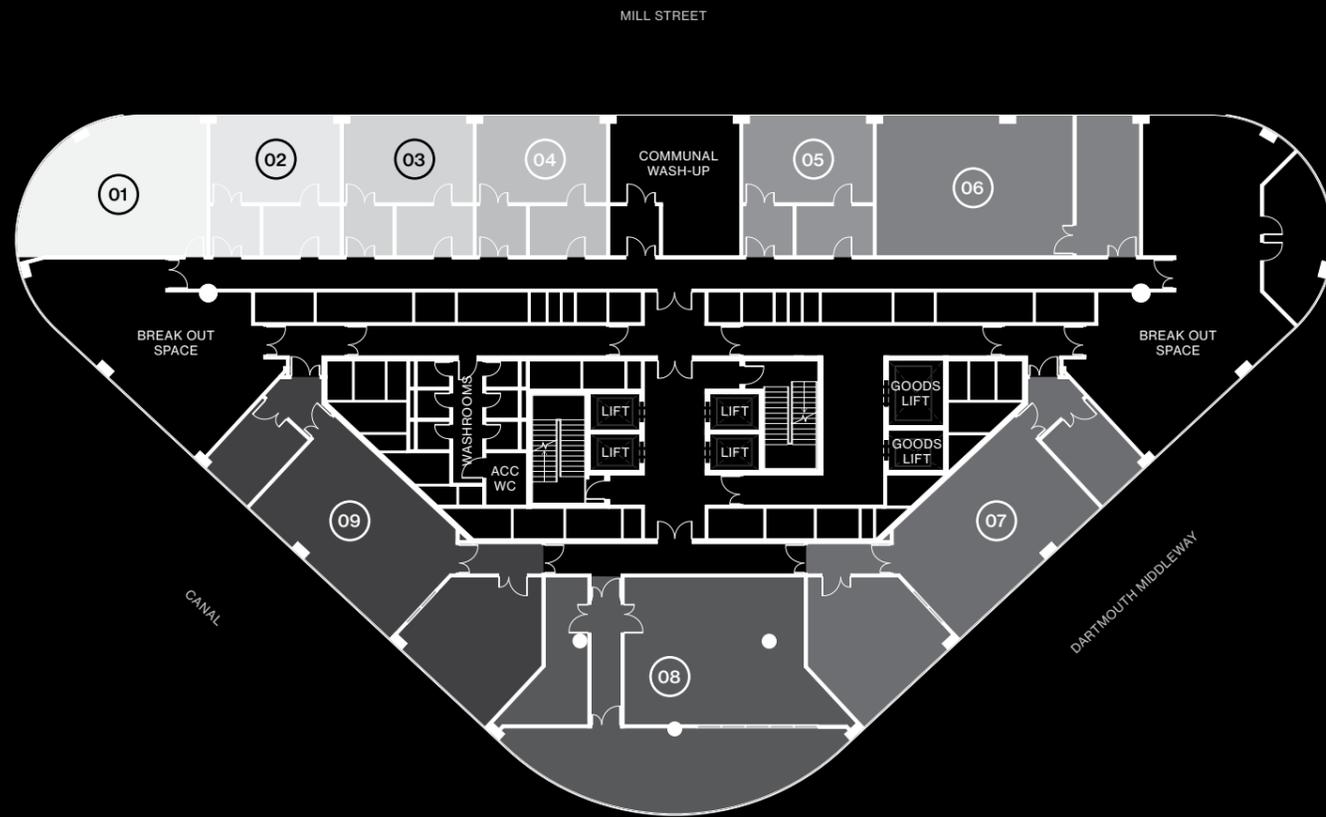
Level 01



01.	Tenant 1	228 m ²
02.	Tenant 2	141 m ²
03.	Tenant 3	228 m ²

Level 02

Level 03

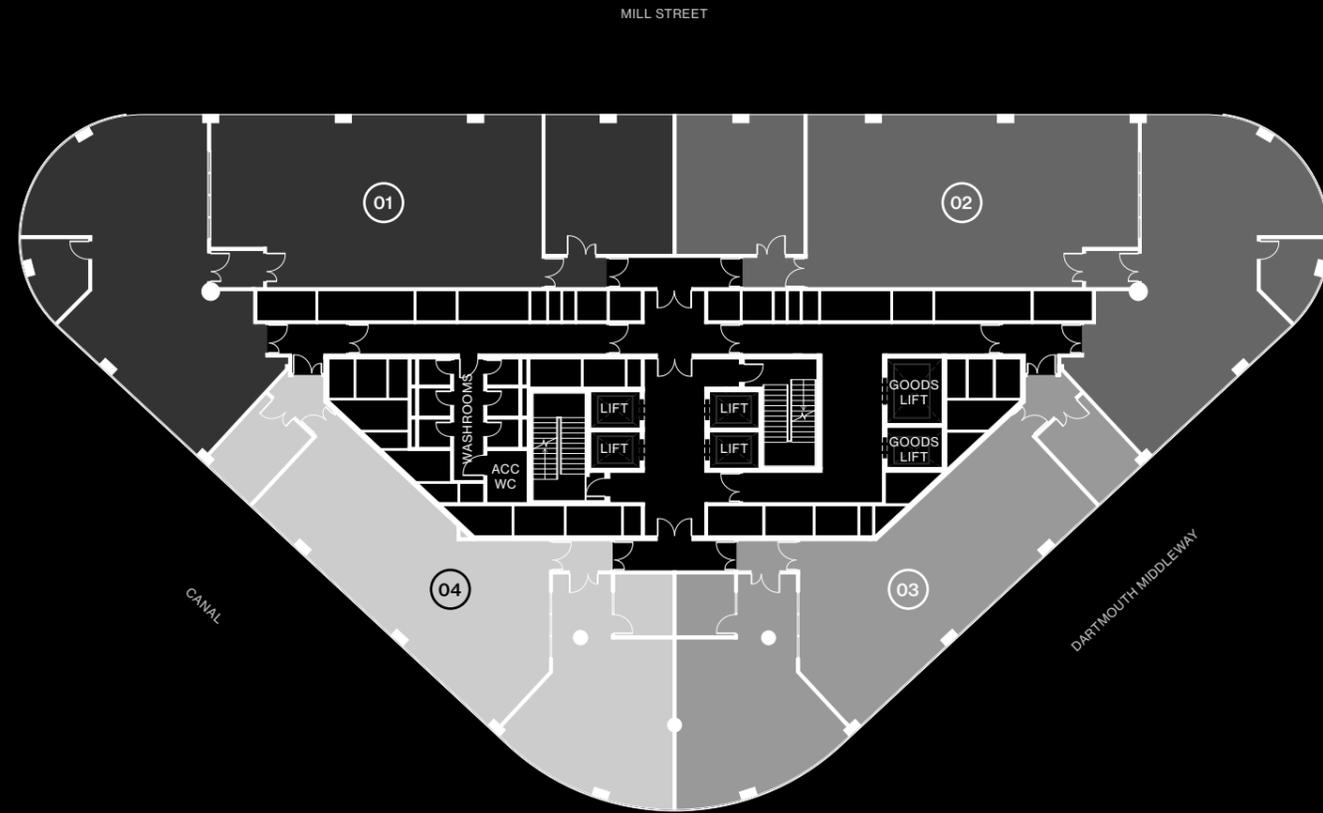


01.	Tenant 1	74 m ²	06.	Tenant 6	111 m ²
02.	Tenant 2	55 m ²	07.	Tenant 7	156 m ²
03.	Tenant 3	55 m ²	08.	Tenant 8	191 m ²
04.	Tenant 4	55 m ²	09.	Tenant 9	157 m ²
05.	Tenant 5	55 m ²			

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05.	Tenant 5	55 m ²	10.	Tenant 10	157 m ²

Levels 04-07

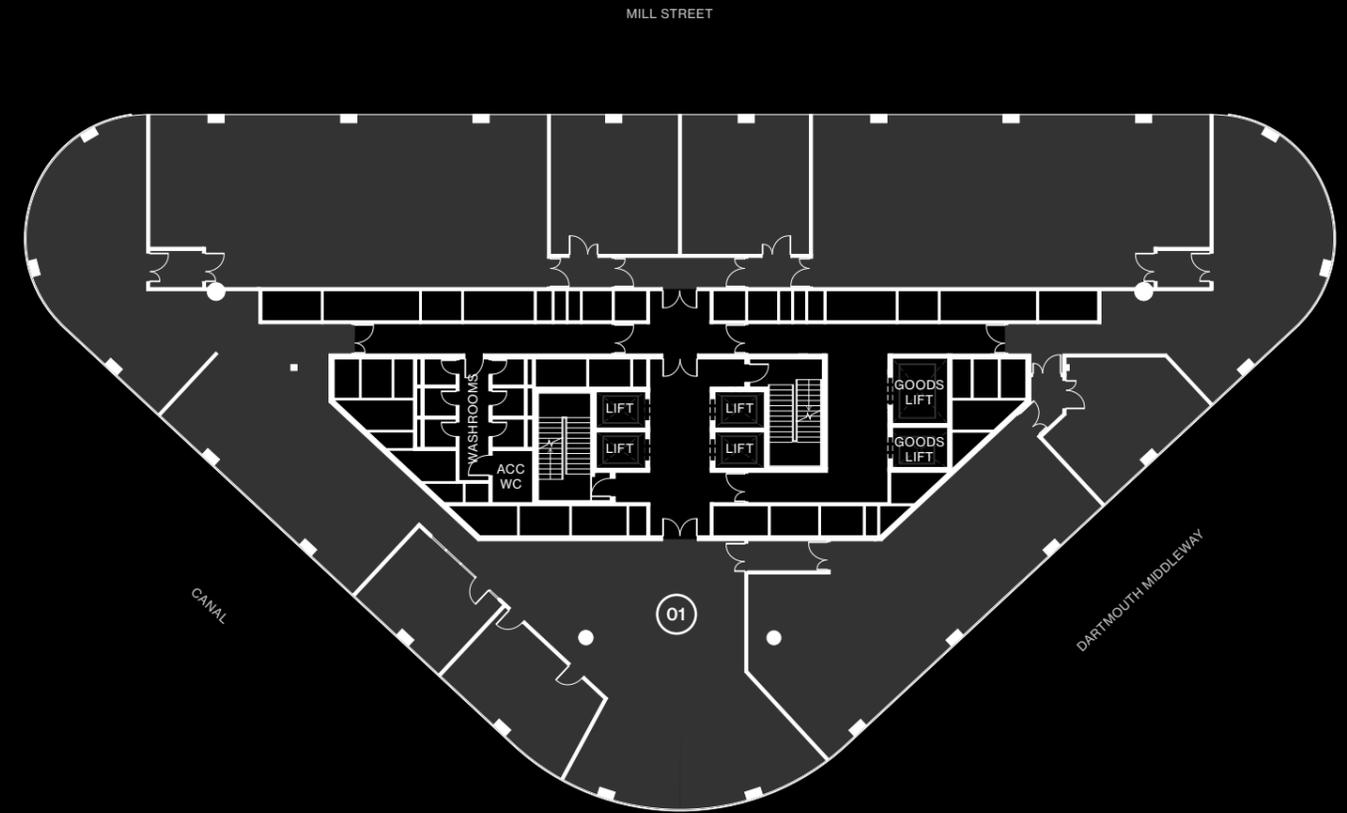
(Layout 1)



01.	Tenant 1	398 m ²
02.	Tenant 2	398 m ²
03.	Tenant 3	263 m ²
04.	Tenant 4	266 m ²

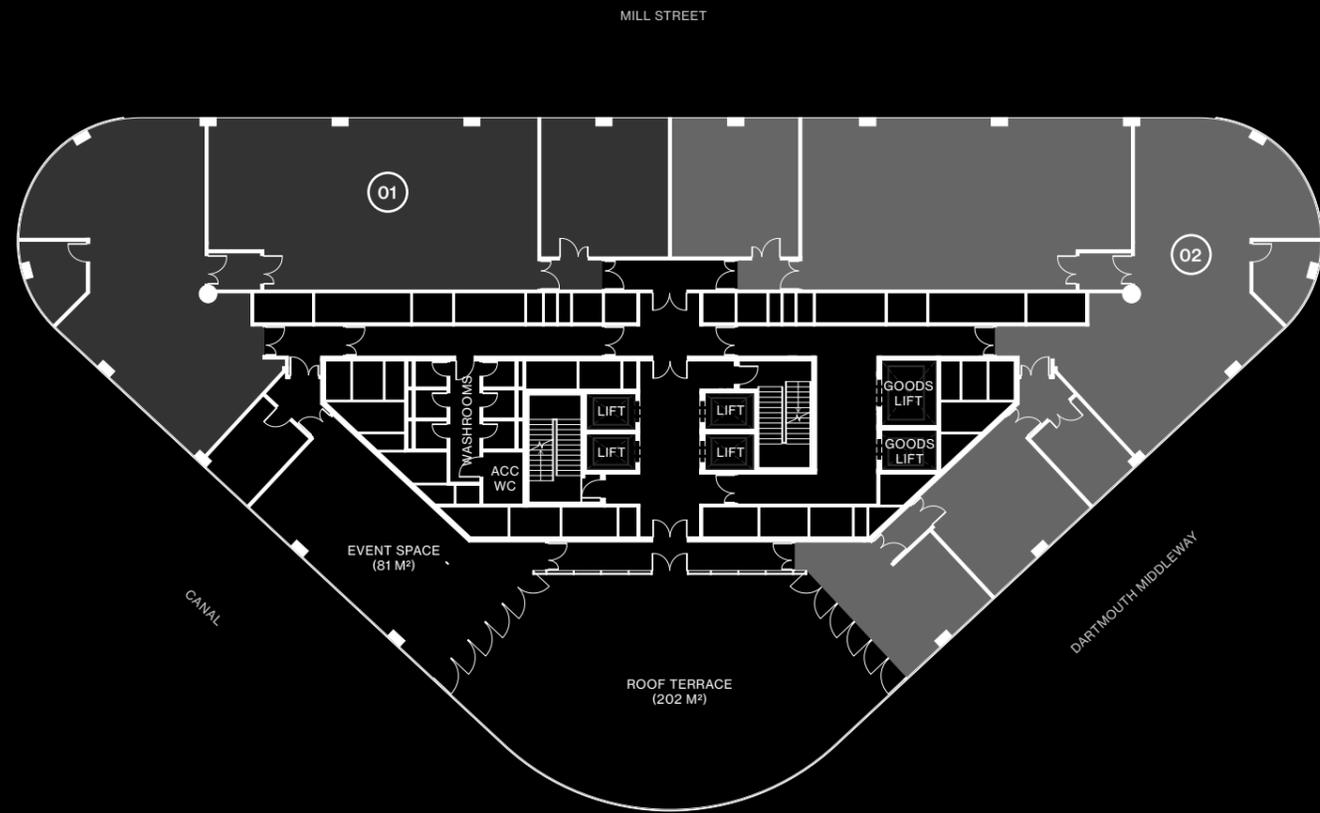
Levels 04-07

(Layout 2)



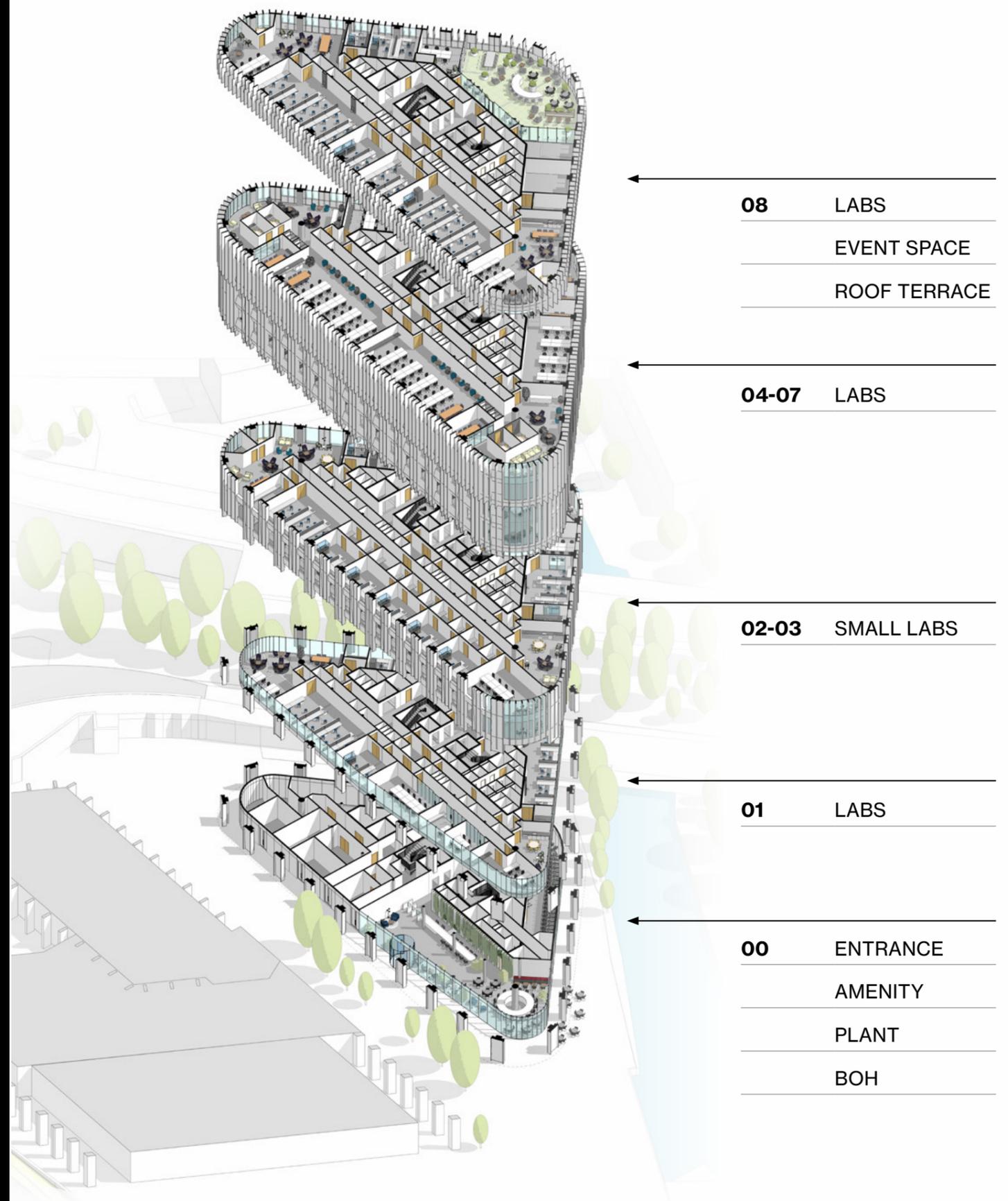
01.	Tenant 1	1363 m ²
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Level 08



01.	Tenant 1	315 m ²
02.	Tenant 2	414 m ²

Level Overview



- ← **08** LABS
EVENT SPACE
ROOF TERRACE
- ← **04-07** LABS
- ← **02-03** SMALL LABS
- ← **01** LABS
- ← **00** ENTRANCE
AMENITY
PLANT
BOH

Lab Enhanced Design

Flexible laboratories available to accommodate your R&D needs whether you are:

A START UP OR SPIN OUT

EXPANDING ORGANICALLY

AN ESTABLISHED LIFE SCIENCE COMPANY

A UNIVERSITY

A RESEARCH INSTITUTE

NHS

A PRIVATE HOSPITAL

Our expert team will work with you to find you the perfect labs and offices to meet your business needs.

An artists impression
CGI of the labs at
Birmingham BioCity

An artists impression →
CGI of the reception area
at Birmingham BioCity

Commercial Space

We know that perfect labs require carefully
crafted complementing commercial spaces.
Whether you need:

RESEARCH AND DEVELOPMENT AREAS

WRITE UP SPACE

TRADITIONAL OFFICE SPACE

MEETING AND COLLABORATION AREAS

We will make sure we can accommodate
your requirements.



Common Areas

An artists impression
CGI of the roof terrace
at Birmingham BioCity

We understand that high quality common areas are essential to support your team. Birmingham BioCity provides opportunities for refreshment, collaboration and events in our state of the art cafe, business lounge, reception and roof terrace.



Working With You

We know that taking on new premises can be stressful. Our highly qualified team will work flexibly with you to ensure your relocation goes as smoothly as possible including:

FLEXIBLE LEASING OPTIONS

FACILITATING EXPANSION OPPORTUNITIES

HIGH QUALITY ON SITE FACILITIES MANAGEMENT

FACILITATED ACCESS TO BUSINESS SUPPORT SERVICES

STAFFED RECEPTION

SECURE WORKING ENVIRONMENT

Trusted Partners

Mayor of the West Midlands

 **Birmingham City Council**

 **West Midlands Combined Authority**

 **WEST MIDLANDS GROWTH COMPANY**

Hines

 **Aston University**
BIRMINGHAM UK

 **BIRMINGHAM CITY University**

 **Aston ACADEMY**

 **Aston University** | Engineering Academy and Sixth Form

 **BMet**

bruntwood
SciTech

CAM-SCI
Developing the Knowledge Economy

 **EEDN**

 **FUTURE PLANET CAPITAL**

 **MEDILINK MIDLANDS**

Ryder

SPARK
THE MIDLANDS

 **TECH WM**

 **wmhtc**
West Midlands Health Technologies Cluster

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